

# Donald Insall Associates

Uttlesford District Council  
Heritage Impact Assessments

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Chartered Architects and Historic Building Consultants

Donald Insall Associates  
48 Sidney Street, Cambridge CB2 3HX

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Prepared by: - Karen Teideman-Barrett  
Sophie Douglas  
Ian Taylor  
Voytek Romaniak

Checked by: - Matthew Seaborn

Commissioned by - Uttlesford District Council

*Cover photo : Easton Park*

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## 1.0 Executive Summary

- 1.1 Donald Insall Associates were appointed by Uttlesford District Council in February 2018 to prepare Heritage Impact Assessments on three key sites and three further Heritage Impact Assessments on three smaller sites. These combined reports consider the potential impact of development on heritage assets, both built heritage and archaeology and non-designated assets. The assessments of each site area include the consideration of the contribution that setting makes to the significance of the heritage assets.
- 1.2 The three key sites, identified by Uttlesford District Council on initial evidence are proposed for the adoption of 'Garden Community' principles for development; the sites are North Uttlesford, Easton Park, and Andrewsfield/Land West of Braintree (the latter straddles the boundary with Braintree District Council, with a modest area located within Uttlesford's boundary).
- 1.3 The three smaller sites are assessed to look specifically at the potential impact of development on the setting of heritage assets and non-designated assets; the sites are Chelmer Mead Garden Village, Elsenham Park Garden Village, Greater Priors Green, Takeley. Details are entered on spreadsheets in Appendix A with accompanying maps identifying each site area.
- 1.4 This report follows the publication of the local authority Local Plan Consultation Draft and arises from representations made by Historic England on the consultation document. These reports develop further evidence gathered from Brief Archaeological Impact Assessments prepared by Place Services Essex County Council and Brief Heritage Impact Assessments prepared by Uttlesford District Council.
- 1.5 The significance of heritage assets in the vicinity and wider area of the potential site allocations is identified and assessed with its setting, and the potential impact of development considered where appropriate. Level of significance and harm is stated on spreadsheet entries and on specific assets described within the text. The evidence for each of the three key sites is shown on maps which include built heritage, non-designated assets, and archaeology which has potential to be impacted by development. Diagrams show areas of sensitivity and development concept plans where zones of least harm have been identified. Further diagrams show areas of degrees of sensitivity and development concept criteria where zones of least harm have been identified. The potential scale of the garden communities indicates that significant heritage assets within their setting may be retained within areas of undeveloped or open land.
- 1.6 Impact assessments are undertaken in accordance with criteria set out in the National Planning Policy Framework (NPPF 2012 – the 2018 revised NPPF is in draft at the time of writing), Historic England guidance on GPA 1 Note 1 : The Historic Environment in Local Plans, GPA 2 Note 2 : Managing Significance in Decision Taking in the Historic Environment, GPA 3 Note 3 2<sup>nd</sup> edition : The Setting of Heritage Assets, HE Advice 3 : The Historic Environment and Site Allocations in Local Plans and EH Conservation Principles Policies and Guidance (2008).
- 1.7 A number of sources were consulted during the preparation of this report and include Historic England data on designated heritage assets and Essex Historic Environment Record (EHER). All sites were visited and visual inspections carried out where there was public access. A methodology is given in Section 4.0. The assessments of impact have been made on the basis of red line plans provided by UDC. They are based on no other masterplan or concept information and assume that development could be provided within all parts of the red line. The scope of this document is, therefore, to consider the potential impacts of such development, taking the red line area as the complete area available for development and to base identified impact levels on that assumption.

### Conclusions for the key sites

#### 1.8 North Uttlesford Garden Community:

The proposed Garden Community site at North Uttlesford is situated within a sensitive landscape with significant highly sensitive areas and contains extensive heritage assets, comprising built heritage, known and unknown archaeology. A separate Landscape Visual Assessment (CBA 2017) concludes that the landscape sensitivity to a new settlement within the potential site would be high, given the open hill slopes and topography of the site. Degrees of site sensitivity are shown on the accompanying maps separately identified for built heritage and archaeology due to the extensive number of assets on and surrounding the site area. Site sensitivity maps identify areas of least harm for potential development alongside areas of differing sensitivity.

The extent of archaeology identified points to the possibility of a wider distribution of deposits across the site. The impact of development on the site has the potential to cause harm through loss of important heritage information and benefit from an increased understanding of the history and development of the area. In this respect any harm caused to the heritage assets on and surrounding the site will need to be weighed against the public benefits of any potential development.

At North Uttlesford substantial site mitigation approaches and measures will be required to guide potential development to ensure all heritage assets are respected and impacts minimised. A range of measures is set out in 7.6.11.

#### **1.9 Easton Park Garden Community:**

The proposed Garden Community site at Easton Park is situated within an area of moderate to high sensitivity. Heritage assets on the site comprise built heritage, known and unknown archaeology, non-designated assets and a registered park and garden. A separate Landscape Visual Assessment (CBA 2017) concludes that there is differing sensitivity across the site. Following assessment, site sensitivity maps indicate areas of high sensitivity in the northern part of the site, in the area of the registered park and garden and proximity to the surrounding landscape and conservation areas where there are views into and out of the site.

The extent of archaeology identified across the site extends across areas of differing sensitivity. This includes a large Roman settlement site on the west side of the site area situated within an area of high sensitivity. There have been significant historic changes across the site in the area of the construction of the WWII airfield on the site of the former deer park; this is now in agricultural use. This area has been assessed as having low sensitivity, due to the non-designated status of the airfield and the gentle topography towards the centre and southern section of the site. However, based on previous excavations there may be the potential for below ground archaeology to be preserved. Further investigation and an acknowledgement of the historic changes to the former parkland and airfield should be considered in the design of routes and paths within any potential development proposals and a reconnection with High Wood and Easton Lodge Gatehouse would be beneficial.

At Easton Park, site mitigation approaches and measures will be required to guide potential development to ensure all heritage assets are respected and impacts minimised. A range of measures is set out in 8.6.10. Any harm caused to heritage assets on and surrounding the site will need to be weighed against the public benefits of potential development.

#### **1.10 Andrewsfield / West of Braintree Garden Community:**

The proposed Garden Community Site at Andrewsfield is situated within the boundaries of Uttlesford District Council (the western area) and Braintree District Council (the eastern area) and in an area of moderate to high sensitivity. Heritage assets on the site comprise built heritage, known and unknown archaeology, non-designated assets and a registered park and garden to the north of the site. A second registered park and garden is situated slightly further to the north and a scheduled monument site to the east, both surrounding the site. A separate Landscape Visual Assessment (CBA 2017) concludes that the landscape is gently undulating and the landscape sensitivity is assessed to be moderate to high. Following assessment, site sensitivity maps indicate differing grades of sensitivity with the highest sensitivity in the north of the site around the registered park and garden and to the east where a protected lane runs parallel to Pods Brook and where there are open views into the site.

The extent of archaeology identified across the site extends across areas of differing sensitivity, but are concentrated mainly to the north, south and east of the site area. There are non-designated assets within the site area. These include Old Hall, a moated site where there is potential for below ground archaeology to be preserved and Andrewsfield, a WWII airfield to the north east of the site. The airfield has been assessed as medium sensitivity, however there is potential for below ground archaeology to be preserved. Further investigation of the airfield and historic development should be considered, acknowledging paths, runways within the design of any potential development.

At Andrewsfield and land West of Braintree, site mitigation approaches and measures will be required to guide potential development to ensure all heritage assets are respected and impacts minimised. A range of measures is set out in 9.6.10. Any harm caused to heritage assets on and surrounding the site will need to be weighed against the public benefits of potential development and coordinated by each local authority.

## 2.0 Introduction

- 2.1 Donald Insall Associates was appointed by Uttlesford District Council to prepare three Heritage Impact Assessments. These consider the potential impact of development of three key sites identified in the District Council's Draft Local Plan Consultation Draft. Sites are situated at North Uttlesford, Easton Park and Land west of Braintree (Andrewsfield). Heritage Impact Assessments were also prepared for three alternative smaller sites at Elsenham, Chelmer Park and Takeley (Priors Green)

## 3.0 Background to the commission

- 3.1 Uttlesford District Council carried out a Preferred Options consultation for its emerging Local Plan in Summer 2017. The plan provides for 14,100 dwellings to 2033 with a spatial strategy including 3 new Garden Communities to meet its needs. The evidence base for the consultation includes Brief HIAs for each of the Garden Communities.
- 3.2 This study follows reports prepared by Essex County Council and comment by Historic England on the above proposals. Both bodies advised that detailed heritage impact assessments are prepared to consider the potential impact of proposed development on each site on the heritage assets and to identify areas where the impact of development may be lessened. This report builds on and develops the current body of information and evidence to enable the Council to make a fully informed decision as to which sites are progressed as part of the emerging Local Plan.
- 3.3 In addition to the three preferred sites identified (North Uttlesford, Easton Park, West of Braintree (comprising Andrewsfield and Boxted Wood within Uttlesford District Council's area), there are a further three sites (Elsenham, Chelmer Mead – Little Dunmow and Takeley – Priors Green) that require assessment as to the impact of potential development on heritage assets. These sites were assessed according to the methodology set out in Section 4.0 and findings are set out in tabular form in Appendix A.
- 3.4 Other commissioned reports have been consulted during preliminary desk based research to provide a background to the study; these are listed in Section 10 : Documentary sources.
- 3.5 This work has been undertaken working with Paragraph 169 of the NPPF (National Planning Policy Framework) which requires that local authorities have up to date evidence about the historic environment in their areas and use it to assess the significance of heritage assets and the contribution they make to their environment. The NPPF further requires that where there are major expansion options, assessments of landscape character should be integrated with an assessment of historic landscape character (Paragraphs 169, 170 NPPF).
- 3.6 The current National Planning Policy Framework (NPPF) published in March 2012 recognises the need to identify relative significance and then to judge the impact of development proposals in that context. A revised NPPF published in July 2018 replaces the first NPPF (March 2012). The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.
- 3.7 Legislation relating to Listed Buildings and Conservation Area is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Regarding new development and development in Conservation Areas the Act reads:

*Section 66(1) : In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*

*Section 72(1) : Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

In the case of the three proposed garden community sites, there are no conservation areas on the sites. However, the impact on the setting of Conservation Areas in each surrounding area requires assessment. Case law demonstrates that the degree of harm to the significance heritage assets and the setting of heritage assets is to be balanced against the benefits of any proposal.

## 4.0 Methodology

### 4.1 A methodology was followed for each of the three key sites.

Initially desk based research involved compiling records in tabular form and maps of heritage assets (built heritage and archaeology) taken from the HER record, Historic England's National Heritage List for England and the Essex Historic Environment Record (EHER) before site visits were made. A 2 km boundary was drawn around the proposed red line site area and heritage assets within each zone were grouped according to villages, conservation areas or geographical areas and numbered.

### 4.2 Sites and surrounding areas including those in neighbouring counties were visited on 19 February, 22 February and 9th March 2018. The groups of heritage assets were visited in numerical order (for Easton Park and Andrewsfield/West of Braintree). Visual inspections were made from public rights of way. Consequently, some areas of the potential assets were not inspected at close range due to access restrictions across private land.

Following each site visit, the initial extensive list of heritage assets was reduced to include those assets (both heritage assets and non-designated heritage assets identified during the site visit) that have the potential to be most affected by the future development of the sites.

The identified assets are assessed in more detail in sections 7.0, 8.0 and 9.0. This assessment includes **significance, setting, contribution of the setting to the significance, impact on the significance** (i.e. measured in degree of change / harm / benefit according to NPPF and ICOMOS definitions).

The effect of change does not necessarily imply a harmful impact, as explained in Historic England's GPA 3 'The Setting of Heritage Assets' (2017). Assessment of the effect of change and whether harmful impacts will result will depend on a detailed assessment of the existing asset and the contribution made by setting to significance, and a robust analysis of detailed information of proposed development. Neither is available within the scope of this document and identification of change and resultant harm levels are based on the available extent of information currently available.

Maps are included in each section indicating: assets within a 2 km distance of the site; assets identified that are considered to be impacted by potential development; topography and views in and out of the site; dated and unknown archaeology, site sensitivity diagrams and development concept criteria and mitigation, where appropriate.

Within the category of built heritage, the following are included:-

- Listed Buildings (Designated Heritage Assets)
- Conservation Areas
- Built Non designated Heritage Assets
- Registered Park and Gardens (Designated)
- Non designated Park and Gardens

Within the category of archaeology, the following are included:-

- Scheduled Monuments
- Archaeological heritage assets
- Non designated archaeological heritage assets

Development concept criteria and mitigation is mapped based on: site assessments of the heritage assets, desk based assessments, research into the significance of the heritage assets and significance of the setting to the heritage asset (refer to item 6.9 for assessment categories) relative to the red line site areas, site sensitivity diagrams. This is to establish an approach to be developed in further detail.

Spreadsheets for heritage assets on each site were revised to reflect the findings of the site visits and heritage assets that are considered to have the potential to be affected by future development were identified and further assessed for significance. The spreadsheets identify relevant archaeological heritage assets, where known. These spreadsheets also summarise benefit or harm and are included in each site section.

### 4.3 Views from and to heritage assets were identified where access was not restricted and it was possible to see a view. For this reason some views from individual heritage assets located within settlements may also apply to adjacent heritage assets; however, access was not always possible to all assets.



- 4.4 Where 'no change' is identified in the spreadsheet, this describes no views usually due to vegetation, e.g. tree screening noted at the time of assessment. Thus any change in this arrangement, e.g. vegetation removal has the potential to change the setting of the heritage asset.
- 4.5 There are many heritage assets, both built heritage and archaeology within the 2 km zone of the sites. Due to factors such as topography, intervening features e.g. built development or natural landscape, or the particular settings of these assets, the functional, visual or associative relationships between some of the assets are negligible or non-existent and therefore they have not been considered further in this study.
- 4.6 There are some heritage assets, both built heritage and archaeology outside the 2 km zone of the sites (and some of these are conservation areas containing groups of heritage assets) where, due to topography, intervening features e.g. built development or natural landscape, or the particular settings of these assets, there is considered to be a functional, visual or associative relationship between the assets. In these cases, as they are considered to have the potential to be affected by any future development they are assessed in more detail and identified in the study.
- 4.7 Archaeological data for each of the three larger sites is included on the maps in each section. Data was obtained from digital sources, including HER and Essex Environment Record (EHER) and from the report prepared by Oxford Archaeology for Grosvenor 'North Uttlesford Garden Community Archaeology Desk Based Assessment': 2016 and 2017. Archaeological deposits using point data sets are indicated on the plan. Concentration of point data indicates a wider distribution of archaeological deposits across the sites. The site sensitivity maps relating to archaeology acknowledge the possibility of a wider distribution of elements and therefore data is based on HER polygons.
- Archaeological deposits, dated and undated have been shown on two separate maps on the North Uttlesford site due to the density of archaeology.
- 4.8 A number of non-designated assets were identified during site assessments which were considered to have the potential to be affected by any future development. These are included in the significance assessments and on spread sheets.
- 4.9 There are also other non-designated assets identified in the Historic Environment Record comprising, buried archaeology and topographical and other landscape elements. Further research may inform the understanding of the development of each site and its surroundings and the inter-relationship of assets. An early evaluation programme of specific recording, possible geo-physical surveys or trial trenching as appropriate, needs to be developed for potential development sites.

## 5.0 Heritage Assets

- 5.1 The National Planning Policy Framework 2012 (NPPF) Section 12 states:

*(126) Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local Planning authorities should take this into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

*(128) ... "Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*(129) Local planning authorities should identify the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

*(135) The effect of an application on the significance of a non-designated asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 5.2 The heritage asset information used in this impact assessment report has been obtained from the National Heritage List (Historic England), Essex HER, Register of Parks and Gardens, Conservation Area Appraisals, other sources listed in the documentary sources (Section 10) and visits to each site.
- 5.3 The distribution and type of heritage assets found in the area of each site is shown on individual site maps. Those considered to have the potential to be affected by any future development are listed in sections 7, 8 and 9.

## 6.0 Appraising Significance

- 6.1 Uttlesford District contains a rich built heritage with Scheduled Monuments, 37 designated Conservation Areas and over 3,500 listed buildings which are recognised nationally and listed on the National Heritage List. This includes a wide range of building types and archaeology. These are **heritage assets**.
- 6.2 In addition to the listed buildings, Uttlesford District also contains non-listed buildings that are considered to be locally significant and make a positive contribution to the character and distinctiveness of the District. This may be due to their historic, aesthetic, evidential or communal value, or a combination of these factors. These are **non-designated assets**.
- 6.3 A Local Heritage List is currently being compiled in Uttlesford District to identify formally assets of local importance. The list has been compiled in accordance with guidance set out in paragraph 126 of the National Planning Policy Framework, 2012. This advises local planning authorities to set out 'a *positive strategy for the conservation and enjoyment of the historic environment*' as part of their Local Plan.
- 6.4 The following categories have been used in identifying the heritage values and understanding the significance of those heritage assets that are considered to have the potential to be affected by possible future development. These categories are taken from *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008)
- **Evidential value:** the potential of a place to yield evidence about past human activity
  - **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
  - **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place
  - **Communal value:** the means of a place for the people who relate to it, or from whom it figures in their collective experience or memory.

In addition, in each significance assessment an overall value is given to the heritage asset:-

- Very High – International importance
  - High – national importance
  - Medium – regional importance
  - Low – under described / poor condition / no survival
  - Negligible – Little or no merit
  - Unknown – Scant knowledge
- 6.5 With regard to the inclusion of any **non-designated asset** on a Local Heritage List, the Local

Authority uses the following criteria. The asset must meet at least two of the criteria to be included on the list. The criteria are based on criterion set out in Historic England's 'Local Heritage Listing Advice Note 7' (Historic England 2016).

Ref	Criterion	Description
A	Rarity	Appropriate for all assets, as judged against local characteristics
B	Aesthetic Value	The intrinsic design value of an asset relating to local styles, material or any other distinctive local characteristics
C	Group Value	Groupings of assets with a clear visual design or historic relationship
D	Archaeological Value	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
E	Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
F	Historical Associations	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.
G	Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
H	Social and Communal Value	Relating to places perceived as a source of local identify, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage contributing to the 'collective memory' of a place.

The non-designated heritage assets identified in the site assessments are included as it is considered that they may meet at least two of the criteria listed in 6.5.

- 6.6 The National Planning Policy Framework (NPPF) definition of significance states that 'heritage interest' may be archaeological, architectural, artistic or historic and that significance derives not only from the physical presence of a heritage asset, but also from its setting.
- 6.7 Historic England's planning advice note 3: The Setting of Heritage Assets (HE 2<sup>nd</sup> edition, 2017) states that setting is not a heritage asset in itself, and can only contribute towards the significance of a heritage asset. Thus when assessing significance, it is appropriate to consider the physical surroundings of an asset i.e. topography; its relationship with other heritage assets; formal design; openness, enclosure and boundaries; history and degree of change over time.
- 6.8 It is also appropriate to assess the experience of the asset i.e. views from, through, and to including the way the asset is appreciated; intentional inter-visibility with other historic and natural features; associative relationships; dynamism and activity; associations and patterns of use.
- 6.9 The following categories have been used in assessing the contribution made by the immediate and wider setting to the significance of Heritage Assets (NPPF paragraphs 128-129).

Contribution	Description
Major positive contribution	The element or attribute of the assets setting makes a major positive contribution to the significance of the asset and/or the ability to appreciate / understand the significance of the asset.
Moderate positive contribution	The element or attribute of the assets setting makes a moderate positive contribution to the significance of the asset and/or the ability to appreciate / understand the significance of the asset.
Minor positive contribution	The element or attribute of the assets setting makes a minor positive contribution to the significance of the asset and/or the ability to appreciate /

understand the significance of the asset.

Neutral/uncertain contribution	The element or attribute of the assets setting makes a neutral contribution to the significance of an asset and/or the ability to appreciate / understand the significance of the asset or that its contribution to the significance of the asset is currently unknown.
Minor negative contribution	The element or attribute of the assets setting makes a minor negative contribution to the significance of the asset and/or the ability to appreciate / understand the significance of the asset.
Moderate negative contribution	The element or attribute of the assets setting makes a moderate negative contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset.
Major negative contribution	The element or attribute of the assets setting makes a major negative contribution to the significance of the asset and/or the ability to appreciate / understand the significance of the asset.

**6.10** The National Planning Policy Framework (2012) states 'significance can be harmed or lost through alterations of destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm of loss should require clear and convincing justification. Paragraphs 132, 133, 134, 135 give the following guidance:-

*(132) ... Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*(133) Where a proposed development will lead to substantial harm to or total loss of significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *The nature of the heritage asset prevents all reasonable uses of the site; and*
- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *The harm of loss is outweighed by the benefit of bringing the site back into use.*

*(134) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*(135) The effect of an application on the significance of a non-designated asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

## 7.0 Site One: North Uttlesford

### 7.1 Overview of Site, character and surroundings

In order to assess the significance of a heritage asset and the contribution of setting towards the significance of a heritage asset, it is important to have an understanding of the site. This overview sets out the character and surroundings of the site at North Uttlesford relating to setting, landscape, character, boundaries and community.

#### 7.1.1 Setting

The proposed site is identified in the East Anglian Chalk Natural Character Assessment (NCA) which is described as “a visually continuous, open landscape, with occasional long views over the lower land to the north and west.” The NCA defines the northern boundary as being clearly defined by the base of the north-west-facing chalk scarp slope”. Both these statements sum up the character of the landscape that contains the red line site area.

7.1.2 The proposed site sits on a landform that is visually dominant with views from a distance both to the site and from the site so that:

7.1.3 On both the north western and south western sides the land drops within a distance of 2km from the 95m contour to both the 35m contour (at the north western side) and the 40m contour (on the south western side). The difference between these two aspects is that the land continues to fall on the north western side to the 25m contour some 4km from the site whereas the land to the south west rises to the 85m contour within the same distance but with further rises to 100m, 1.5km further on.

7.1.4 On the south-eastern aspect the land slopes into a narrow valley running to the south west from the north east with contours of 60m before land rises to the 90m contour at the 2km radius, space where the land also contains far more woodland typical of the NE Essex Clay Land NCA.

7.1.5 To the north and north-east the land only drops to the 80m contour at the 2km radius and 40m within 4km.

#### 7.1.6 Landscape

The character of the landscape has been considered separately in Land at Great Chesterford: Landscape & Visual Appraisal (Chris Blandford Associates June 2017). This summarises the key landscape and visual characteristics of the Site and wider context as:

- The site is located on part of a ridgeline formation, which extends south-eastwards. The majority of the Site is located on the rolling lower slopes to the south of the ridgeline, resulting in open cross-valley reciprocal views from the site to the south;
- Land use is predominantly arable with irregular large open fields and limited tree cover, and scattered properties, and comprises a road which extends northwards through the site and a section of a Public Right of Way;
- The site is not subject to any designations relation to scenic quality, and is relatively unconstrained with regard to landscape features;
- The settlement pattern of the local area is largely focused within the valley formation to the south and west of the Site with some scattered properties along the valley slopes.
- Paragraph 4.4.1 which summarises the key landscape and visual characteristics of the site and wider context in bullet 3 notes ‘with regard to designations the site is not subject to any designations relating to scenic quality and is relatively unconstrained within regard to landscape features of note or heritage assets’.
- Paragraph 6.4.2 notes mitigation approaches including new development minimising adverse impacts on the setting of significant views.

#### 7.1.7 Character

The site is located within the following Character Areas : National NCA Profile 87: East Anglian Chalk; County LCA C1: Cam Valley; District LCA A1: Cam River Valley. The allocation site is in an agricultural greenfield location. Typically of the East Anglian Chalk lands it has few woods and trees, sparse and ‘gappy’ hedge lines, prominent ditches and relatively few but broad and straight roads (e.g. Park Road) compared to those found in the ancient woodlands of the NE Essex Clay lands. The landscape has in fact been ‘open’ for a considerable time and this ‘open’ nature has been frequently found to be evident since prehistory as has been proven by archaeological excavation where micro-morphological sampling has occurred (e.g. New Evidence on the Cambridgeshire Dykes and Worsted Street Roman Road Tim Malin et al. PCAS Volume LXXXC 1996/7). The landscape character is part of the understanding and experience of the assets it contains (e.g. Brent ditch - Scheduled Monument and Park Farm Listed II).

#### 7.1.8 Boundaries

In general the 19<sup>th</sup> century Inclosure Acts formed the designed landscape we now associate with a rural environment but on the East Anglian Chalk Lands, especially in this area, there are broad areas of open heath that were often used as both sheepwalks and also for hunting (e.g. King James in the 17<sup>th</sup> century certainly ranged from Royston to Wandlebury) and these existed until the Inclosure Acts of the 19<sup>th</sup> century. Such terrain is still evident in the large open landscape we see not only at the foot of the scarp but especially on the higher ground before the difficulties of woodland are encountered.

7.1.9 On the site, Chesterford Park was an enclosed deer park (EHER 19147) and was in evidence from 1340 and would have made use of this open landscape and its proximity to woodland to the East. The park is clearly defined by ditch and bank as well as a thin tree line today. It was still in evidence in Chapman and Andre's map of 1777 which clearly shows the enclosure and it makes use of the County boundary for part its northern section. This northern section of boundary (the proposed site boundary) has also been postulated as the continuation route of Brent Ditch (which has an underlying Roman ditch).

7.1.10 The 'open' landscape also provided a route for prehistoric/medieval trackways e.g. the various Icknield Way routes which form sinuous boundaries as well as the divisive straight routes of Roman Roads. Both examples run through the site or adjoin the site. One of the southern routes of the Icknield Way closely follows the boundary of Great Chesterford parish boundary and the section running through Great Chesterford would seem to be an original prehistoric or medieval route way making it historically and experientially important. This identified route often follows modern negotiated and alternative routes to avoid the danger of principal highways such as the A505 and which makes it a purely recreational pathway, A Roman road running from the Roman town of Great Chesterford also runs through the site to Worsted Street as well as the modern A11 following another route below the scarp which form a boundary for both Parish and County administrations.

7.1.11 A characteristic of the 'open' landscape in this area is the series of great early Saxon dykes that run across the open corridor blocking access from the south west to areas in the north east. These have both their terminal ends in either wetland or woodland sometimes with associated ritual sites. One such dyke the Brent Ditch currently terminates a few hundred yards north east of the proposed site and the later Saxon county boundary (probably) continues its route along the northern edge of the site into ancient woodland (Hildersham Wood) The River Granta or its valley is also seen to be a territorial boundary between the two Iron age tribal groupings of the Trinovantes and Catuvellauni, although this is still imperfectly understood, except to say that the Roman town at Great Chesterford had late protective walls and so may have acted as a defensive position for a late Catuvellauni community based in Verulamium (St Albans).

#### 7.1.12 Community

One of the characteristics of the East Anglian Chalk lands is the growth of intimate nucleated communities around the sources of water found in the river valley with only isolated individual settlement on the higher ground. Great Chesterford is one of these nucleated communities that grew up from the Roman town and continued possibly continuously into the modern era. Other important communities are Hinxton, Ickleford, Duxford, Whittlesford, Sawston and Little Chesterford, these are all on the Chesterford River Granta and all contain historical assets and speak of a historical route along this river valley. The importance of the relatively isolated Chesterford Deer Park to Great Chesterford itself is also found in the lane connecting the two assets which has a sinuous meander to it and is lined with a mature ecology. A similar relationship can be found in Cow Lane to both Grumble Hall and Crave Hall (both possible sub-medieval sites)

7.1.13 The open landscape both on and surrounding the site and the wider area is also important for various prehistoric monuments that relate to both ritual and community formation. The Roman Temple (Scheduled Monument) that exists within the site and overlays an earlier Iron age ritual site not only has an importance to the Roman Town's hinterland but to the understanding with other Roman ritual sites that lay just outside of the site closer to Brent Ditch to the north of the site. Earlier prehistoric sites are suspected within the site and may also relate to communities that exist within or around Great Chesterford just as latter early Saxon Communities have been found in locations around Great Chesterford and other villages in the dual Granta river valleys (e.g. opposite Duxford, Hinton, Pampisford).

## 7.2 Summary of future potential development

7.2.1 The site at North Uttlesford is being proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 5000 units arranged as housing areas, and commercial development interspersed with open spaces.

### 7.3 Brief chronology of historic development of the site

- 7.3.1 Great Chesterford is situated in the River Cam valley that bisects a chalk ridge on the Essex/Cambridgeshire border. The valley is a natural route way which has been employed since prehistoric times. Archaeological evidence attests to the area being occupied from the Palaeolithic period onwards, with extensive crop-mark evidence with many probable Bronze Age burial mounds, prehistoric and Roman settlement enclosures.
- 7.3.2 Great Chesterford originated in the Late Iron Age on a site at the northern end of the Stort-Essex Cam valley area that is strategically important, controlling the traffic along the Icknield Way and the tribal boundary between the Iron Age Trinovantes and the Catuvellauni tribes. The military importance of this location resulted in the town becoming a Roman military site with the construction of a fort in the mid-1<sup>st</sup> Century AD with the Braughing-Great Chesterford-Worsted Lodge road passing through the site. The town associated with this fort was continuously occupied by the Romano-British from the 1<sup>st</sup> through to the early 5<sup>th</sup> century AD. A kilometre to the east of the town a temple was erected on the site of a Late Iron Age shrine.
- 7.3.3 Anglo Saxon occupation continued in the area, as evidenced by an extensive Anglo-Saxon cemetery excavated immediately to the north of the Roman town. During the Medieval period settlement of the area consisted of the villages of Great and Little Chesterford and Littlebury, together with more dispersed settlement in the form of small hamlets, isolated farms, manors, moated sites along with a large medieval park at Chesterford Park. This park was still in existence in the 18<sup>th</sup> century and was depicted in 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> century maps (Figs. 1 to 4).



Fig. 1: Chesterford Park from Christopher Saxton's Map of Essex 1574.



Fig. 2: Chesterford Park from John Norden's Map of Essex 1594



Fig. 3: Chesterford Park from J Speed's Map of Essex 1610.





Fig. 4: Chesterford Park from J Chapman and Peter André's Map of Essex 1777.

7.3.4 During the post-medieval period, the changing design of farm complexes mirrored revolution in agricultural production cumulating with the development of the 'Victorian High Farming' tradition and the Enclosure in the 18th and 19th centuries of the former common fields. Chesterford Park did not escape these changes in farming practice with the introduction of a regular pattern of fields being introduced into the enclosed boundary of the park (Fig. 5).

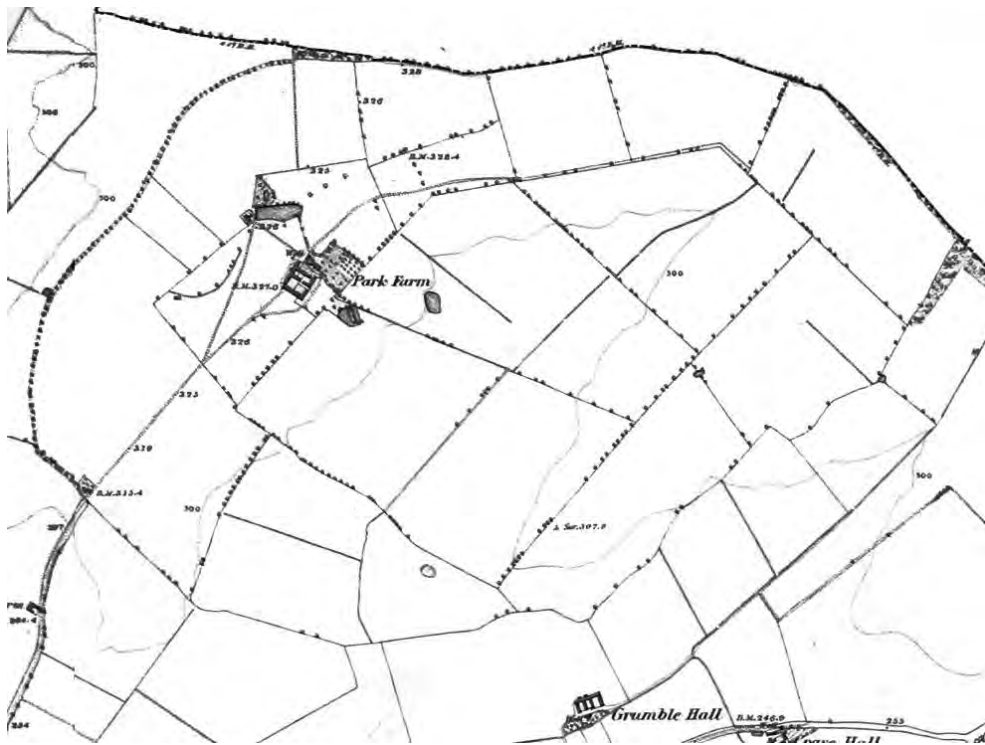


Fig.5: Chesterford Park subdivided with field boundaries. 6" to 1 Mile OS Map 1879 Edition (surveyed 1877).



Fig.6: Aerial photograph of development site with Deer Park boundaries (orange outline)

#### 7.4 Significance Assessment of Heritage Assets

7.4.1 The range of heritage assets found primarily within the vicinity of the red line site area is shown on map NUGC02 and formed the basis of the site visits and subsequent assessment. The following heritage assets were identified in this area:-

- 3 Scheduled Monuments
- 3 Grade I Listed Buildings
- 9 Grade II\* Listed Buildings
- 130 Grade II Listed Buildings
- 4 Conservation Areas
- 3 Non designated heritage assets (buildings)

7.4.2 Following the North Uttlesford site visit, the above list was reduced to a shorter list of sites considered to have the potential to be most affected by future development of the site. To this list, additional non-designated assets were added arising from the site assessment. The reduced list is shown on map NUGC02 and includes:-

##### (i) Surrounding the Site:

<i>Scheduled Monuments</i>	
Roman Fort and Town	SM 1013484
<i>Conservation Areas</i>	
Great Chesterford	
Hinxton	
Ickleton	
<i>Listed Buildings</i>	
Hinxton Grange	GII 1318208
Bordeaux Farms (Lt Chesterford)	GII 1278183
<i>Non-designated Assets</i>	
Grumble Hall	
Crave Hall Farm	
Catley Park	
Historic routes	
(Cow Lane, Brent Ditch)	

(ii) **On the Site:**

<i>Scheduled Monuments</i>	
Roman Temple	SM 1017453
<i>Listed Buildings</i>	
Park Farmhouse	GII 1221913
<i>Non-designated Assets</i>	
Chesterford Park Deer Park	EHER 19147
Dells Farm	
The Mills	
Historic routes/boundaries	

- 7.4.3 The assets listed above were identified to be most sensitive to impact from potential development. This is due to proximity to site, the topography of the site and thus views to and from the asset, their inter-relationship with the site or other assets on the site which may contribute to their significance, and other values that link their significance to the site. These are discussed individually in the following paragraphs. Below ground heritage assets (sites of special archaeological interest) have been documented in Oxford Archaeology's report and are also listed in the spreadsheets.
- 7.4.4 As identified in paragraph 6.2, Historic England's planning advice note 3: 'The Setting of Heritage Assets (Historic England 2<sup>nd</sup> edition, 2017) states that setting is not a heritage asset in itself, but can only contribute to the significance of a heritage asset. A series of attributes are set out (Assessment Step 2 Checklist) that can be considered when assessing significance:

**Physical Surroundings of the Asset**

Topography  
Aspect

Other heritage assets (including buildings, structures, landscapes, areas of archaeological remains)  
Definition, scale and 'grain' of surrounding streetscape, landscape and spaces  
Formal design eg hierarchy, layout  
Orientation and aspect  
Historic materials and surfaces  
Green space, trees and vegetation  
Openness, enclosure and boundaries  
Functional relationships and communications

History and degree of change over time

**Experience of the Asset**

Surrounding landscape or townscape character  
Views from, towards, through, across and including the asset  
Intentional inter-visibility with other historic and natural features  
Visual dominance, prominence or role as focal point  
Noise, vibration and other nuisances  
Tranquillity, remoteness, wildness  
Busyness, bustle, movement and activity  
Scents and smells  
Diurnal changes  
Sense of enclosure, seclusion, intimacy of privacy  
Land use  
Accessibility, permeability and patterns of movement  
Degree of interpretation or promotion to the public  
Rarity of comparable survivals of setting  
Cultural associations  
Celebrated artistic representations  
Traditions

## Surrounding the Site

### 7.4.5 Great Chesterford Roman Fort and Town (Scheduled Monument SM 1013484)

The Roman Fort at Great Chesterford is one of only four in Essex and a rare example in the SE of England. The scheduled monument is situated to the NW of Great Chesterford and adjoins the perimeter boundary of the Great Chesterford Conservation Area along Newmarket Road. It is located just to the south of the Essex-Cambridgeshire border on a terrace above the east bank of the River Cam.

The monument includes an early Roman fort covering an area of approximately 14-15 hectares; it was superseded on the same site by a small Roman town and which was bounded by a masonry wall in the later Roman period, two cemeteries of Roman date and an Anglo Saxon cemetery.



All of the elements of the monument survive as buried features and deposits with no upstanding masonry remains (refer maps NUGC 04 and 05). However, the line of the town wall can be traced as an earthwork along the town's western edge.

**Overall significance : High** (due to its scheduled status)

**Evidential Value:** Significant for information gathered from geophysical surveys, aerial photographs and commercial fieldwork. This provides evidence on the physical layout of the Roman Town, road system and market place surrounded by buildings. Also evidence of the presence of cemeteries encircling the town.

**Historic Value:** Significant for its information on historic settlements.

**Communal Value:** Significant for its relationship and placing with existing settlements.

#### **Contribution of the setting to its significance**

There are views to and from the site to the site of the Roman Fort and Town. These views contribute to the understanding and appreciation of the setting of the Scheduled Monuments.

Havis (Brief Archaeological Impact Assessment July 2018) describes this relationship in further detail. The Roman Town is located away to the west of the Roman Temple, but is significantly associated with it by function, visually and physical links in the form of Roman Roads. There are also extensive views linking both the temple site and the town from Cow Lane and viewed across the open lower slopes of the site.

Views between the scheduled monuments (Roman Town, Roman Temple) and the Great Chesterford Conservation Area make a **major positive contribution** to its significance.

#### **Impact of Change to Significance**

**Major change** as to the setting and significance of the Roman Town and its relationship with the Roman Temple. Probable risk: change to the immediate agricultural setting and the wider rural landscape.

The Scheduled Monument is listed on the Historic England Heritage at Risk Register (2017); its principal vulnerability is arable ploughing.

#### 7.4.6 Great Chesterford Conservation Area

(contains part of Scheduled Monument, Grade I listed Church, Grade II\* listed Old Vicarage, and Grade II listed buildings)

Great Chesterford is characterised by its location alongside neighbouring settlements in the valley of the River Cam and surrounded by open undulating countryside mainly in agricultural use. The topography of the landscape gives extensive long distance views across the valley and towards the site from the northern and western ends of the Conservation Area.

Development within the Conservation Area is concentrated in the historic core. Development extends up to the site of the Roman Fort and Town where the landscape is open along the valley and extends to Ickleton.



The majority of the listed buildings within the Conservation Area are Grade II listed, of timber framed and plastered construction. Most have tiled roofs, although there are some thatched properties. There are two higher grade listed buildings – the Grade I listed parish church and neighbouring Grade II\* former vicarage. The Conservation Area is characterised by narrow lanes, sometimes lacking pavements, with flint and brick boundary walls. The western boundary of the Conservation Area adjoins the Scheduled Monument site of the Roman Town.

#### Contribution of the setting to its significance

Generally, modern infill development has been successfully integrated into the historic core and respects scale, form and materials. Development along Jacksons Lane has a negative impact on the significance of the Conservation Area, both in its scale and as an 'add on' to the settlement. Here this area of modern predominantly single storey dwellings is a partial buffer to the extreme southern tip of the development site and to some extent screens views to the site from the southern end of Carmen Street.

The density of development in the historic core screens views from Church Street (and thus the Grade I listed Parish Church and adjacent Grade II\* Old Vicarage) and School Street towards the site. However, the church is visible from the slopes of the site. It is at the north western and north eastern boundaries of the conservation area and along Cow Lane, a continuation of the High Street, where the views to the allocation site are more evident. This is due to the open character of the wider landscape in arable use or protected scheduled monuments.

Due to topography where the land rises to the north east on the site there are views to the Great Chesterford Conservation Area and to the Parish Church, and from the site the settlement is seen within its wider rural setting. This wider setting remains largely intact and the historic settlements along the River Cam and historic routes can be understood against the agricultural landscape beyond. The setting makes a **moderate to major positive contribution** to the significance of the conservation area.

### Impact of Change to Significance

**Moderate to major change** to the setting of Great Chesterford Conservation Area.

Probable risk: change to historic pattern of development of settlements within the river valley and their setting within a wider rural landscape contrasted by isolated farmsteads on the upper slopes to the north east.

#### 7.4.7 Hinxtton Conservation Area

Hinxtton Conservation Area (the village is located in neighbouring South Cambridgeshire) is a linear settlement oriented north west /south east and so faces the site for most of its length.

The Conservation Area also includes Hinxtton Hall to the south. The High Street stops at the junction of New Road which with Hunts Lane to the north and connects the village to the A1301 road.

There are Grade II listed domestic buildings in the Conservation Area along the High Street. The Grade II\* Parish Church of St Mary and John the Evangelist is situated to the east of the High Street. From the churchyard there are clear views across to the allocation site.



*View from Hinxtton Churchyard towards the western slopes of the site*

At the northern end of the High Street beyond Hall Farm there are restricted views to the allocation site across open land.

### Contribution of the setting to its significance

Hinxtton is a small village and is characterised by a linear arrangement of mainly timber framed and buildings set along the High Street and connected by flint and brick boundary walls. Due to the orientation of the village and topography there are views to and from the site. Views were noted from the northern end of the High Street, from Hunts Lane and the churchyard where the western slopes of the site including the recently built Crematorium are clearly visible.

This wider setting of the Conservation Area remains largely intact; the development of the settlement reflects the historic pattern of development along the river valley and the sparser agricultural landscape beyond and on the lower and upper slopes of the undulating landscape. The setting makes a **moderate positive contribution** to the significance of the conservation area.

### Impact of Change to Significance

**Minor to moderate change** to the setting of Hinxtton Conservation Area.

Probable risk : any development on the site cannot be hidden : change to the wider rural setting and to a lesser extent on the immediate setting; degrading of the visual dominance of settlements in the river valley.

#### 7.4.8 Ickleton Conservation Area

Ickleton Conservation (the village is located in neighbouring South Cambridgeshire) is a nucleated settlement with the Grade I listed parish church at its centre.

There are Grade II listed buildings in the Conservation Area along Abbey Street, with the majority listed Grade II and of vernacular style.

Outside the Conservation Area to the south is the site of a Roman villa. Although now physically separated by the M11 motorway there is a wider relationship with the Roman site at Great Chesterford and association with the Temple site within the allocation site.



*Ickleton Settlement to the west of the site area*

#### **Contribution of the setting to its significance**

This wider setting of the Conservation Area remains largely intact; the development of the settlement reflects the historic pattern of development along the river valley and the sparser agricultural landscape beyond and on the lower and upper slopes of the undulating landscape. The setting makes a **moderate positive contribution** to the significance of the conservation area.

#### **Impact of Change to Significance**

**Minor change** to the setting of Ickleton Conservation Area. Views to the site were noted from the eastern edge of the site (at the level crossing). Due to the position of the settlement the impact on the immediate setting is reduced. Probable risk: change to the wider rural setting and to a lesser extent on the immediate setting; degrading of the visual dominance of settlements in the river valley.

Views from the Scheduled Roman Villa are currently restricted by tree screening to the east.

#### 7.4.9 **Chesterford House (Grade II listed : 1171482 - with Grade II listed stable block – 1322519 (within Great Chesterford Conservation Area)**

Red brick house with 18<sup>th</sup> and 19<sup>th</sup> century external features possibly incorporating an earlier core. Located on the north side at the junction of High Street with Walden Street and Cow Lane to the east. Chesterford House is the heritage asset within Great Chesterford Conservation Area. The property is close to the site.

Stable block of early 19<sup>th</sup> century built of flint and red brick. Internally the buildings have undergone alterations.



#### **Overall significance: medium**

**Aesthetic Value:** Significant as a designed building compared to neighbouring vernacular buildings, located in a large plot and enclosed with a boundary walls. The house is two storeyed with attics and has a parapet with a raised brick band. On the south front there are two storeyed bays and a central porch. The windows are early C19 casements with 'Gothic' arched top panes. Mansard roof to main block with 3 segmental headed dormer windows on south front. The stable block is linked to the property both functionally and physically.

**Historic Value:** Formerly known as The Elms, the present building may contain an earlier core.

**Communal Value:** Its value lies in its location and prominence on the High Street.

### Contribution of the setting to its significance

The immediate setting of the Chesterford House is contained within its own substantial grounds and bounded by a wall of brick and flint, characteristic of the area, along the High Street and turning along Walden Road. The house is a prominent building situated at the end of the High Street.

Chesterford House lies close to the junction of Walden Street and Cow Lane. The site is visible from the asset, particularly the rear of the house. The wider rural setting provides a direct visual relationship with the surrounding landscape and the extension of High Street into Cow Lane. Its setting makes a **moderate positive contribution** to its significance.

### Impact of Change to Significance

Probable risk: **moderate** change as a result of the change of the immediate and wider agricultural setting of Chesterford House within the Great Chesterford Conservation Area.

#### 7.4.10 Hinxton Grange (Grade II listed building)

**Overall significance: medium**

Early 19<sup>th</sup> century Grade II listed house within pleasure gardens and reached via a long tree lined drive. It is located within a wider agricultural landscape between the A1301 and A11. Its immediate setting is domestic within tree screened gardens. The site was not accessible at the time of survey; therefore an assessment of significance and impact of change to significance cannot be made.

#### 7.4.11 Bordeaux Farms

**Overall significance: high** (due to its scheduled status)

Scheduled Monument. Its distance from the site mitigates the degree of harm to the asset.

#### 7.4.12 Grumble Hall, Crave Hall Farm, Catley Park (non-designated heritage assets)

There is a number of isolated farmsteads, all non-designated heritage assets situated closer to the proposed development site. They are located on or reached by historic routes and boundary features identified in 7.4.14. Grumble Hall, Crave Hall Farm and Catley Park are included as, although extensively altered, they retain an historic core and represent the pattern of historic development of isolated farms on the upper slopes maintained in agricultural use. According to the selection criteria for Local Heritage listing, they are included for aesthetic, group and communal values.

Due to the topography and openness of the existing tree screens, there are views between the non-designated heritage assets and the site. Probable risk : **moderate** change to the wider rural character of the area and to the immediate rural and domestic setting of these buildings.

#### 7.4.13 The Mills (non-designated asset)

The Mills is located on the west side of Walden Road just north of the junction of Park Road and faces the western edge of the site. The house is situated closest to the road and the rectangular plot is oriented east to west.

##### Significance Criteria\*:

**Historic value:** Low (extensively altered)

**Aesthetic value:** The house is constructed of flint walls and slate roof, although has been extensively altered and extended.

**Social and communal value:** It was the mill house to two former corn windmills, no longer extant and the loss reduces the value of the asset.





**Evidential value:** Low due to loss of mills.

\* Criteria taken from Uttlesford District Council Local Heritage List : Draft criteria for identifying and managing local non – designated heritage assets

#### 7.4.14 **Historic routes and boundaries around the site (non-designated heritage assets)**

Historic routes (non-designated heritage assets) pass by the site. Cow Lane passes to the south west of the site. This is an extension of the High Street from Great Chesterford and continues to the west with Icknield Way close by. There are important views from Cow Lane towards the site, particularly significant are views to the Roman Temple site across the lower slopes of the allocation site.

## On the Site

### 7.4.15 Roman Temple (Scheduled Monument SM 1017453)

The Roman temple complex consists of below ground archaeological remains, the greater part of which has never been studied and is situated within an area of arable farm land under cultivation. Due to the danger of being damaged by ploughing the monument is on Historic England's At Risk register.

Buried remains of a substantial Romano-British Temple within an arable field to the east of the River Cam and 0.5 km north east of Great Chesterford. The monument was discovered in 1847; an earlier Iron Age building on the site was replaced by a masonry temple in the 1<sup>st</sup> Century AD and refurbished in the late 3<sup>rd</sup> Century. The temple is situated some distance from the Roman Town at Great Chesterford but it is significantly associated with it.



**Significance : High** (due to its scheduled status)

**Evidential Value:** Significant for information gathered from partial archaeological investigations which provides an insight to the ritual practices of inhabitants of the Roman Town at Great Chesterford.

**Historic Value:** Significant for its information on the built fabric and finds which exist despite potential damage caused by ploughing.

**Communal Value:** Significant for its relationship with the Roman Town at Great Chesterford.

#### **Contribution of the setting to its significance**

There are views to and from the site to the site of the Roman Temple which is situated 1 km to the east of the Roman Fort and Town. These important views contribute to the understanding and appreciation of the setting of the Scheduled Monuments. Havis (Brief Archaeological Impact Assessment July 2018) describes this relationship in further detail. The Roman Town is located away to the west of the Roman Temple, but is significantly associated with it by function, visually and physical links in the form of Roman Roads.

Views between the scheduled monuments (Roman Town, Roman Temple) and the Great Chesterford Conservation Area make a **major positive contribution** to its significance.

#### **Impact of Change to Significance**

Probable risk : **Major** change to the setting and significance of the scheduled monument Temple and its relationship with the Roman Town and the wider landscape. Any future development should respect the sensitivity of the site and associations with associated heritage assets and non-designated assets. These contribute to the setting of the monument. As evidenced in the maps showing dated and undated archaeology on the site it is conceivable that sites of archaeological importance may be more extensive on the site.

The Scheduled Monument is listed on Historic England's Heritage at Risk Register (2017); its principal vulnerability is arable ploughing.

#### 7.4.16 Park Farm (Grade II listed building and curtilage listed farm buildings)

Park Farm House is the sole Listed Building (Grade II Listed 1322523; 1951) on the red line site area. A detached 17<sup>th</sup> century timber framed and plastered building, of two storeys with two gables and two projecting gabled wings on the south west elevation. Roofs are plain tiled with a central square chimney stack and two end external stacks.

It is situated within a domestic setting bounded by vernacular flint and brick walls characteristic of the area. These boundary walls separate the dwelling from the single storey timber clad farm buildings and modern steel sheds. The single storey farm buildings are in commercial use as small business units. With the farm house they form a coherent group.



*Approach to Park Farm within the former Deer Park*



*Park Farm House viewed from the north west*



*Park Farm House viewed from the north east*



*Approach to Farm Buildings ranging from historic buildings of timber and brick and modern sheds.*



*Single storey outbuilding (curtilage listed) of stained horizontal timber boarding on gault brick plinth (during refurbishment)*

#### **Significance: Medium**

**Evidential Value:** Timber framed and plastered building constructed in the 17<sup>th</sup> century. It is in use as a farmstead with associated farm buildings.

**Aesthetic Value:** Of vernacular style, constructed of timber frame and plastered with plain tile pitched roofs. Despite alterations (partially taken down, and replacement modern casement windows) the building retains original fabric.

**Historic Value:** Significant as a farm house associated with farm use and relationship to farm buildings outside the immediate domestic setting. It was also used by troops during war time and after this time some parts of the building may have been taken down (the OS 25 inch 1888 map indicates a larger footprint to the building).

**Communal Value:** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types away from settlements in the Cam valley.

#### **Contribution of the setting to its significance**

The immediate setting of the farm house is domestic. It is bounded by brick and flint boundary walls, a characteristic of the area. The 25 inch OS map of 1888 shows clearly shows the farm house set within gardens with an orchard to the north east with a water course to the north west. These elements exist today within a wider agricultural setting.

The historic and still clearly defined boundaries of the Great Chesterford Deer Park provide an intermediate setting for the farm and farm buildings. This is defined by a ditch and fragmented tree screen. The farm is located on a wide, flat plateau surrounded by arable fields crossed with boundary ditches. The historic perimeter of the deer park provides a place of enclosure, although there are views out of the site into the wider landscape where the land beyond slopes away.

The wider setting is setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate to major positive contribution** to its significance.

#### **Impact of Change to Significance**

**Major** change of the immediate and wider agricultural setting due to the location of the listed farm and associated farm buildings within the development site. Probable risk: change of setting from rural to semi urban.

Despite their current use as commercial units, the single storey outbuildings have evidential, historic, aesthetic and communal value and contribute to the historic understanding of the site and relationship with the farm house.

#### **7.4.17 Chesterford Park Deer Park (non-designated asset : EHER 19147)**

Chesterford Park was an enclosed deer park in evidence from 1340, possibly earlier and would have made use of this open landscape and its proximity to woodland to the East. The park is clearly defined by ditch and bank as well as a thin tree line today.

The deer park is in evidence on 16<sup>th</sup> century maps which clearly show a paled fenced enclosure and it makes use of the County boundary for part of its northern section. This northern section of boundary (the proposed site boundary) has also been postulated as the continuation route of Brent Ditch (which has an underlying Roman ditch).



*View to the north east to the Deer Park boundary, County boundary and footpath from Abington*



Modern buildings and mast within the Deer Park with south east park boundary beyond



Oaks on the banks of an internal field boundary within the Deer Park



Veteran oak tree on a field boundary within the Deer Park to the south of Park Farm



View from the public footpath to Park Farm looking to Duxford Airfield

#### Significance Criteria\*:

**Landmark Value:** The perimeter boundary of the deer park (Chesterford Park) is clearly defined in the landscape today and is shown in map regressions. The perimeter boundary comprises a ditch and sparse tree screen around a flat open plateau. Inside the former deer park the sense of enclosure can be perceived, although there are views across to the surrounding landscape, where the land immediately outside the deer park falls away.

**Social and Communal Value :** There is a reference to the deer park in 1340, concerning the park, in the ownership of John de Segrave, being attacked by a criminal gang led by the Earl of Oxford (*'The Fighting Essex Soldier – recruitment, war and society in the 14<sup>th</sup> century: edited by C Thornton, J Ward, N Wiffen: University of Hertford 217).*

**Archival Value:** Chesterford Park is shown as a paled fenced enclosure on Saxton's map of 1574; a paled fenced enclosure with trees on the boundary and inside the park on John Norden's map of 1594. Several versions of the map show a building with two towers inside the park.

Chapman and Andre's 1777 map shows Park Farm and a track (an extension of Park Road) leading from a gate. The paled enclosure is not shown on the map.

By 1810 the deer park is shown with an inner enclosure around the farm and the deer park occupying the south west section of the park. The separation of the domestic setting of the farm house and the surrounding arable land is evident on the site today.

\* Criteria taken from Uttlesford District Council Local Heritage List : Draft criteria for identifying and managing local non – designated heritage assets

### Archaeological Value :

The area surrounding and on the site is rich in archaeology. This has been identified in *Brief Archaeological Impact Assessment: Proposed Uttlesford Garden Communities* (Place Services January 2018);

North Uttlesford Garden Village Essex: Desk Based Assessment (Oxford Archaeology East: May 2016). The following non designated heritage assets (archaeology) are identified on the boundary and within the former deer park enclosure.

Brambleshot Field South boundary	Evidence from a number of excavations and chance finds indicate the presence of a late Iron Age and Roman cemetery.	EHER 4858/4859
Adjacent South boundary 350 m south of Park Farm	Sub rectangular enclosure Possible trackway and enclosures	EHER 47892 EHER 47363

### Contribution of the setting to its significance

The setting of the deer park makes a **moderate to major positive contribution** to its significance. The sparse tree screen follows the line of substantial boundary ditches. These ditches also cross the site marking field boundaries within the deer park. Significant heritage assets are located close to the deer park boundary. These include Brent Ditch (SM 1006929) in the parish of Great Abington, Saxon / Roman earthwork to the north of the deer park. The northern boundary of the deer park (and site) abuts an area of ancient woodland at Hildersham Wood.

### Impact of Change to Significance

**Major** impact to the significance of this site. Although the deer park is a non-designated heritage asset, it appears on map regressions as a defined area. There is evidence of buried archaeology on the site of the deer park and the site overall has significant archaeological potential including further evidence of earlier buildings in the deer park. The area contained within the park is further sub-divided by deep wide ditches across the site and forming the perimeter. Probable risk : **major** change on the setting of the farmhouse and possible historic relationship with the surrounding park.

#### 7.4.18 Dells Farm (non-designated heritage asset)

Dells Farm is a 19th century farm with possibly earlier vernacular flint and brick farm outbuildings. It is situated on the lower slopes of the site with its frontage directly on to the northern side of Park Road which is an historic route leading to the deer park.

#### Significance Criteria\*:

**Aesthetic value:** Although the farm house is of low value, the barns are possibly earlier and constructed of brick and flint, materials characteristic of the area.

**Social and communal value:** Its value comes from its continued use as a farm and understanding from its rural setting typical of the isolated farmsteads in the area.



\* Criteria taken from Uttlesford District Council Local Heritage List : Draft criteria for identifying and managing local non – designated heritage assets.

#### 7.4.19 **Historic routes and boundaries within the site (non-designated asset)**

Park Road is the main route into the site and enters the site on the Walden Road and curves to the north as it passes Dells Farm. Earlier maps indicate that the road originally continued towards the north east. The route continues as a track and footpath within the deer park.

The road is defined by its relatively narrow width, hedge screening on the lower slopes and mature tree screens as the land rises towards the deep park.

Routes through the site are related clearly to their rural setting, Probable risk: impact on the character of the route through the site, although retaining the route in its current position would reflect the historic development and pattern of change on the site.

- 7.4.20 An archaeological desk based assessment of the site undertaken by Oxford Archaeology East in 2017 identified via crop marks indicating the route of a possible Roman track way linking the Roman fort and town to the temple complex. The linking of these scheduled monuments contributes to the significance of both heritage assets.

In addition a visual link from the temple complex extends beyond the fort and town to a Bronze Age dish barrow (List entry Number: 1015009) situated on the tip of a low spur on the western flank of the River Cam valley. This visual linking of the two sites would have predated the Roman temple, possibly being instrumental in the founding of the original Iron Age temple.

### 7.5 **Archaeological Potential**

- 7.5.1 Archaeological data for each of the three larger sites is included on the maps in each section. Data was obtained from digital sources, including HER and Essex Environment Record (EHER) and from the report prepared by Oxford Archaeology for Grosvenor 'North Uttlesford Garden Community Archaeology Desk Based Assessment': 2016 and 2017. Archaeological deposits using point data sets are indicated on the plan. Concentration of point data indicates a wider distribution of archaeological deposits across the sites.

Archaeological deposits, dated and undated have been shown on two separate maps on the North Uttlesford site due to the density of archaeology.

- 7.5.2 As the site had been employed historically and currently for agriculture, the desk based assessments of the site undertaken by Oxford Archaeology East in 2016 and 2017 considered that the potential below ground archaeology would be well preserved. However, the limited impact of shallow ploughing should be considered.
- 7.5.3 Site and surrounding area contains evidence of human occupation from the Palaeolithic period onwards. From the HER records and the excavation on the site of the new Uttlesford Crematorium the following archaeological potential of the site assessed as follows:

<b>Period</b>	<b>Archaeological Potential</b>
Palaeolithic, Mesolithic and Neolithic Periods:	Low
Bronze Age: Present in the form of crop marks of ring ditches and barrow.	High
Iron Age: Present in the form of burial remains, Iron age cremation cemetery, high status metal work finds, spot finds, pottery and agricultural activities.	Moderate to High
Roman Period: Site dominated by Roman remains with adjacent Roman fort and town and onsite temple complex. A11 follows route of Roman road with potential of road side activity including burials. Recovered pottery and metalwork assemblages	High
Saxon Period: Anglo-Saxon cemeteries to the south-west and west of the site. Defensive dyke, Brent Ditch, is located to the north of the site.	High
Medieval Period: An informal deer park, Chesterford Park, dominates the eastern part of the site with potential for a Deserted	Moderate

Medieval Village outside of the site. Crop marks of field boundaries

Post Medieval Period: Site remains unaltered since the early 1800s Low

- 7.5.4 In 2016 the Historic Environment Record held 504 records for undesignated heritage assets (OA184-687) within the study area of the 2016 and 2017 Desk-based Assessments. However, since 2016 the archaeological excavation of the new Uttlesford Crematorium was undertaken and at the time was considered to be part of the proposed site. This excavation recoded archaeological remains that dated from the Bronze Age, Roman, Saxon and Medieval Periods, with those from the Anglo-Saxon period comprising seven burials close to the boundary of the proposed development site.

Since 2016 a further 286 monuments and finds have been recorded and although outside of the area of the Desk-based Assessment they contribute to the understanding of the usage of the surrounding landscape.

## 7.6 Assessment of Potential Site Allocation

- 7.6.1 In line with Historic England's Advice Note 3 'The Historic Environment and Site Allocations in Local Plans' identifies that, following Stage 1: Evidence Gathering (which assesses the significance of heritage assets and their setting), Stage 3: Site Allocation Policies, highlights specific criteria against which a development may be judged.
- 7.6.2 The following paragraphs suggest criteria for consideration of any development proposals for the North Uttlesford site based on the assessment of the heritage assets likely to be affected and the size and nature of the site.
- 7.6.3 Proposal: The site at North Uttlesford is being proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 5000 units arranged as housing areas and commercial development interspersed with open spaces. The site area shown on the maps in this report are taken from indicative promoters masterplan dated 27 March 2017 and there may be further revisions.
- 7.6.4 Location, Siting, Scale:  
Development of the North Uttlesford site for a garden community has the potential to harm the significance of heritage assets on the site and surrounding the site. These heritage assets include scheduled monuments, listed buildings and conservation areas. There is also evidence of significant buried archaeology on the site and in the wider area. These may further add to the understanding and significance of the area and inter - relationships between assets. Potentially, the risk of development on the site: harm to the overall significance of heritage assets and non-designated heritage assets on the site and to the wider character of the area. Furthermore, the potential scale of the proposed garden community to be greater than surrounding historic settlements. The proposed location of the development is a change to the historic pattern of development which is concentrated in the river valley.
- 7.6.5 Wider effects:  
The topography has informed the historic development of the area. The landscape is discussed in more detail in the Landscape Visual Assessment (*Chris Blandford Associates: Land at Great Chesterford Landscape and Visual Appraisal: June 2017*).
- Historic patterns of development have followed a similar pattern with settlements situated in the River Cam valley and more sparsely populated areas with isolated farmsteads located on the open uplands which rise to the north east.
  - This landscape means that the upper ground is highly visible from a considerable distance, although views on the lower ground and lower slopes are less open.
  - The LVA concludes that the landscape sensitivity to a new settlement within the Site would be high, giving the open hill slopes and topography of the site which are characteristic of the local landscape, and the wider settlement pattern within which development is largely focussed along the valley floor and lower valley sides.
- 7.6.6 The geology of the area, chalk over boulder clay, creates a landscape which is open, where boundaries are defined by deep open ditches and where vegetation screening occurs it is sparse and open. Development on the site should respect the landscape character and the existing development pattern whereby development is restricted on the open valley slopes and restricted to a lesser extent within the deer park so that its character is retained (refer to Map NUGC08).
- 7.6.7 Future development proposals should demonstrate how harm to the significance of the heritage assets caused by development might be avoided or mitigated.



7.6.8 The National Planning Policy Framework (NPPF) states that

*‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a grade II listed building, park or garden should be exceptional’ (paragraph 132).*

*‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss’ (paragraph 133).*

7.6.9 With reference to the sensitivity plans, the following commentary is provided to explain the identifications made:

#### 7.6.9.1 **Map NUGC06 : Site Sensitivity – Built Heritage**

There are differing areas of sensitivity within the red line site area ranging from no sensitivity to medium sensitivity in built heritage terms.

Areas marked as medium sensitivity are as follows:

- |        |  |
|--------|--|
| Area A | Immediate setting to the Heritage Asset : Grade II listed Park Farm and curtilage listed buildings   |
| Area B | Extended setting to Grade II listed Park Farm (Heritage Asset) within Deer Park (Non designated heritage asset) with historic park boundaries clearly defined. |
| Area C | Upper west slopes: visual impact of landscape within wider setting of Hinxtan and Great Chesterford Conservation Areas.  |
| Area D | Lower south slopes within the immediate setting of Great Chesterford Conservation Area.  |

Areas marked as low sensitivity are as follows:

- |        |  |
|--------|--|
| Area E | Lower west and north west slopes : immediate setting close to A11 and extended setting as land rises of Hinxtan Conservation Area. |
| Area F | Lower north and north east slopes on county boundary : low visual impact within Deer Park  |

Areas marked as no sensitivity are as follows:

- |        |  |
|--------|--|
| Area G | Lower west and north west slopes : immediate setting close to A11 and extended setting as land rises of Hinxtan Conservation Area. Negative impact due to proximity of road interchange. |
|--------|--|

#### 7.6.9.2 **Map NUGC07 : Site Sensitivity – Archaeology**

There are differing areas of sensitivity within the red line site area ranging from low sensitivity to high sensitivity in terms of archaeology.

Areas marked as high sensitivity are as follows:

- |        |  |
|--------|--|
| Area A | Immediate setting of the Scheduled Monument (Roman temple site) and the relationship to the Scheduled Monument at Great Chesterford (Roman Fort, Roman Town, Anglo Saxon Cemeteries. |
|--------|--|

Areas marked as medium sensitivity are as follows:

- |        |   |
|--------|---|
| Area B | Upper slopes to the north of the Scheduled Monument: immediate setting and wider visual and historic relationship with the Roman Town at Great Chesterford. |
|--------|---|

Areas marked as medium sensitivity are as follows:

Area C Upper west slopes : potential for wider distribution of archaeological deposits and wider landscape setting

Areas marked as low sensitivity are as follows:

Area D Lower west and north slopes: evidence of known archaeology, recorded cropmarks and undated archaeology with potential for wider distribution of archaeological deposits.  
Area E Deer park : Crop marks of field boundaries with potential for deserted village outside the site area.  
Area F Lower north east slopes: evidence of known archaeology at Catley Park outside the site area with potential for wider distribution of archaeological deposits within the site area.  
Area G Lower south slopes: evidence of known archaeology at Stump Cross immediately outside the site area with potential for wider distribution of archaeological deposits within the site area.

The Development Concept Criteria map provides a summary of how the Impact Assessment concludes on the levels of sensitivity on the site. It identified areas of least harm and other more sensitive areas. Plan NUGC 08 should be read in conjunction with paragraph 7.6.11 which provides potential mitigation measures for development within the site area and to provide direction where potential development could affect areas identified as 'sensitive'.

#### 7.6.10 Development concept criteria:

Assessment of the heritage assets on and around the proposed site has been measured against the impact of change to the significance of the setting of the Heritage Asset. This has included a visual appraisal and takes account of other relationships and associations (ref: attributes set out in 7.4.4 : Historic England : The Setting of Heritage Assets). A visual assessment is the most immediate measure of impact when considering the impact of future development. This appraisal has identified:

- Development on the site cannot be entirely hidden, due to the landforms and open character of the landscape. Potentially development could be partly seen within the immediate setting of surrounding heritage assets and more fully seen within the wider context, however, this might be mitigated, at least in part, by the distance from the site and mitigation measures in 7.6.11.
- Development of settlements, with a greater density than the isolated or groups of rural buildings that currently exist on the site, has historically developed in the valley and to reverse this is contrary to the historic development of the built environment in the area.
- Views to and from the site that were considered to impact on Heritage Assets are shown on Map NUGC 03. Due to the topography of the landscape, views into and out of the site are most prevalent from the river valley and upper slopes further west and from the southern edge of the site area from Cow Lane.
- Visual interrelationships are primarily related to the Roman Town and Temple within the site at Great Chesterford, both scheduled monuments. These lie within areas of high sensitivity.
- The western slopes of the site are visible from the Hinxtton Conservation Area (Potential minor to moderate change to setting). Although distance from the site mitigates the impact to some extent, views to the site are apparent identified from the western end of the High Street and from the churchyard of the Parish Church. This is evident in the visual impact of the new Crematorium site on the lower slopes of the site. This illustrates that development will partly be seen from a wider setting. CBA identifies measures to deal with this by siting and landscaping, although change from rural to a semi urban setting would occur and thus change characteristics linked to that setting (tranquillity, enclosure, absence of artificial lighting).
- Development may also have the opportunity to enhance an area, with appropriate landscaping, reinstatement of historic features as appropriate, and removal of elements that detract from the setting.

Respecting the rural character of the site in design principles to avoid harm to heritage assets on the site or adjacent to the site. This includes:

- Density, scale, form, materials of new development mindful of existing in the area
- Existing boundaries, routes reflected in new development
- Appropriateness and working with the topography and geology when planning buffer zones

#### 7.6.11 Consideration of Mitigation measures identified on Map NUGC 08:

Map NUGC08: Development concept criteria map shows potential areas of least harm and sensitive areas across the site area. Measures that may mitigate the visual impact of a new development on heritage assets within the park, surrounding the park; the transition between rural and urban settings are set out below, according to sensitivity grading's on maps 06 and 07. Historic England's 'The Setting of Heritage Assets (GPA 3 2017) states that there are a number of factors that may be considered to establish the contribution of setting to the significance of a heritage asset. These apply to the wider and immediate setting and may include noise, light pollution, traffic. Attributes are set out in 7.4.4.

The site at North Uttlesford is situated within a sensitive landscape with significant highly sensitive areas and contains extensive heritage, comprising built heritage, known and unknown archaeology. Development on parts of the site has the potential to cause levels of harm to these heritage assets on the site and in the wider area. Maps NUGC 06 and 07 assess, diagrammatically, areas of sensitivity across the site area for built heritage and for known and unknown archaeology. In this respect archaeological deposits on further investigation, may or may not be more widely distributed across the site. Substantial site mitigation approaches and measures will be required to guide development to ensure assets are respected and impacts minimised or avoided. The local authority will need to weigh the harm caused to the heritage assets on and surrounding the site against the public benefits of any proposed development.

The deer park as a non-designated asset has scope for development. Some harm may occur to the listed building on the site and a potential reduction of its relationship with the historic deer park. Future proposals should consider the nature of development, particularly regarding density and scale. Any impacts on the heritage assets along with mitigation measures will need to be justified in accordance with local and national planning policy. Assessments relating to site sensitivity and mitigation measures include:

##### *Areas graded: High Sensitivity:*

- Scheduled Monument site of Roman Temple, visual and historic relationship between Roman Temple and Roman Town.
- Retain visual and historic association between Roman temple and Roman Town (this is particularly sensitive and where development cannot be accommodated)
- Consider site drainage, existing water courses on the site and concern raised about ground water in and around the Scheduled Monument Area.

##### *Areas graded: Medium Sensitivity:*

- Upper slopes adjoining the deer park: high visual impact to and from the site due to the topography and evidence of known and unknown archaeology.
- Deer Park : Non-designated asset:
- Historic evidence from map regressions; park boundaries clearly defined in existing field pattern.
- Heritage asset (Grade II listed building and curtilage listed buildings) on the site.
- Evidence of archaeology on and around the Deer Park
- Flat plateau with sparse tree screen on boundary and ditch, but has a separate quality and views in and out of the deer park are less evident.
- Potential development within the former Deer Park should be mindful with the scale, character, materials and form of existing buildings within the area and with the openness of the landscape.
- Soft transition zones around the boundaries of the deer park open tree screens and ditches so that inappropriate domestic features (gardens, fences, etc.) are situated away from the perimeter boundaries and heritage assets. This is particularly important along the northern boundary of the deer park which abuts the County boundary and Hildersham Wood, an area of ancient woodland.
- Reinforce screening where appropriate along site boundaries, consider development in the deer park (although the probable outcome is harm to the understanding of the park and Park Farm)
- Reinstatement of historic ditches, as appropriate

- Screening should be appropriate to the geology and topography of the site; trees screens are sparse and have developed along open boundary ditches. Therefore buffer zones should incorporate areas of open scrub land where development should be extremely restricted.

*Areas graded : Low Sensitivity:*

- Lower slopes: reduced visual impact in the immediate vicinity due to the topography and proximity to main highways.
- Potential development on lower slopes to reduce visual impact.
- Potential commercial development if required close to existing highways e.g. A11/B184 mitigating views in the wider landscape.

*Generally:*

- Due to the significant archaeology on the site NPPF 128 should apply across the site “where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment, and, where necessary, a field evaluation. A full and extensive programme of archaeological excavation, recording and publication should be a condition of any potential planning consents.
- Retain the character of existing historic routes through the site, narrow lanes and mature tree lines



*View from Cow Lane towards the Roman Temple and Dells Farm beyond*



*Grumble Hall viewed from Cow Lane with view to the site beyond*



*The site viewed from the east side of Walden Street opposite Chesterford House*



*Junction of Park Road with Walden Street east of the site*



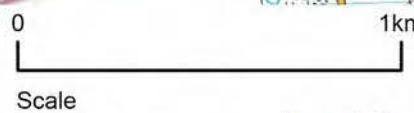
View along track at Valance Farm towards tumulus (heritage asset) and site beyond



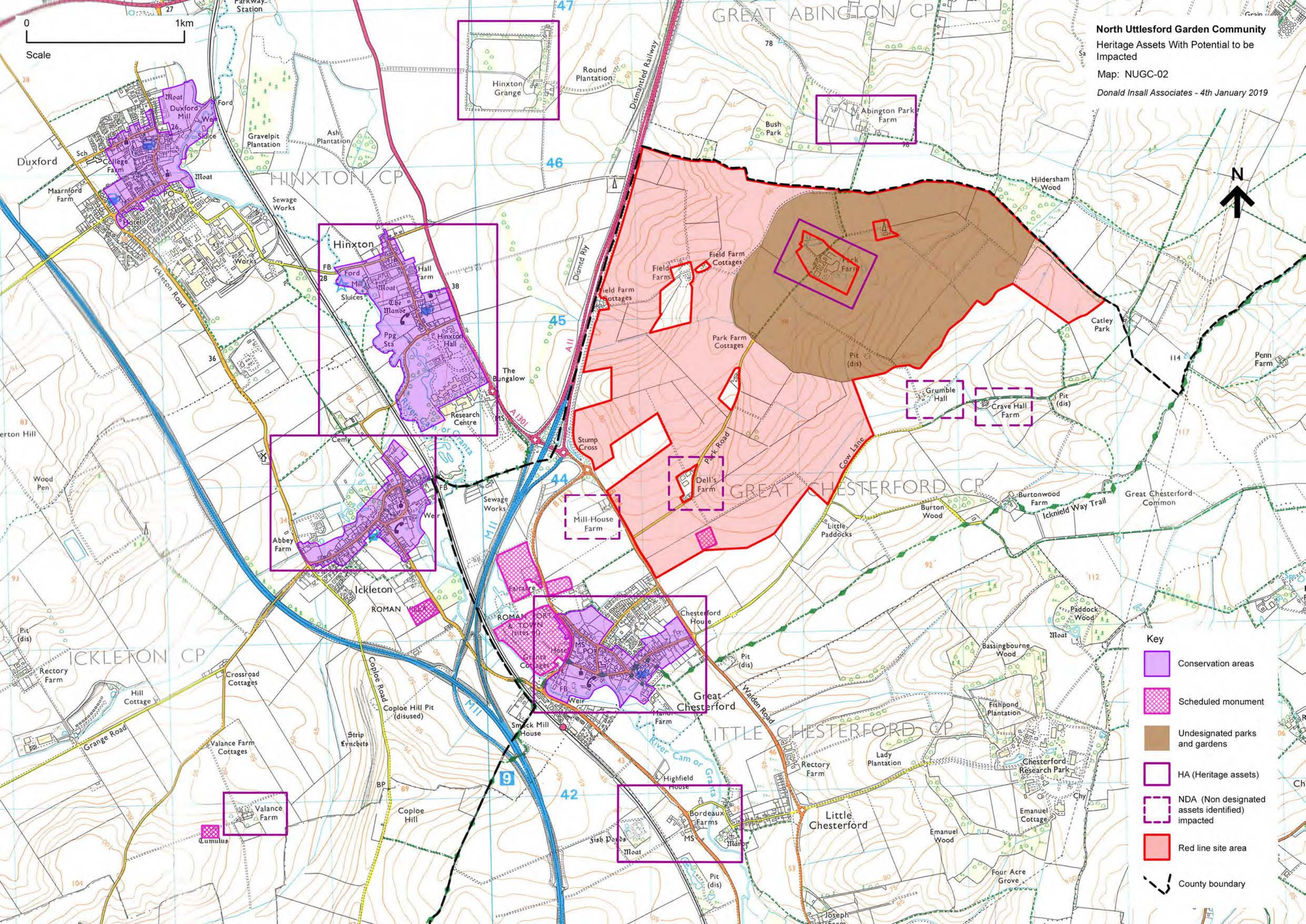
View of Coploe Hill lynchets (heritage asset) and Park Road beyond within site



View to the site from Hinxton Conservation Area



**North Uttlesford Garden Community**  
 Heritage Assets With Potential to be Impacted  
 Map: NUGC-02  
 Donald Insall Associates - 4th January 2019

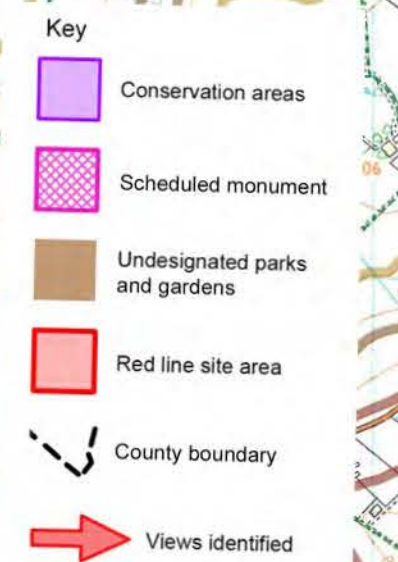
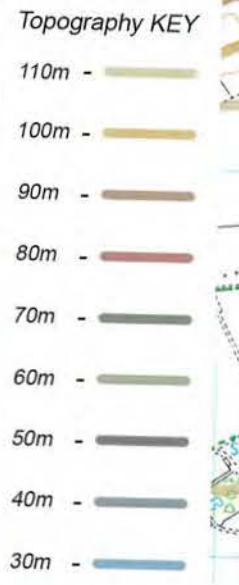
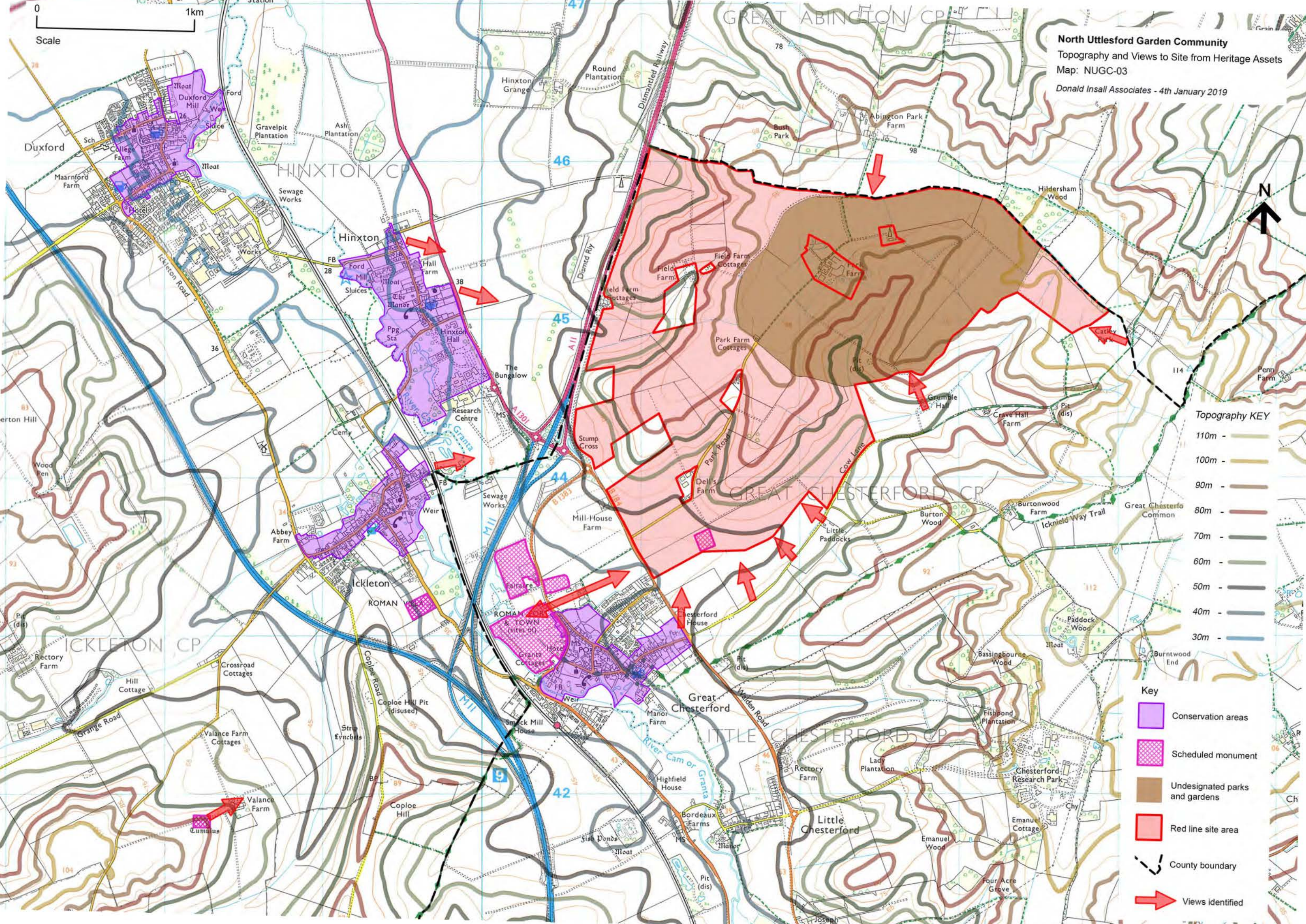


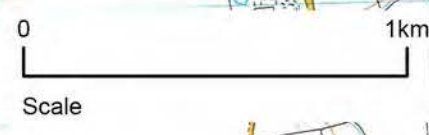
- Key**
- Conservation areas
  - Scheduled monument
  - Undesignated parks and gardens
  - HA (Heritage assets)
  - NDA (Non designated assets identified) impacted
  - Red line site area
  - County boundary





**North Uttlesford Garden Community**  
 Topography and Views to Site from Heritage Assets  
 Map: NUGC-03  
 Donald Insall Associates - 4th January 2019





Key - Post Medieval Archaeology in Great Chesterford

- P** 18226, 13904, 14813, 15038, 15076, 13891, MEX1032873, MEX1034042, MEX1038874, MEX17103, MEX17259, MEX17270, MEX38307, MEX38381, MEX40552, MEX1035781, MEX1033063,

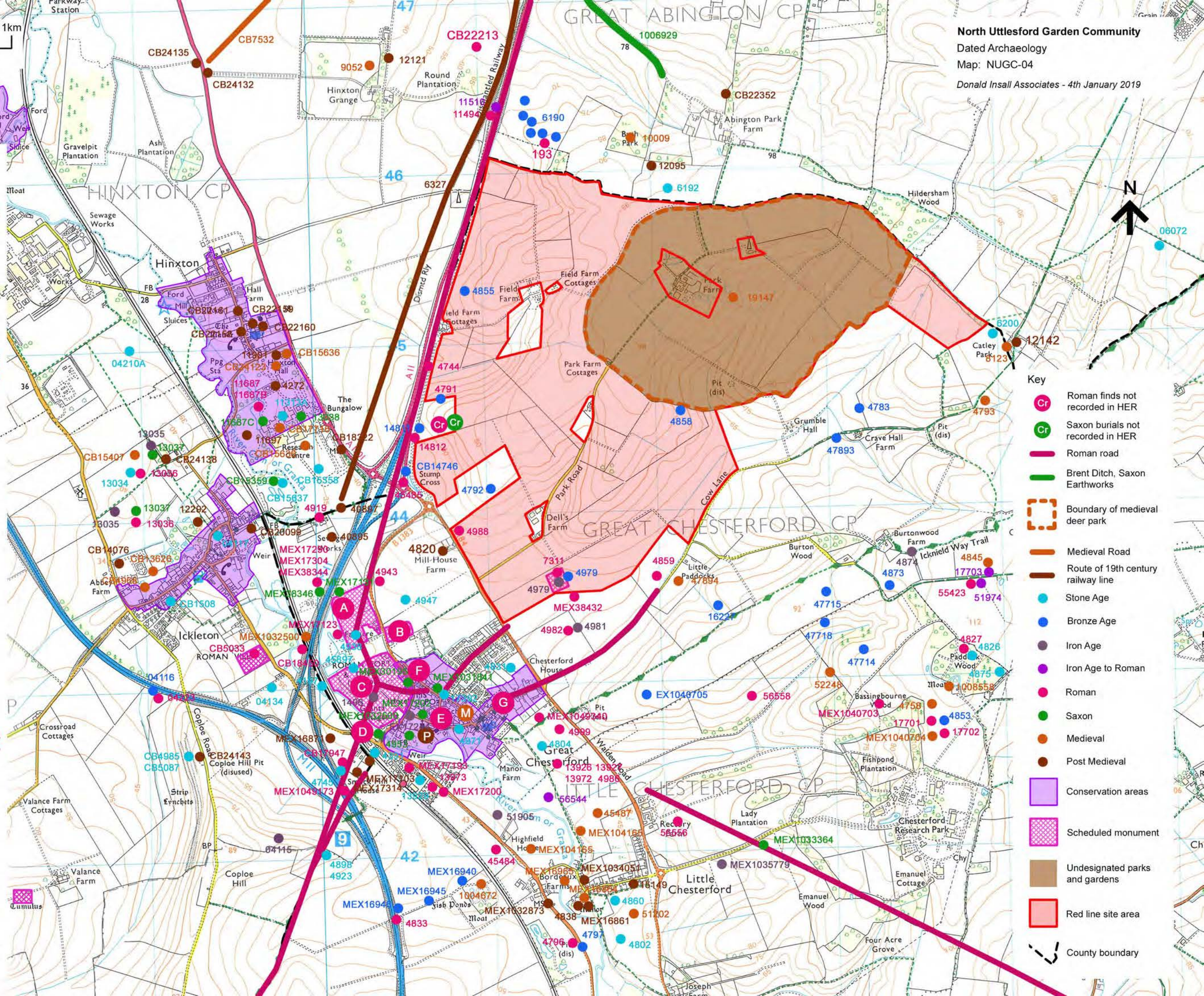
Key - Medieval Archaeology in Great Chesterford

- M** MEX17254, MEX17276, MEX1031843, MEX1031850, MEX1033062, MEX1034050, MEX1035777, MEX1038270, MEX1039327, MEX17255, MEX17267, MEX38262, MEX38300

Key - Roman Archaeology in Great Chesterford

- A** MEX38353, MEX38410, MEX38492, 13913, 13928, 13930, 13931, 45210
- B** 18023, 4946, 13914, 13915, 13916, 13974, 17519
- C** 45486, 9823, MEX1041181, MEX17015, MEX17117, MEX38268, MEX38313, MEX38331, MEX38415, MEX38426,
- D** MEX1035774, MEX17093, MEX17094, MEX17100, MEX17147, MEX17233, MEX30320, MEX38251, MEX38257, MEX38278, MEX38282
- E** 46068, 4552, 4558, 14814, 14529, MEX1032417, MEX1033064, MEX1035750, MEX1038093, MEX1039014, MEX17152, MEX17212, MEX17221, MEX17225, MEX17242, MEX17247, MEX17260, MEX17262, MEX37978, MEX38285, MEX38298, MEX38318, MEX38353, MEX38355, MEX38357, MEX41251, 4986
- F** 4987, 4991, MEX1035783, MEX17238, MEX17240, MEX38304, MEX38310, MEX38322, MEX40207, MEX40437, 46232
- G** 4933, 13892, MEX1039290, MEX1049199, MEX17278, MEX38271, MEX17310

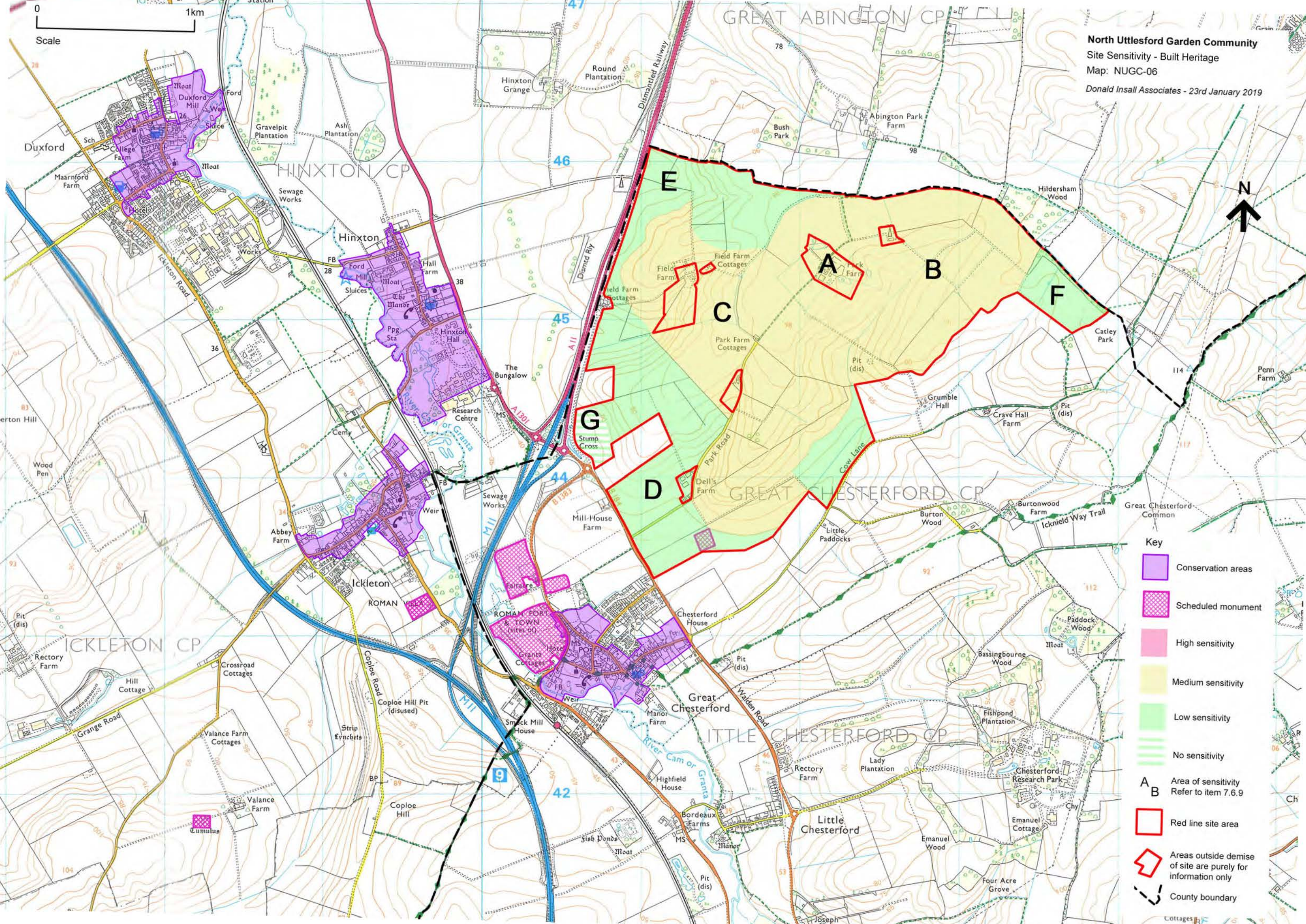
- Key
- Cr** Roman finds not recorded in HER
  - Cr** Saxon burials not recorded in HER
  - Roman road
  - Brent Ditch, Saxon Earthworks
  - Boundary of medieval deer park
  - Medieval Road
  - Route of 19th century railway line
  - Stone Age
  - Bronze Age
  - Iron Age
  - Iron Age to Roman
  - Roman
  - Saxon
  - Medieval
  - Post Medieval
  - Conservation areas
  - Scheduled monument
  - Undesignated parks and gardens
  - Red line site area
  - County boundary







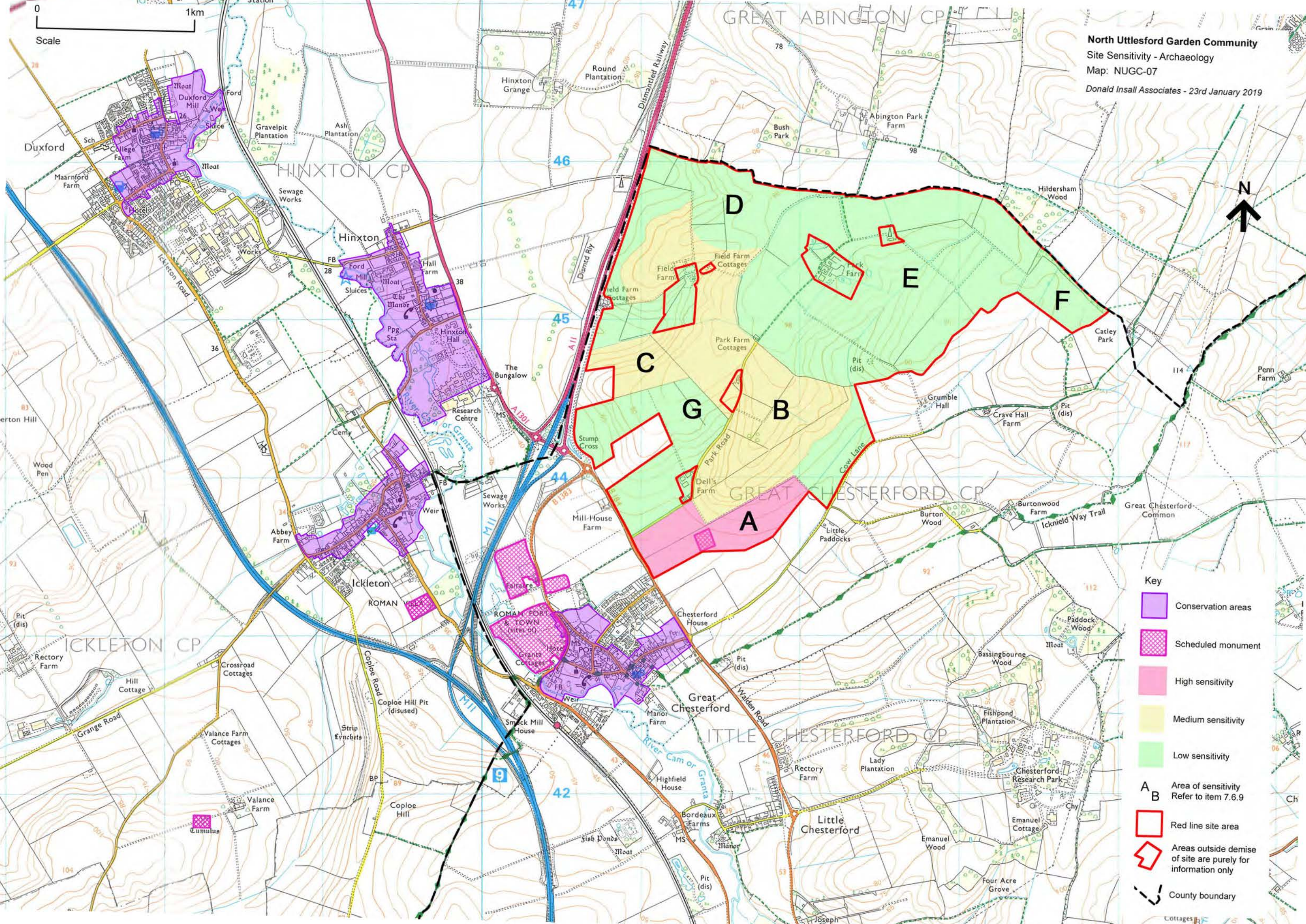
**North Uttlesford Garden Community**  
 Site Sensitivity - Built Heritage  
 Map: NUGC-06  
 Donald Insall Associates - 23rd January 2019











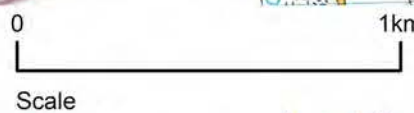
- Key**
- Conservation areas
  - Scheduled monument
  - High sensitivity
  - Medium sensitivity
  - Low sensitivity
  - No sensitivity
  - A** Area of sensitivity
  - B** Refer to item 7.6.9
  - Red line site area
  - Areas outside demise of site are purely for information only
  - County boundary



**North Uttlesford Garden Community**  
 Site Sensitivity - Archaeology  
 Map: NUGC-07  
 Donald Insall Associates - 23rd January 2019



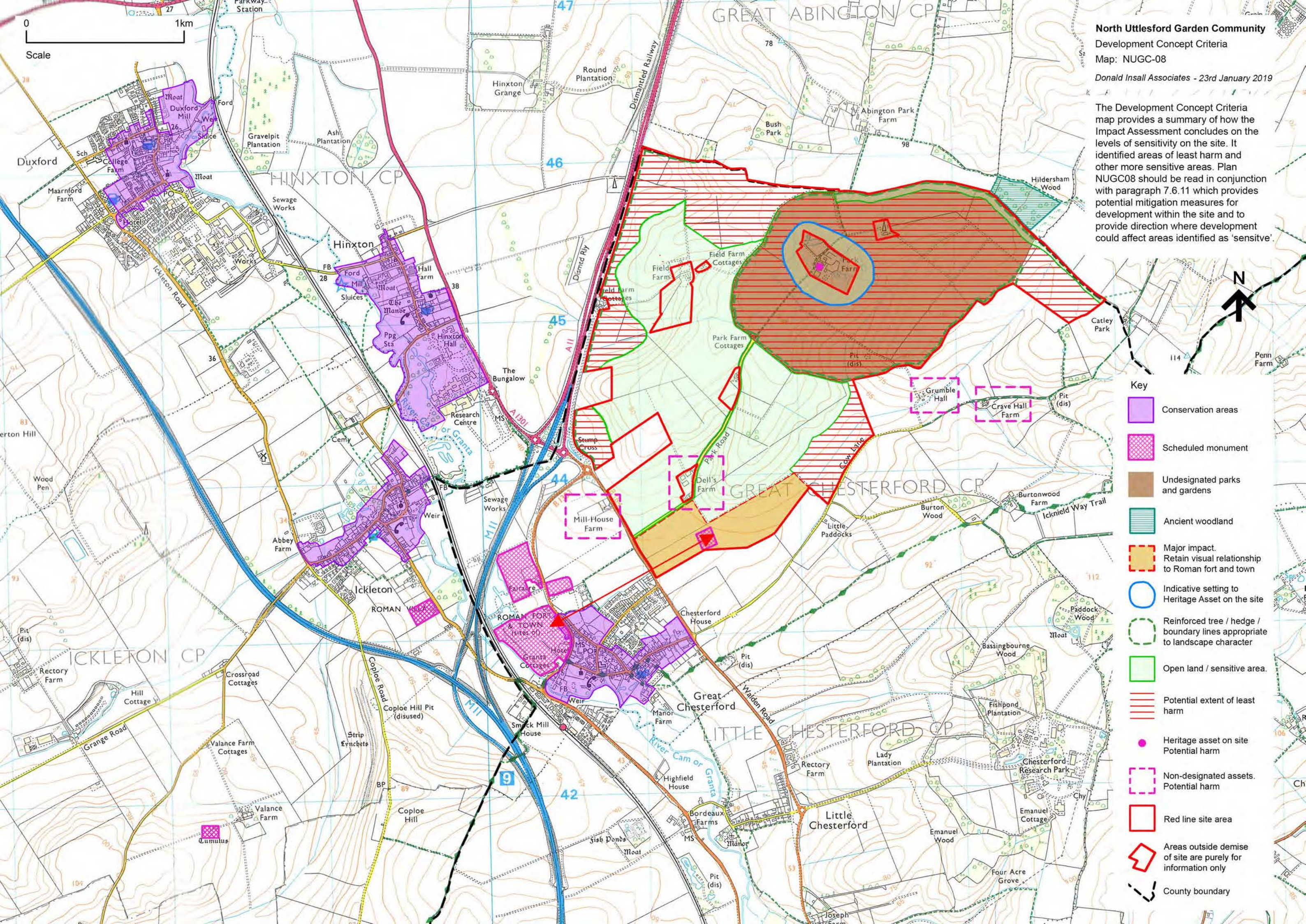
- Key**
-  Conservation areas
  -  Scheduled monument
  -  High sensitivity
  -  Medium sensitivity
  -  Low sensitivity
  - A** **B** Area of sensitivity  
Refer to item 7.6.9
  -  Red line site area
  -  Areas outside demise  
of site are purely for  
information only
  -  County boundary



GREAT ABINGTON CP

**North Uttlesford Garden Community**  
Development Concept Criteria  
Map: NUGC-08  
Donald Insall Associates - 23rd January 2019

The Development Concept Criteria map provides a summary of how the Impact Assessment concludes on the levels of sensitivity on the site. It identifies areas of least harm and other more sensitive areas. Plan NUGC08 should be read in conjunction with paragraph 7.6.11 which provides potential mitigation measures for development within the site and to provide direction where development could affect areas identified as 'sensitive'.



- Key**
- Conservation areas
  - Scheduled monument
  - Undesignated parks and gardens
  - Ancient woodland
  - Major impact. Retain visual relationship to Roman fort and town
  - Indicative setting to Heritage Asset on the site
  - Reinforced tree / hedge / boundary lines appropriate to landscape character
  - Open land / sensitive area.
  - Potential extent of least harm
  - Heritage asset on site Potential harm
  - Non-designated assets. Potential harm
  - Red line site area
  - Areas outside demise of site are purely for information only
  - County boundary

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation To be read with Map NUGC 08
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<b>Site: Great Chesterford</b>									
NB: Heritage Assets with the potential to be impacted by development are discussed in the main report									
<b>1.1 Listed Buildings Within Site (Great Chesterford)</b>									
PARK FARMHOUSE PARK ROAD, GREAT CHESTERFORD	C17 timber-framed and plastered building with 2 gables and 2 projecting gabled wings on the south-west side.  National Grid Reference: TL5219645359	1322523	Grade II	Listed building within former deer park in elevated rural location	Moderate to Major Positive	Major Change	Harm to immediate rural setting and to a lesser degree the wider rural setting  Less than substantial		HA is on the site
<b>1.2 Great Chesterford Conservation Area (Listed Buildings within Conservation Area) :</b>									
GREAT CHESTERFORD CONSERVATION AREA	Refer to report description			Village settlement located in valley setting with views to upland site from north and west areas of the CA. Important interrelationship of roman sites	Moderate Positive	Moderate Change	Harm to setting of CA due to its valley position and wider rural setting.  Less than substantial		Development cannot be hidden; impact on immediate setting may be mitigated in places but impact will be greater on wider rural setting.
CHESTERFORD HOUSE, HIGH STREET, GREAT CHESTERFORD	Red brick house with C18 and C19 external features possibly incorporating an earlier core.  National Grid Reference: TL5120443012	1171482	Grade II	Great Chesterford Conservation Area	Moderate Positive	Moderate Change	Harm to setting of CA due to its valley position and wider rural setting  Less than substantial		Impact due to position at Northern end of CA and closer proximity to site with views across the B184 Walden Road.
STABLE BLOCK TO WEST OF CHESTERFORD HOUSE, HIGH STREET, GREAT CHESTERFORD	Early C19 flint building with red brick quoins and dressings. Two storeys.  National Grid Reference: TL5118343019	1322519	Grade II	Great Chesterford Conservation Area	Moderate Positive	Moderate Change	Harm to setting of CA due to its valley position and wider rural setting  Less than substantial		Impact due to position at Northern end of CA and closer proximity to site with views across the B184 Walden Road.
PLOUGH INN, HIGH STREET, GREAT CHESTERFORD	C18 timber-framed and plastered building with a C19 addition at the west end  National Grid Reference: TL512-142944	1171493	Grade II	Great Chesterford Conservation Area	Moderate Positive	Moderate Change	Harm to setting of CA due to its valley position and wider rural setting  Less than substantial		Impact due to position at Northern end of CA and closer proximity to site with views across the B184 Walden Road.
SOUTHACRE, HIGH STREET, GREAT CHESTERFORD	Early-mid C19 brick house, plastered. Two storeys	1305596	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE SURGERY TO SOUTH OF SOUTHACRE, HIGH STREET. GREAT CHESTERFORD	C18-C19 timber-framed and plastered cottage. Two storeys.	1112300	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE COTTAGE OPPOSITE THE SURGERY, HIGH	Small timber-framed and plastered house with C18 external features, gabled on the north	1322520	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area	Assessed within Conservation Area Section 7.0

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STREET. GREAT CHESTERFORD	front. Two storeys.							Section 7.0	
WILTON HOUSE, HIGH STREET. GREAT CHESTERFORD	Early C19 timber-framed and plastered house. Two storeys.	1322518	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
WHITEGATES, HIGH STREET. GREAT CHESTERFORD	C17 timber-framed and plastered building on an L shaped plan with wings extending to the north and west. Two storeys.	1112302	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CHILTON COTTAGES, 1 AND 2, HIGH STREET HOMELEIGH, HIGH STREET. GREAT CHESTERFORD	Range of early C19 timber-framed and plastered houses. Two storeys.	1171489	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
KENTS, HIGH STREET. GREAT CHESTERFORD	C17 timber-framed and plastered house with a small gable at the west end of the front. Two storeys.	1112299	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
KENTS COTTAGES, HIGH STREET. GREAT CHESTERFORD	Range of early C19 timber-framed and plastered houses. Two storeys	1112301	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
ELIZABETH HOUSE, HIGH STREET. GREAT CHESTERFORD	Timber-framed and plastered house of C17 origin renovated in the C20. Two storeys.	1305594	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
HOUSE TO WEST OF ELIZABETH HOUSE. HIGH STREET. GREAT CHESTERFORD	Formerly The Three Horseshoes public house. Two storeys.	1112298	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
OLD WHITE HORSE, HIGH STREET. GREAT CHESTERFORD	Formerly The Old White Horse public house. Timber-framed and plastered house with C18 and later external features but with a C17 frame. One storey and attics	1171470	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE CROWN AND THISTLE INN. HIGH STREET. GREAT CHESTERFORD	Timber-framed and plastered building built circa 1500, with a cross wing at the west end. A C19 flint and brick addition at east end. 2 storeys	1305558	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
AMBERLEY COTTAGE, MANOR LANE. GREAT CHESTERFORD.	C17 timber-framed and plastered house. Timber-framing exposed on the ground storey. Two storeys	1322521	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

BROCK HOUSE, MANOR LANE. GREAT CHESTERFORD.	Late C16 timber-framed and plastered house. The upper storey is jettied on the whole front on curved brackets. Timber-framing exposed on the upper storey. Two storeys	1322522	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
TIMBERS, MANOR	Formerly The Old School House. C17 timber-	1305567	Grade II	Great Chesterford	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation	Assessed within Conservation Area

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LANE. GREAT CHESTERFORD .	framed and plastered house Timber-framing exposed. Two storeys with upper storey jettied			Conservation Area	Section 7.0	Section 7.0	Section 7.0	Area Section 7.0	Section 7.0
LITTLE BARN, MANOR LANE. GREAT CHESTERFORD.	Small C17 timber-framed and plastered house. One storey and attics.	1112304	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
REED HOUSE, MANOR LANE. GREAT CHESTERFORD.	Timber-framed and plastered house with C18 external features. Two storeys	1171501	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MANOR FARMHOUSE, MANOR LANE. GREAT CHESTERFORD.	C16 timber-framed and plastered house built on an L shaped plan The main block was built circa 1500 but was considerably altered in the C18. Two storeys and attics.	1112305	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MOUNT COTTAGE, SOUTH STREET. GREAT CHESTERFORD.	Tall 3 storeyed C19 timber-framed and plastered house	1112266	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
SOUTH COTTAGE, SOUTH STREET. GREAT CHESTERFORD.	Early C19 timber-framed and plastered house. Two storeys.	1112267	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE OLD POST OFFICE, SOUTH STREET. GREAT CHESTERFORD .	Early C19 yellow brick house. Two storeys	1112269	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
PRINTERS OFFICE OCCUPIED BY JOHN MOORE, SOUTH STREET. GREAT CHESTERFORD.	Early C19 red brick house. Two storeys	1112270	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
LODGE, CHURCH STREET. GREAT CHESTERFORD.	Early-mid C19 timber-framed and plastered building with a gable at the south end	1171468	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
BISHOPS HOUSE, CHURCH STREET, GREAT CHESTERFORD.	House, once vicarage. Circa early C18, extended in circa 1830s and in late C20.	1273580	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

OLD VICARAGE, CHURCH STREET. GREAT CHESTERFORD.	Late C15 timber-framed house with C17 plaster details and C19 ground storey additions on the east side. Two storeys	1112297	Grade II*	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MALTINGS COTTAGE, CHURCH STREET. GREAT	Set back at the rear of the buildings fronting Church Street. Formerly part of the maltings. C17 timber-framed building. Two storeys.	1112296	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0



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CHESTERFORD.									
COPPERFIELDS, AND WREN COTTAGE, CHURCH STREET. GREAT CHESTERFORD.	C18-C19 timber-framed and plastered building. One storey and attics.	1322516	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
WHITE COTTAGE, CHURCH STREET. GREAT CHESTERFORD.	Range of early C19 timber-framed and plastered houses, now one tenement. Two storeys	1305586	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE ELM TREE INN, CHURCH STREET. GREAT CHESTERFORD.	Timber-framed and plastered building built about 1600, with a cross wing at the east end. Two storeys.	1112295	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CHURCH OF ALL SAINTS, CHURCH STREET. GREAT CHESTERFORD	A flint church with stone dressings of C13 origin with C14 and C15 alterations. Restored in the C19	1171461	Grade I	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CHESTERS, CHURCH STREET. GREAT CHESTERFORD.	Early C19 plastered house, square on plan. Two storeys	1112294	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
STABLE BLOCK TO EAST OF CHESTERS, CHURCH STREET. GREAT CHESTERFORD.	Early C19 single storeyed brick building, painted. Included for group value.	1322555	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE CLOSE, CHURCH STREET. GREAT CHESTERFORD.	Formerly a range of early C19 timber-framed and plastered houses, now one tenement. Two storeys.	1171453	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE SUGAR HOUSE AND BARN, SCHOOL STREET. GREAT CHESTERFORD.	Range of C18-C19 buildings now one tenement. It comprises a 2 storeyed timber-framed and plastered cottage with an outbuilding adjoining on the south-west	1112265	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
WHITGATES, SCHOOL STREET. GREAT CHESTERFORD.	C18-C18 timber-framed and plastered building of 2 storeys with a single storeyed addition on the south end	1322544	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

CHURCH OF ENGLAND PRIMARY SCHOOL INCLUDING PLAYGROUND AREA WALL IMMEDIATELY TO WEST. SCHOOL STREET. GREAT CHESTERFORD.	National school. 1849 by N J Cottingham probably extended later in C19. Knapped flint with limestone dressings, on gault brick plinth	1239840	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MORTIMERS, SCHOOL	Timber-framed and plastered building with C18	1112264	Grade II	Great Chesterford	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation	Assessed within Conservation Area

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STREET. GREAT CHESTERFORD	external features. An older wing extends to the rear, probably of C16 origin. One storey and attics			Conservation Area	Section 7.0	Section 7.0	Section 7.0	Area Section 7.0	Section 7.0
OLD MALTINGS, SCHOOL STREET. GREAT CHESTERFORD.	Formerly The Maltings Inn. C17 timber-framed and plastered building. Renovated and altered. Two storeys	1171510	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MARIGOLD COTTAGE, SCHOOL STREET. GREAT CHESTERFORD.	C17 timber-framed and plastered building on an L shaped plan with wings to the east and south.	1112307	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE STORES AND HOUSE ADJOINING ON THE NORTH, SOUTH STREET. GREAT CHESTERFORD.	The stores and the house adjoining on the north in Carmel Street were originally 2 separate houses but are now one tenement. Early C19 timber-framed and plastered house. Two storeys.	1237434	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
GABLES, CARMEL STREET, GREAT CHESTERFORD.	C17 timber-framed and plastered house. Two storeys	1112326	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CARMELSTEAD COTTAGE, CARMEL STREET. GREAT CHESTERFORD	Small C17 or earlier timber-framed and plastered house. One storey and attics.	1171427	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
OLD HOUSE, CARMEL STREET. GREAT CHESTERFORD	Late C16 timber-framed and plastered house with a later addition, formerly a slaughter house, and a modern addition at north-west end. Two storeys.	1305614	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CARMELSTEAD, CARMEL STREET. GREAT CHESTERFORD	C17 timber-framed and plastered house with C18 alterations and additions. Built on an L shaped plan. Two storeys	1112327	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CHESNUT VIEW, LITTLE LONDON, THE COTTAGE, CARMEL STREET. GREAT CHESTERFORD	Range of early C19 timber-framed and plastered houses. Two storeys	1322533	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
HAZELDENE HOUSE, CARMEL STREET. GREAT CHESTERFORD	Mid-late C19 brick house, painted. Two storeys.	1322554	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

CONGREGATIONAL CHAPEL, CARMEL STREET. GREAT CHESTERFORD	Early-mid C19 yellow brick building with red brick quoins and dressings. A panel on the front has the date 1841.	1322532	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
JULY FARMHOUSE,	C17 timber-framed and plastered house.	1112328	Grade II	Great Chesterford	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation	Assessed within Conservation Area

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CARMEL STREET. GREAT CHESTERFORD	Renovated in the C20. Two storeys.			Conservation Area	Section 7.0	Section 7.0	Section 7.0	Area Section 7.0	Section 7.0
OCTOBER HOUSE, JACKSONS LANE. GREAT CHESTERFORD	Early C19 grey brick house. Two storeys and cellars	1112303	Grade II	Within village settlement outside conservation area	Moderate	Neutral	Neutral	Neutral	
WEARN'S FOLLY, CARMEN STREET. GREAT CHESTERFORD	C17 timber-framed and plastered building. Renovated. One storey and attics	1112286	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
HOUSE IMMEDIATELY NORTH WEST OF WEARN'S FOLLY, CARMEN STREET. GREAT CHESTERFORD	Early-mid C19 timber-framed and plastered building. Two storeys.	1112287	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE OLD BAKERY, CARMEN STREET. GREAT CHESTERFORD	Early C19 timber-framed and plastered house on an L shaped plan. Two storeys	1112288	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
ELIZABETH COTTAGE, CARMEN STREET. GREAT CHESTERFORD	Early-mid C19 timber-framed and plastered building. Renovated. Two storeys	1112289	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CLEMATIS COTTAGE, CARMEN STREET. GREAT CHESTERFORD	Small early-mid C19 timber-framed and plastered house. Two storeys	1112293	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
BAKERY, CARMEN STREET, GREAT CHESTERFORD	Early C19 timber-framed and plastered building. Two storeys	1112290	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
HOUSE TO NORTH WEST OF BAKERY, CARMEN STREET. GREAT CHESTERFORD	Early-mid C19 timber-framed and plastered building. Two storeys	1112291	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
HOUSE APPROXIMATELY 23 YARDS NORTH WEST OF BAKERY, CARMEN STREET GREAT CHESTERFORD	Early-mid C19 timber-framed and plastered house. Two storeys	1112292	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

CREAM COTTAGE, NEWMARKET ROAD GREAT CHESTERFORD	C17 timber-framed and plastered house with modern extensions. Two storeys	1171508	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
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CROWN HOUSE, NEWMARKET ROAD GREAT CHESTERFORD	Large red brick building of C18 origin, altered later. 3 storeyed	1171504	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MILL COTTAGE, NEWMARKET ROAD. GREAT CHESTERFORD	C18 timber-framed and plastered. Brick faced on the ground storey. Two storeys	1273976	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MILL HOUSE, NEWMARKET ROAD GREAT CHESTERFORD	Early C19 red brick house. Two storeys	1112306	Grade II	Great Chesterford Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MAIN BUILDING TO GREAT CHESTERFORD RAILWAY STATION, LONDON ROAD. GREAT CHESTERFORD	Built circa 1845 by Francis Thompson, railway architect of the early C19, a rectangular yellow gault brick building with parapet, stucco band and elemental cornice. Two storeys.	1305565	Grade II	Situated to south and outside Conservation Area	Moderate Positive Communal value through association with railway architect, Francis Thompson	Neutral	Neutral	Neutral	

<b>1.3 Listed Buildings (Little Chesterford) (No impact change (harm / benefit) due to proximity from site)</b>									
RIDERS CROFT, LITTLE CHESTERFORD	Timber-framed and plastered house with C18 external features, possibly with an earlier core. Two storeys.	1231798	Grade II	Village settlement	Moderate	Neutral	Neutral	Neutral	
KINGS FARMHOUSE, HIGH STREET, LITTLE CHESTERFORD	C16-C17 timber-framed and plastered house with a gabled cross wing. The main block is one storey and attics and the cross wing is 2 storeys with the upper storey jettied on the front.	1277393	Grade II	Village settlement	Moderate	Neutral	Neutral	Neutral	
THE MALTINGS, HIGH STREET, LITTLE CHESTERFORD	Late C16 timber-framed and plastered building with gables at the east and west ends. Modern extension at the west end. Two storeys	1277394	Grade II	Village settlement	Moderate	Neutral	Neutral	Neutral	
BANK COTTAGE, HIGH STREET, LITTLE CHESTERFORD	Swifts Thatch originally comprised a 2 storeyed C17 timber-framed and plastered house on the west and a C17-C18 timber-framed and plastered cottage block of one storey and attics on the east. Now one tenement	1277395	Grade II	Village settlement	Moderate	Neutral	Neutral	Neutral	
THE OLD HOUSE, HIGH STREET, LITTLE CHESTERFORD	C17-18 timber-framed and plastered house. Renovated. Two storeys and attics	1231797	Grade II	Village settlement	Moderate	Neutral	Neutral	Neutral	

THE OLD COTTAGE, HIGH STREET, LITTLE CHESTERFORD	Early C18 timber-framed and plastered house. Two storeys.	1231796	Grade II	Village settlement	Moderate	Neutral	Neutral	Neutral	
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CHESTERFORD									
CHURCH OF ST MARY THE VIRGIN, HIGH STREET, LITTLE CHESTERFORD	Small church with nave and chancel undivided. The earliest detail is C13 but the church was much restored in the C19.	1277390	Grade II*	Village settlement	Moderate	Neutral	Neutral	Neutral	
THE MANOR, HIGH STREET, LITTLE CHESTERFORD	Rare example of an early domestic building, originally an early C13 manor house (circa 1200) partly rebuilt and altered in the C14 and C16.	1231793	Grade I	Village settlement	Moderate	Neutral	Neutral	Neutral	
DOVECOTE TO NORTH OF THE MANOR, HIGH STREET, LITTLE CHESTERFORD	C17-C18 timber-framed and weather-boarded building with a tiled gambrel roof. It is renovated and no longer used as a dovecote.	1231794	Grade II	Village settlement	Moderate	Neutral	Neutral	Neutral	
BRIDGE OVER THE RIVER CAM, LITTLE CHESTERFORD	Small red brick bridge with 2 semi-circular arches and a plain parapet. An inscription stone has the initials G.K. and the date 1791	1231795	Grade II	Location outside village settlement	Moderate to Major Positive	Neutral/slight	Harm to wider rural setting Less than substantial (Slight)		Although not in close proximity to the site, impact of harm will be on the wider setting.
BORDEAUX FARMHOUSE CAMBRIDGE ROAD, LITTLE CHESTERFORD	C17-C18 timber-framed and plastered house faced in C19 white brick, with a parapet and cornice. Two storeys	1278183	Grade II	Location outside village settlement	Moderate to Major Positive	Neutral/slight	Harm to wider rural setting Less than substantial (Slight)		Although not in close proximity to the site, impact of harm will be on the wider setting.

<b>1.4 Hinxton Conservation Area (Listed Buildings within Conservation Area)</b>									
HINXTON CONSERVATION AREA	Refer to report description			Village settlement located in valley setting with wider views to upland site across the valley to the NE and W of the CA including Parish Church	Moderate Positive Contribution	Moderate change	Harm to setting of CA due to its valley position and wider rural setting.  Less than substantial (Moderate)	Assessed within Conservation Area Section 7.0	Development cannot be hidden; impact on immediate setting may be mitigated in places but impact will be greater on wider rural setting.
HINXTON HALL (TUBE INVESTMENT LIMITED), HIGH STREET, HINXTON	Country house. 1748-1756 for John Bromwell Jones; late C18 additions by William Vachell; C19 alterations and early C20 additions. Red brick with limestone details. Original central block of three storeys National Grid Reference: TL4980344824	1330969	Grade II*	Hinxton Conservation Area	Moderate Positive	Neutral/slight	Harm to wider rural setting Less than substantial (Slight)		Although not in close proximity to the site, impact of harm will be on the wider setting; the western slopes of the site can be more fully seen, although the plateau is partially hidden.
STABLES TO SOUTH WEST OF HINXTON HALL. HIGH STREET HINXTON	Stables converted to workshops. Early C19 with C20 alterations. Red brick with hipped slated roofs.	1318170	Grade II	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

GAME LARDER SOUTH OF HINXTON HALL, HIGH STREET. HINXTON	Game larder, early to mid C19. Flint with red brick dressings. Included for group value	1128076	Grade II	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
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NORTH LODGE, HIGH STREET. HINXTON	Early to mid C19. Timber-framed and plastered.	1318133	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE CORNER HOUSE, 2, HIGH STREET. HINXTON	Late C18 with C20 alterations. Timber-framed with C20 panelled decorated plaster. Two storeys	1318116	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
RED LION INN, 32, HIGH STREET. HINXTON	Inn. C17 or earlier. Timber-framed and plastered with painted and plastered brick plinth. Two storeys	1128079	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE OLD MANOR HOUSE, 29, HIGH STREET. HINXTON	Guildhall. Late C15, converted to a manor house c.1580 with late C17 or early C18 alterations. Timber-framed and plastered with brick plinth. Two storeys	1330970	Grade II*	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
31 HIGH STREET, HIGH STREET. HINXTON	House. Late C15 or early C16 with C18 or later rebuilding and alterations. Timber-framed and plastered with high tarred cemented plinth. One storey and attic and cellar	1163658	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
PARISH CHURCH OF ST MARY AND ST JOHN THE EVANGELIST, CHURCH GREEN, HINXTON	Grade II* Parish Church, Chancel nave and west tower c1200. South porch later C14 and west tower partially rebuilt. C15 south aisle, east chancel wall rebuilt possible C17. C19 restorations. Walls of flint rubble with Barnack limestone and clunch dressings. Roofs plain tiled and leaded.  National Grid Reference: TL49707 45175	1163553	Grade II*	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CHURCH GREEN COTTAGE, 1, CHURCH GREEN. HINXTON	House. Late C17 with later C18 and C19 additions. C20 renovation. Timber-framed with C20 pargetted render. One storey and attic	1128075	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
SPARROWS COTTAGE, 44, HIGH STREET. HINXTON	House. Late C17 or early C18 with C19 and C20 alterations. Timber-framed and plastered. Two storeys and rear outshut	1128080	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
47, HIGH STREET. HINXTON	House. Early C17 with C19 alterations. Timber-framed and plastered, painted brick plinth. One storey and attic and cellar; one storey rear wing	1128077	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
42 HIGH STREET. HINXTON	House. Late C18 or early C19 with later addition and C20 alterations. Timber-framed and plastered. Two storeys	1164675	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

50 AND 52, HIGH STREET HINXTON	House now two dwellings. Late C16 or early C17 with later alterations and additions. Exposed timber-frame with plastered infill and cemented brick plinth. Two storeys with north cellar to main range	1128081	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
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HALL FARMHOUSE, 58 HIGH STREET. HINXTON	Farmhouse. Early C16 with late C16 or early C17 alterations and additions, replanned in C19. Timber-framed and plastered with painted brick plinth. Plain tiled roofs. One storey and attic with cellar	1164679	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
93 AND 95, HIGH STREET HINXTON	Pair of houses. C18, altered. Timber-framed and rendered. Two storeys	1163666	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
82 AND 84, HIGH STREET HINXTON	Farmhouse converted to two dwellings. Late C17 with C18 and C19 alterations. Timber-framed and plastered with some weather boarding, tarred brick plinth. Two storeys with attic and cellar,	1164686	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
PETTITT BARN, 86, HIGH STREET. THE OLD BYRE, 88, HIGH STREET. HINXTON.	Barn formerly one of a group of farm buildings converted to domestic use. C17 with C20 alterations. Timber-framed and weather-boarded. The barn is attached to the former stables and loft. (The Old Byre) also converted to domestic use, but in separate ownership	1128083	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE OAK HOUSE, 105 HIGH STREET. HINXTON	Courthouse or wool hall converted in late C16 or later to domestic use, restored c.1930. Close-studded timber-frame with plastered panels and C20 red brick nogging at ground floor. Two storeys with inserted attic floors.	1128078	Grade II*	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
125,127 AND 129, HIGH STREET. HINXTON	Row of three cottages. Late C18 or early C19 with C20 restoration. Timber-framed and plastered with painted flint plinth. One storey	1330971	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
LORDSHIP FARMHOUSE, 21, MILL LANE. HINXTON	Farmhouse. Early C16 and possibly later with C19 alterations and additions. Timber-framed and plastered (with C18 pargetting), flint casing and painted brick plinth.	1317672	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
BLACKSMITH'S SHOP, COACH HOUSE AND STABLES TO NORTH EAST OF LORDSHIP FARMHOUSE, MILL LANE HINXTON	C18 and C19. Walls of timber-frame plastered and weather-boarded, flint, brick and clay bat. Single storeyed with loft over stable block. Included for group value	1128085	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
GRANARY TO SOUTH EAST OF LORDSHIP FARMHOUSE, MILL LANE HINXTON	Granary. Early to mid C19. Timber-framed and weather-boarded standing on brick piers with stone caps. Two storeys	1164710	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
HINXTON WATERMILL AND MILLERS' COTTAGE, MILL LANE. HINXTON	Watermill and attached cottage. Cottage C17 with additions c.1766 (dated stack). Mill late C18 with C19 alterations. Timber-framed, plastered and weather-boarded; C19 gault brick. Buildings forming an L-plan. Mill to north	1128084	Grade II	Hinxton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

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	west two storeys and attic linking north-south cottage range of one storey and attics.								
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1.5 Ickleton Conservation Area (Listed Buildings within Conservation Area)									
ICKLETON CONSERVATION AREA	Refer to report description			Village settlement located in valley setting with limited views to upland site across the valley	Moderate Positive Contribution	Negligible Change	Harm to setting of CA due to its valley position and wider rural setting.  Less than substantial (Neutral/slight)		Impact is mitigated by the low position of the CA within the valley and proximity away from the site. If the extent of existing tree screening is changed or removed, the impact will change. However, there will be impact on the wider rural setting of the CA.
BROOKHAMPTON HALL, 23, BROOKHAMPTON STREET. ICKLETON	House. Early C18 with C19 and later alterations. Timber-framed and plastered; pantiled brick plinth. Two storeys with attics	1317578	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
WELL COTTAGE AND THE COTTAGE, 1 AND 3, CHURCH STREET. ICKLETON	Pair of cottages. Early C19. Flint with gault brick dressing. Two storeys,	1164918	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
THE CRANNY AND THE NOOK, 5 AND 7 CHURCH STREET. ICKLETON	Cottage. Late C15 with late C16 alterations and C19 rebuilding. Timber-framed and plastered. Two storeys.	1128055	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
DRUID COTTAGE, 9 CHURCH STREET. ICKLETON	House. Late C18 or early C19 with later alterations. Red brick with some plastered timber-frame. Two storeys	1330959	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
NORMAN HALL, 21, CHURCH STREET. ICKLETON	Farmhouse now a house. C15 with C16 alterations, early C18, late C18 and C19 additions. Timber-framed with roughcast render and some C18 pargetting, flint and brick. Two storeys	1164925	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
PARISH CHURCH OF ST MARY MAGDALEN, CHURCH STREET. ICKLETON	Parish church. Late C11 nave and arcades, clerestorey, north aisle and lower part of tower. Chancel rebuilt mid C15. C19 and C20 restorations	1128057	Grade I	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MILL HOUSE COTTAGE, 27, CHURCH STREET. ICKLETON	Cottage. Early C18 with C20 alterations and additions. Timber-framed and plastered with C18 panelled decoration. Two storeys	1128056	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

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WELLINGTON HOUSE, 37, CHURCH STREET. ICKLETON	Public house, now a cottage. Late C17 with C19 additions, and C20 alterations. Timber-framed and plastered, brick; plastered brick plinth.. Two storeys and one storey and attic with roof extended as outshut to north over cellar	1317548	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
MOWBRAYS, 18, CHURCH STREET. ICKLETON	Farmhouse. Late C15 or early C16, with late C17 rebuilding and C19 alterations and additions. Timber-framed and plastered; red brick.. Two storeys.	1330960	Grade II*	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
SAXON LODGE, 20, CHURCH STREET. ICKLETON	House. Late C15 or early C16 with C17 alterations and additions; C19 conversion to two dwellings and C20 renovation. Timber-framed and plastered with plastered plinth. Two storeys and cellar	1317499	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
DURHAM'S FARMHOUSE, 31, BUTCHERS HILL. ICKLETON	Farmhouse, now a house. Late C16 with C17 or later additions, C19 and C20 alterations. Timber-framed and plastered and with roughcast render, brick and flint replacement wall. Two storeys	1330958	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
HAYBARN TO NORTH OF MOWBRAY'S FARMYARD, BUTCHERS HILL. ICKLETON	Hay barn. C19. Timber-framed with boarded panels, corrugated iron roof.	1164871	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
BARN TO NORTH EAST OF MOWBRAY'S FARMYARD, BUTCHERS HILL. ICKLETON	Barn. C19. Timber-framed and weather boarded with corrugated iron roof replacing thatch	1128054	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
BARN TO EAST SIDE OF MOWBRAY'S FARMYARD, BUTCHERS HILL. ICKLETON	Barn. Late C16 with late C17 or C18 extension. Timber-framed and weather boarded with corrugated iron roof replacing thatch	1164861	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
8, BUTCHER'S HILL. ICKLETON	Cottage. Late C16 with later alterations, renovated 1985. Timber-framed and plastered. Two storeys	1330957	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
10, BUTCHERS HILL. ICKLETON	Cottage. Dated '1777. C20 rebuilt outshut to left hand gable. Timber-framed with restored panelled decoration to plaster. Two storeys and attics	1164853	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

FROGGE END, 1,	House. Late C15 or early C16 rebuilt re-using	1165081	Grade II	Ickleton Conservation	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation	Assessed within Conservation Area Section 7.0
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FROGGE STREET. ICKLETON	medieval timbers in C17. Timber-framed and plastered with C20 pargetted render. Two storeys with attics to main range.			Area	Section 7.0	Section 7.0	Section 7.0	Area Section 7.0	
THE HOVELLS, 10, FROGGE STREET. ICKLETON	Farmhouse now a house. Early C16 with C17 alterations and addition. Timber-framed, exposed and with roughcast render. Two storeys.	1165100	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
FROGGE HALL, 37, FROGGE STREET. ICKLETON	House, divided as two dwellings. Medieval with C16 rebuilding of hall range with C17 and C20 alterations. Timber-framed and plastered with brick. One storey and attic,	1330961	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
FROGGE COTTAGE, 46 AND 48, FROGGE STREET. ICKLETON	Two dwellings, possibly originally one. Early C18. Timber-framed and. One storey and attic	1128064	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CALDREES MANOR, 2, ABBEY STREET. ICKLETON	Large house. Possibly C16 or C17 origins with early and later C19 additions and alterations. Two storeys with attics	1128048	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
RED LION PUBLIC HOUSE, 9, ABBEY STREET. ICKLETON	Public house. c.1700 with C18 and C19 alterations. Timber-framed and plastered ,panels with some original pattern work.. Two storeys, attic and cellar	1330972	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
LIMBURYS, 16, ABBEY STREET. ICKLETON	House. Early to mid C19 possibly earlier. Flint rubble. Two storeys	1330954	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CHESTNUTS, 22, ABBEY STREET. ICKLETON	House. Mid C19 possibly earlier. Gault brick. Two storeys	1128049	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
CARPENTERS SHOP, 24, ABBEY STREET. ICKLETON	Workshop. Mid C19. Rubble flint with red brick dressings, weather boarded gables.. Two storeys	1330955	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
26, ABBEY STREET. ICKLETON	House. Late C17 or early C18 cased in C19 gault brick. One storey and attics	1128050	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
30, ABBEY STREET. ICKLETON	House. Late C17 with C19 alterations. Timber- framed cased in gault brick.. Two storeys with rear outshut	1164793	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
HOWEYS, 33, ABBEY STREET. ICKLETON	House. c.1700 refaced in C19. Original red brick and C19 red brick. Two storeys and rear C19 outshut	1317641	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

<p>HARLEQUIN HOUSE AND FLINT WALL TO NORTH EAST, 43, ABBEY STREET. ICKLETON</p>	<p>Farmhouse. Late C17 or early C18 range to early C17 street range with late C18 or early C19 alterations and rear additions. Timber-framed and plastered C19, flint with gault brick dressings. Two storeys with attics</p>	<p>1128086</p>	<p>Grade II</p>	<p>Ickleton Conservation Area</p>	<p>Assessed within Conservation Area Section 7.0</p>	<p>Assessed within Conservation Area Section 7.0</p>	<p>Assessed within Conservation Area Section 7.0</p>	<p>Assessed within Conservation Area Section 7.0</p>	<p>Assessed within Conservation Area Section 7.0</p>
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44, ABBEY STREET LENA, 42, ABBEY STREET ICKLETON	Three cottages and a shop now two cottages. C17 with C19 and c.1938 alterations and rebuilding. Timber-framed and plastered. Thatched roof. One storey	1128051	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
46, ABBEY STREET. ICKLETON	Cottage. Late C17 or early C18 renovated c.1938. Timber-framed and plastered. Two storeys	1317601	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
PRIORY FARMHOUSE, 49, ABBEY STREET. ICKLETON	Farmhouse. Early C16 with late C16 brew house partly incorporated into the original range with mid to late C17 range to street and C19 extensions and alterations. Timber-framed and plastered, gault brick and painted brick. . Two storeys	1164729	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
PADCOT, 48 AND 50, ABBEY STREET. ICKLETON	Cottage, converted to two dwellings. c.1500 with early C17 and C19 alterations. Timber-framed and plastered. One storey and attic	1330956	Grade II*	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
BARN TO SOUTH EAST OF NUMBER 49 (PRIORY FARMHOUSE), ABBEY STREET. ICKLETON	Barn. Late C16 or early C17. Timber-framed and weather boarded. Rebuilt corrugated iron roof	1128045	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
53, ABBEY STREET. ICKLETON	Cottage C17 or earlier. Timber-framed and plastered with brick casing. One storey and attic	1330990	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
ORCHARD COTTAGE, 58, ABBEY STREET. ICKLETON	Cottage. c.1700 or earlier. Timber-framed and plastered. One storey and attic	1128052	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
61 AND 63, ABBEY STREET. ICKLETON	Farmhouse. Late C16 with early to mid C17 range to rear and C19 alterations. Timber-framed and plastered with flint and red brick dressings. Two storeys	1128046	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
71, ABBEY STREET. ICKLETON	Cottage. Late C17 or early C18. Timber-framed and plastered. Two storeys with single storeyed rear wing	1330991	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
ABBAY FARMHOUSE, DUXFORD ROAD. ICKLETON	Farmhouse. Medieval, C13 core with C18 and C19 alterations and additions. Clunch rubble, timber-framed and plastered and brick. Two storeys and attics	1165028	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0
BARN TO SOUTH EAST OF ABBEY FARMHOUSE, DUXFORD ROAD. ICKLETON	Barn. Late C16 or early C17 with C19 repair and rebuilding. Timber-framed and weather boarded, high brick plinth and gable walls. Corrugated iron roof	1128059	Grade II	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0

BARN TO NORTH OF ABBEY FARMHOUSE,	Barn. Late C13 or early C14 and C15. Timber-framed with C20 brick walls and corrugated	1165037	Grade II*	Ickleton Conservation Area	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area Section 7.0	Assessed within Conservation Area	Assessed within Conservation Area Section 7.0
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DUXFORD ROAD ICKLETON	iron roof							Section 7.0	
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**2.0 Scheduled Monuments**

**2.1 Great Chesterford**

ROMAN TEMPLE	Great Chesterford Roman Temple, located separately from the Roman Town. Originally constructed in the middle of the first century AD with the Romano-Celtic temple with a 'cella' and an ambulatory being constructed during or after the 2nd century.	4978 4979 4980 7311 SM No 1017453		Scheduled Monument (under arable land) in open rural location with views to and from other Heritage Assets and visual association with Roman Fort and Town	Major Positive	Major change	Harm to immediate and wider rural setting and inter-relationship of Heritage Assets  Less than substantial	Unknown Potential to increase knowledge and removal from plough	Maintain open views between Heritage Assets and respect landscape features
ROMAN FORT, ROMAN TOWN, ROMAN AND ANGLO-SAXON CEMETERIES	The monument includes an early Roman fort which was superseded on the same site by a small Roman town which was provided with a masonry wall in the later Roman period, two cemeteries of Roman date and an Anglo-Saxon cemetery. It is located just to the south of the Essex-Cambridgeshire border on a terrace above the east bank of the River Cam. These assets are significantly associated with the Roman temple, both by function and by physical links in the form of Roman roads.	SM No 1013484		Scheduled Monument adjacent Great Chesterford Conservation Area and neighbouring valley settlements with views to and from other Heritage Assets and visual association with Roman Temple,	Major Positive	Major change	Harm to immediate and wider rural setting and inter-relationship of Heritage Assets  Less than substantial		Maintain open views between Heritage Assets and respect landscape features

**2.1 Ickleton**

ROMAN VILLA SITE S OF ROSE VILLA	Record generated from OCN scheduling record; information is not held electronically. National Grid Reference: TL 49600 43208	SM No 1006872		Scheduled Monument (under arable land) in open rural location at southern end of village and outside Conservation Area. In close proximity to Roman fort and town at Great Chesterford no visual connection exists.	Major Positive	Moderate change	Harm to wider rural setting  Less than substantial		Heritage Asset is visually and physically separated from site. Any further visual connection is lessened currently by tree screening east of site. This relationship could change with removal of tree screening.
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<p><b>3.0 Sites of Special Archaeological Interest *</b>                      Identified in Harvis report : January 2018 and Oxford Archaeology East Desk Based Assessment North Uttlesford Garden Village Essex : May 2016)                      There is a high likelihood for preserved archaeological remains across the site and the proposed development has the potential to adversely affect these sub surface remains. Refer to dated and undated archaeology maps</p>									
BRAMBLESHOT FIELD	Evidence from a number of excavations and chance finds indicate the presence of a late Iron Age and Roman cemetery.	EHEN Nos 4858/4859		On site, on south boundary of Deer Park	High				Potential for further archaeological remains
ROMAN ROAD	Roman Road running north from the Walled Town area	4744		Close to site, on route of A11	High				
ROMAN TEMPLE	Roman building located to the south of the temple	13962		On lower slopes of site	High				
STUMP CROSS FIND SPOT	Large stone monument each of the 4 remaining faces exhibits the head and torso of a deity, in a niche.	4988		On lower slopes of site junction with Walden Road	High				Potential for further archaeological remains
STUMPS CROSS LANDSCAPING	Collection of Bronze Age and Roman material recovered from landscaping to the east of the M11	14811/14812		Junction of A11/M11 on crematorium site	High				Potential for further archaeological remains
THE LIMES CROPMARKS	Linear cropmarks, earlier field boundaries.	16225		On site, Park Farm Cottages	High				Potential for further archaeological remains
WEST OF FIELD FARM	Range of cropmarks including double ditched enclosure, and a range of other enclosures indicative of settlements and potential burials.	4855		On site, Park Farm Cottages	High				
WEST OF DELLS FARM	Potential burial mound	4792		Adjacent to site boundary	High				
ROMAN ROAD	Roman Road recently confirmed running north east out of the town.	4986		Route along Cow Lane and from Great Chesterford modern settlement in direction of Roman Temple	High				Potential for further archaeological remains
SPOTFIND	Ayers Ford tyre burial. Mirror found nearby - 4873	4981		Off site, north of Cow Lane	High				Potential for further archaeological remains
EVENT	Henry VIII coin – relates to excavations 14809	14810		Off site, at Stumps Cross roundabout	Medium				
EARTH WORKS	Earth works to NE of Dell's Farm – to excavation	46614		On site, east of Dells Farm	High (unknown monument)				Potential for further archaeological remains
CROP MARKS	Crop marks of a small enclosure	47363		By Park Farm in Deer Park	High				Potential for further archaeological remains
EARTH WORKS	Excavation pit. Unknown lake.	47892		Outside site at Grumble Farm	High				Potential for further archaeological remains

CROP MARKS	Medieval crop boundaries (1066-1539 AD) seen on OS map. 1872-1890 OS 6 to mile 1:10.560	47894		Outside site east of Cow Lane	High				Potential for further archaeological remains
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Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation To be read with Map NUGC 08
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4.0 Non Designated Assets									
West of Park Road Farm	Aerial photographic evidence of Round barrows visible just off the top of the ridge. These have been partially excavated showing a number of burial mounds being present. Saxon cemetery also identified	4791					Unknown Potential loss of historic evidence	Potential benefit from programme of archaeological evaluation to aid understanding	Further research may inform interrelationship of heritage assets on and surrounding site
Park Farm Deer Park	Park Farm - shown as 'Great Chesterford Park on Chapman and Andre map of 1777	19147		NDA on upland plateau in open rural setting denoting historic boundaries on allocation site	Major Positive	Major Change	Loss of immediate rural setting and loss of historic meaning of park and historic park boundary.  Potentially harmful to NDA but cannot be assessed under NPPF 132, 133	Potential benefit from programme of archaeological evaluation to aid understanding	Retain boundary of historic deer park within open space, although impact of change would confuse understanding of heritage asset. Mitigation should address significance of perimeter boundaries and ancient woodland.
Dells farm	19C Farmhouse with earlier flint and brick outbuildings			Lower slopes of site in open countryside on allocation site	Minor Positive	Moderate change	Loss of rural character and relationship to settlement in valley Potentially harmful to NDA but cannot be assessed under NPPF 132, 133		
Mill house farm	Mill house to two former corn windmills			Open countryside close to Walden Road close to allocation site	Minor Positive	Negative change	Loss of rural character Potentially harmful to NDA but cannot be assessed under NPPF 132, 133		
Grumble hall	Isolated farm on upper slopes			Isolated farmsteads on historic route close to allocation site	Minor Positive	Moderate change	Loss of rural character Potentially harmful to NDA but cannot be assessed under NPPF 132, 133		
Crave hall farm	Isolated farm on upper slopes			Isolated farmsteads on historic route close to allocation site	Minor Positive	Moderate change	Loss of rural character Potentially harmful to NDA but cannot be assessed under NPPF 132, 133		
Catley park	Isolated farm on upper slopes			Isolated farmsteads on historic route close to allocation site	Minor Positive	Moderate change	Loss of rural character Potentially harmful to NDA but cannot be assessed under NPPF 132, 133		
5.0 Registered Parks and Gardens (n/a)									



## 8.0 Site Two: Easton Park

### 8.1 Overview of Site, character and surroundings

In order to assess the significance of a heritage asset and the contribution of setting the significance of a heritage asset, it is important to have an understanding of the development of the site. This overview sets out the character and surroundings of the site at Easton Park relating to setting, character, boundaries and community.

#### 8.1.1 Setting

The proposed site is located in the South Suffolk and North Essex Claylands Natural Character Area (NCA). The River Granta or Cam (that flows North through Great Chesterford chalk lands) rises to the north of the site in Debden parish some 7km from the site area at Little Easton. This source originates in land just over the 100m contour. The western side of the site is bounded by the River Roding that falls into the River Thames at Barking (Creekmouth) passing the land at Little Easton that lies at the 95 metre contour. To the east, approximately 2km from the site boundary, the River Chelmer also flows southward to join the River Blackwater. The River Chelmer, in the area around the site, passes through land forms at the 60m contour but rises again to the 90m contour within 1.25 Km. These land forms describe a broad plateau of clay with a number of rivers flowing north and south though a largely constant terrain with a slight dip southwards. This topography is what the NCA describes as the “undulating chalky boulder clay plateau, dissected by numerous river valleys” and that support “large, often ancient hedgerows linking woods and copses, forming wooded skylines”.

8.1.2 In more detail the site area sits on a landform that is 100m at its highest point in the north-west of the site (Brookend) that falls away to 90m in the south of the site next to Highwood (that is outside the site and also has a height of 100m) and the A120 highway. To the east, the land drops to 85m on the site boundary at Little Easton Manor (this is outside the site). The lowest point on the site is in the far north of the proposal (at Perryfields) where the 75m contour runs through the site, and is associated with the River Chelmer valley. However the overall site is seen as being largely flat with very gradual undulations.

#### 8.1.3 Landscape

The character of the landscape has been considered separately in Land at Easton Park : Landscape & Visual Appraisal (Chris Blandford Associates June 2017). This summarises the key landscape and visual characteristics of the Site and wider context as:

- Site comprises a gently undulating arable landscape with plateaus and shallow valleys, with a network of hedgerows, tree belts and woodland which in combination form the perception of a wooded skyline, set within which is a dispersed settlement pattern;
- Visibility across the site is in part restricted due to a combination of gentle topography and vegetation structure;
- The northern part of the site is more sloping in nature than the rest of the site, and therefore the potential for views into this part is greater than elsewhere within the site, and is more heavily constrained due to the presence of Easton Lodge Registered Park and Garden and woodland structure;
- The landscape sensitivity to a new settlement would vary, and is assessed to be of moderate to high sensitivity, with the highest sensitivity to development in the northern part of the site which is the most physically constrained, reducing in sensitivity towards the southern part of the Site; this area comprises an aggregate quarrying site and is influenced by the presence of road infrastructure;
- The visual appraisal undertaken finds that visibility into the site is in part restricted by the intervening vegetation structure which in combination forms the perception of a wooded skyline. The water tower at Easton Lodge is a prominent landmark locally and visible away from the site. The visual sensitivity of the site to development is assessed to be moderate – high, varying across the site.

#### 8.1.4 Character

The site is located within the following Character Areas : National NCA Profile 86: South Suffolk and North Essex Clayland; County LCA B1: Central Essex Farmland; District LCA B10: Broxted Farmland Plateau. The character of the clay plateau is of historic significance as from an early date this woodland was slowly cleared, often leaving substantial hedges around patterns of small irregular fields and numerous small woods, giving rise to the description in the NCA of “wooded skylines”. With this same clearance small twisting lanes and holloways developed between and through the remaining woodland, even although today the woodland has been cleared, the NCA describes “an intricate maze of narrow, winding lanes linking settlements”. This character still exists around the site especially to the east around the villages of Little and Great Easton, Tilty, Broxted and Chickney and even around those communities such as Thaxted that developed into small medieval towns or large villages. The existence

of a Cistercian Abbey at Tilty also not only speaks of its relative isolation in the landscape (Cistercian Houses were built at some distance from other religious houses) but also land enough to clear and 'improve' from what would have probably been considered waste' in the 12<sup>th</sup> century.

- 8.1.5 A significant proportion of the proposed site is a former sub- medieval hunting ground that was then developed into a WWII airfield. Both of these interventions into the historic landscape will also bring with them their own significance and associated assets.
- 8.1.6 Some 1.5km west of the site lies the boundary of Stansted Airport. This has also brought with it a change in the character of the landscape even though mitigating measures have been used to alleviate noise, light and other visual harm to the surrounding areas. There are, however examples of negative development along parts of the periphery, which has resulted in degradation of natural woodlands and properties by private airport parking, servicing and traffic movements. The intervening landscape will remain between the Airport and any future development will be particularly sensitive to further change.
- 8.1.7 **Boundaries**  
The proposed site lies primarily in Little Easton civil parish but presumably these boundaries also reflect the former ancient ecclesiastical parish that would have been established in the Late Saxon period. A significant area of Broxton parish is subsumed into the site including the former deserted settlement of Phillips-land and what appears to be an ancient byway connecting the Phillips-Land settlement with Molehill Green (presumably a later assert from former woodland). At the southern end, the site takes in a significant area of Little Canfield Parish on both sides of the modern A120 highway that could lead to further expansion westward between the A120 and Stane Street (B1256).
- 8.1.8 Arguably river courses would be the most convenient way to follow through a heavily wooded historical landscape and eventually these would also become locations for community development and the river may then become a boundary feature in itself. The proposed site has the River Roding along its western boundary which is also a parish boundary between Little Easton and Takeley both of which are presumed ancient parishes. Similarly the River Chelmer provides a parish boundary between Little and Great Easton as well as between Tilty and Great Easton. For some reason there is considerable settlement evidence along the Chelmer valley but less along the River Roding. However the discovery of a possible Roman building on the east bank of the Roding perhaps should not be surprising as Roman brick appears in Takeley church which points to local Roman occupation (Takeley church is some 2.5km from a Roman industrial site at Frogs Hall which is approximately 0.5km outside of site boundary). It is also possible that the hunting estate was developed from an open landscape developed in the prehistoric period or later by early medieval communities migrating from the west.
- 8.1.9 Historic roadways also show how communities moved from area to area as well as forming territorial boundaries or as methods of controlling local tribal territory (eg Roman military roads). Stane Street crosses horizontally along the bottom of the site which provided a link from Braughing, an Iron Age settlement in Hertfordshire, to the Iron Age oppida outside Colchester that in the Roman period was formalised in providing links between Verulamium (St Albans) and Colchester both different tribal centres. Cobb's Lane that crosses the site from south west to north east is probably a medieval or earlier drove road now part of a long distance recreational footpath.

#### Community

One of the characteristics of the South Suffolk and North Essex Clay lands NCA is the dispersed settlement patterns that are the result of woodland clearance and this is especially evident in the eastward lands adjoining the site. The Easton's (Little and Great Easton) form a territory that sits astride the River Chelmer. Both developed their separate communities and a wealth of scattered farms between them but may have originally been part of a single estate. The name Easton itself suggests an early medieval community that spread from an earlier community to the west, and early Saxon names are evident in Henham (High home) and Elsenham (Elesa's home) just some 6km to the west. Little Easton (Conservation Area) today has the appearance of an estate village and with Easton Lodge both are areas containing designed landscapes.

Stane Street runs from west to east to the south of the site. Settlements developed along the road (Takeley, Great Dunmow) where most development today is situated.

To the north and beyond the site, the area is more rural in character with smaller settlements. These are situated off the main road (B184) from Great Dunmow and northwards to Thaxted. Otherwise the road pattern comprises single track lanes, often hollow-ways.

## 8.2 Summary of future potential development

8.2.1 The site at Easton Park is being proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 10,000 units arranged as housing areas and commercial development interspersed with open spaces.

## 8.3 Brief chronology of historic development of the site

8.3.1 The site of the proposed Easton Park Garden Village is located on a plateau in a rolling rural landscape dissected by the valleys of small streams and rivers with the River Roding located to the west of the site and the River Chelmer and a tributary to the east and north. The landscape consists of irregular fields, dating to pre-medieval and medieval periods, interspersed with medieval and post-medieval enclosed common fields. A number of ancient woodlands are also present. Historic settlements are dispersed and include churches, hall complexes, individual farms, moated sites and small hamlets. The road pattern is of twisting narrow roads and includes sunken hollow-ways.

8.3.2 Archaeological evidence attests to the occupation of the area from the Palaeolithic periods, Bronze and Iron Ages, with the valley slopes to the main rivers being the preferred locations from the Middle Bronze Age. The area adjoining the site was settled throughout the Roman Period exploiting its position on the Colchester to Braughing (Stane Street) running east-west to the south of the site and the London to Great Chesterford road running north-south to the east of the site as well as the adjacent Roding and Chelmer river valleys. Burials dating to the Iron Age and Roman Period have been recorded.

8.3.3 The Roman settlements were reoccupied during the Saxon Period and occupation continued into the Medieval Period.

8.3.4 Little Easton Lodge dates back to the Tudor Period and although it appears on maps late and post Tudor period it is not represented as a park (Figs. 1 to 3). The map regression shows a number of deer parks indicating extensive hunting activity in the area.

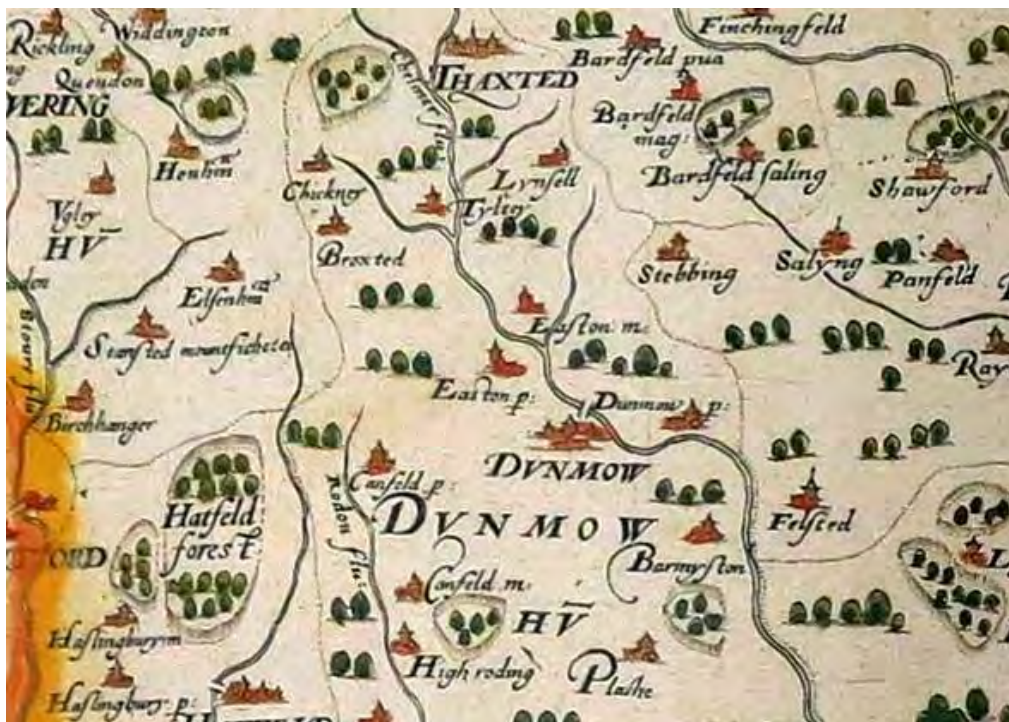


Fig. 1: Little Easton from Christopher Saxton's Map of Essex 1579. The site is surrounded by the parks at Hatfield Forest, Henham, Thaxted, Bardfield Saling, Shalford, Great Leighs, Pleshy and High Roding



Fig. 2: Little Easton from John Norden's Map of Essex 1594. The site is surrounded by the parks at Hatfield Forest, Henham, Thaxted, Bardfield Saling, Stebbing, Great Canfield and Great Easton.



Fig. 3: Little Easton from J Speed's Map of Essex 1610. The site is surrounded by the parks at Hatfield Forest, Henham, Thaxted, Bardfield Saling, Shalford, Great Leighs, Pleshy and High Roding. No park at Great Easton is shown.

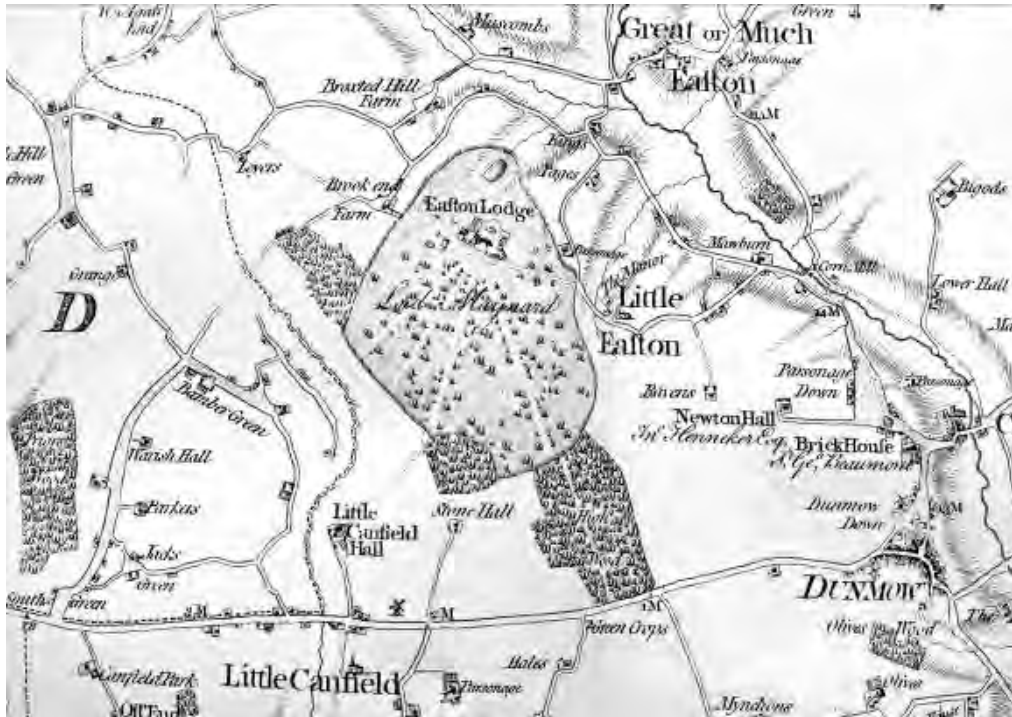


Fig. 4: Little Easton from J Chapman and Peter André's Map of Essex 1777. Easton Lodge shown with an enclosed park, Eaton Lodge in the possession of Lord Maynard to the west.

8.3.5 Towards the latter half of the 18<sup>th</sup> century the Tudor estate was redeveloped as Easton Lodge with an enclosed park to the east of Little Easton (Fig. 4). The OS map of 1880 6" to 1 mile and the 1898 25" to 1 mile detail the extent and changes to the park layout at the end of the 19<sup>th</sup> century (Figs. 5 and 6)

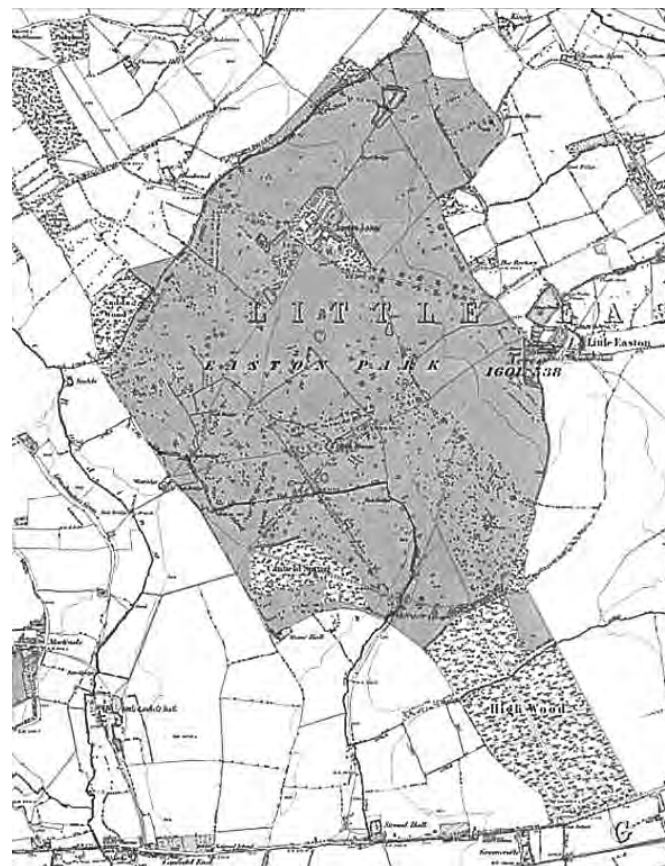


Fig.5: Easton Park on OS 6" to 1 Mile map of 1880.

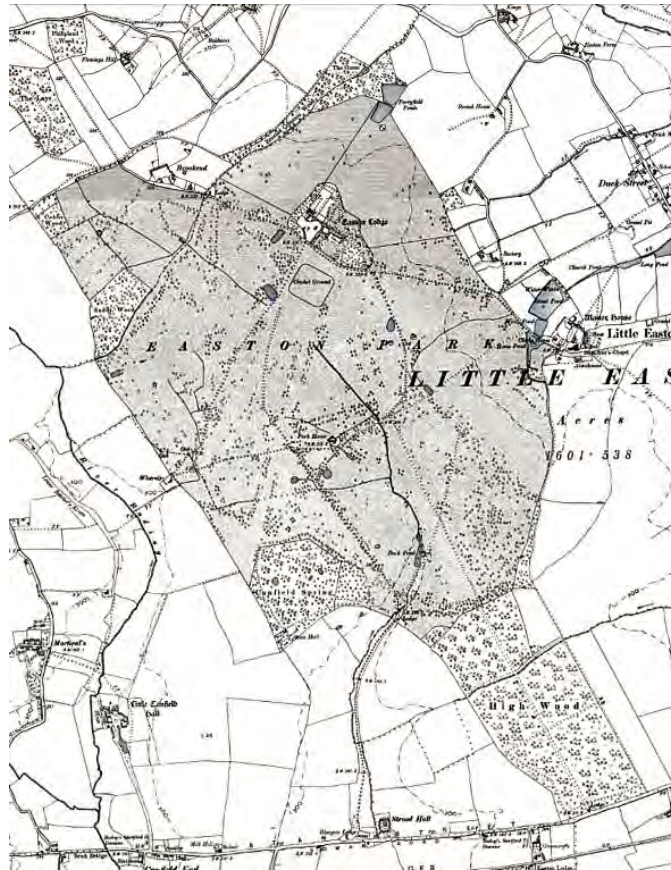


Fig.6: Easton Park on OS 25" to 1 Mile map of 1898 depicting a change in the park boundary in the north-west and north east corner of the park.

- 8.3.6 In 1865 Frances Evelyn Grenville, the Countess of Warwick, inherited Easton Lodge from her grandfather the Viscount Maynard and in 1902 she commissioned architect and landscape designer Harold Peto to create new gardens in the grounds of Easton Lodge. His creations are the only ones to be found in East Anglia (Figs. 7 and 8).

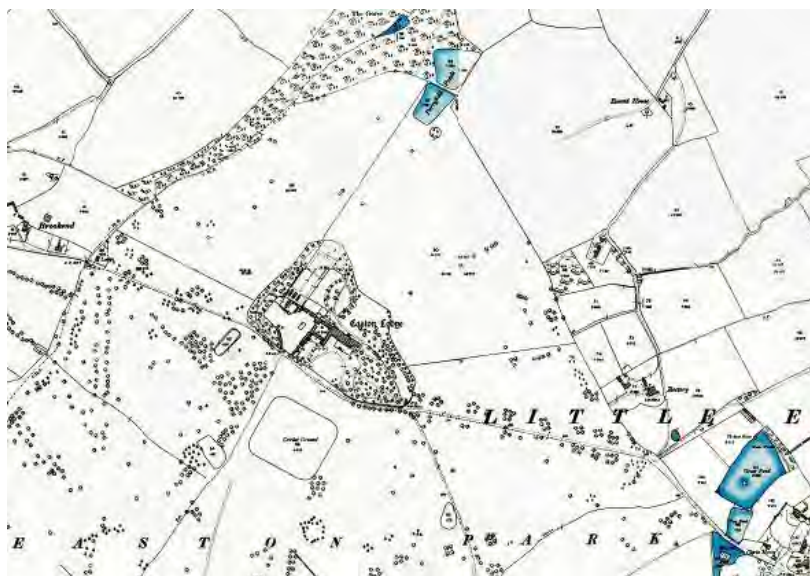


Fig. 7: Easton Lodge on OS 25" to 1 Mile map of 1898 showing the extent of the gardens around the main house.

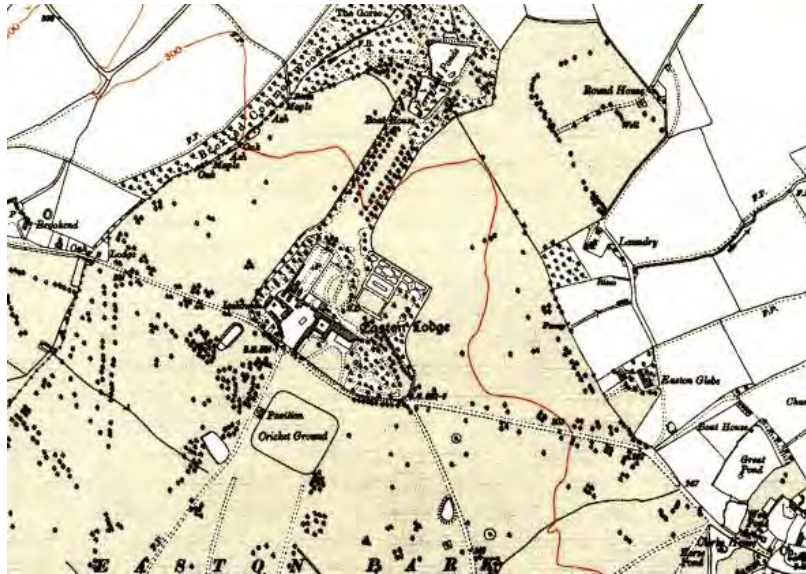


Fig. 8: Easton Lodge on the OS 6" to 1 Mile map of 1923 showing the extent of Peto's 1902 redesigned gardens to the main house.

8.3.7 In 1940 Sir Archibald Sinclair, the Secretary of State for War, deemed that large private estates and large parklands 'would be suitable for landing grounds, if not aerodromes', however, Easton Lodge was the only landed estate to be requisitioned for use as an aerodrome. In July 1942 work began on RAF Great Dunmow, Station 164, requiring the removal of all the some 10,000 trees including 200 mature oak trees from the parkland. The aerodrome was completed in July 1943 and became an operational station for the United States Army Air Force in September 1943 (Fig 9 and 10).

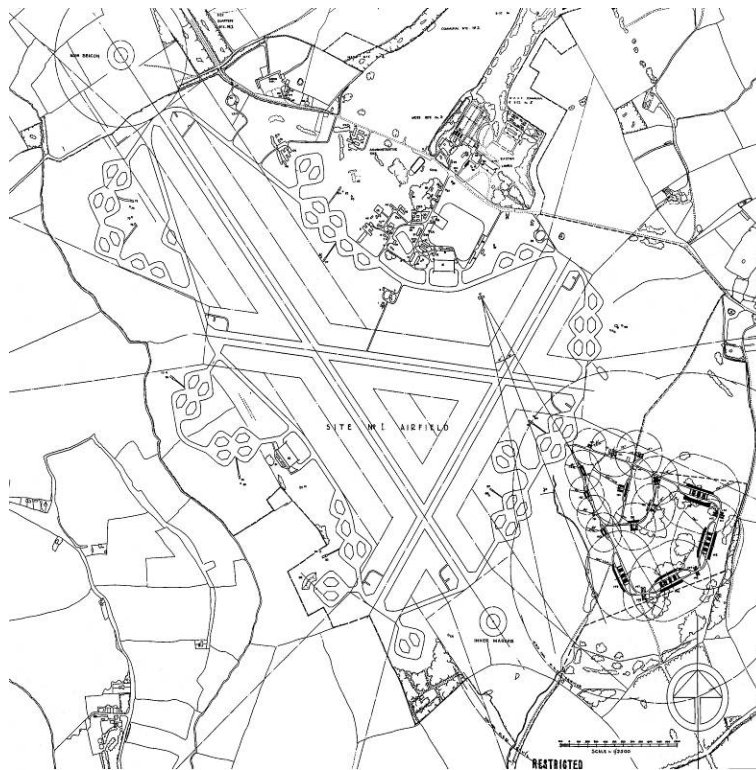


Fig 9: Plan of RAF Great Dunmow aerodrome in 1943 showing location of the three runways, perimeter track with dispersal hardstandings and munitions dump in the park lands.



*Fig 10: Aerial photograph of RAF Great Dunmow aerodrome in May 1944. The Lodge with Peto's gardens is clearly visible top centre of the photograph. With the end of the war in 1945, the aerodrome was used for Care and Maintenance (Fig. 11).*



*Fig 11: Aerial photograph of RAF Great Dunmow aerodrome in May 1948. The runways, perimeter track and hard standings are being used for storage of now redundant military vehicles*





*Fig 12: Aerial photograph of RAF Great Dunmow aerodrome in 2017 showing the remains of the runways and the perimeter track. The location of the runways is clearly visible as crop marks in the fields. The south –east corner of the site has been lost to quarrying.*

- 8.3.8 In April 1958 the aerodrome ceased to be required for military purposes and was sold for agricultural use, with farming operations commencing in 1960 and in 1965/66 the concrete areas were broken up for aggregates for use in the construction as part of the new A12 road.
- 8.3.9 Very little of the aerodrome still exists except some single track agricultural roads remaining from the perimeter track and a blister hangar with a four Nissen huts and electrical generator shed near Easton Lodge. Although the runways have been removed their locations are still discernible. The north-eastern end of runway 04-22 still exists and is currently used for manure storage. From 2012 the south-east corner of the aerodrome has been the site of gravel extraction (Fig. 12).

#### **8.4 Significance Assessment of Heritage Assets**

- 8.4.1 The range of heritage assets found primarily within the 2 km of the red line site area are shown on map EPGC01 and formed the basis of the site visits. The following heritage assets were identified in this area:-

4	Scheduled Monuments
1	Registered Park and Garden
3	Grade I Listed Buildings
8	Grade II* Listed Buildings
175	Grade II Listed Buildings
3	Conservation Areas
	Sites of special archaeological interest
	Non designated heritage assets

8.4.2 Following the Easton Park site visit, the above list was reduced to a shorter list of sites considered to have the potential to be most affected by future development of the site. To this list, additional non-designated assets were added arising from the site assessment. The following short list is shown on map EPGC02 included in this section :-

**(i) Surrounding the Site:**

	<i>Conservation Areas</i>	
16, 17	Great Easton	
21	Little Easton	
	<i>Listed Buildings close to site or on site boundary</i>	
20	Easton Glebe	GII*1334055
14	Broxted Hill	GII 1112260
15	Fleming Hill Farm	GII 11168672
18	Kings Farm House	GII 1097457
14	Baldwins	GII 1322541
36	Easton Lodge Gatehouse/Scheduled Monuments	GII 1054701
	<i>Listed Buildings with views to site</i>	
3	The Grange	SM 1011467 / GII 1112235
3	Little Grange	GII 1168788
1	Old Thatch & Elder Cottage, Bambers Green	GII 1112237 GII 1322568
42	Frogs Hall	GII 1112188
13	Muscombs	GII 1164746
17	Great Easton Motte Castle	SM 1017468
	<i>Non-designated Assets</i>	
20	The Old Laundry	

**(ii) On the Site:**

	<i>Registered Park and Garden</i>	
Site 1	Easton Lodge & Park	GII 1001485 / GII 1097459/ EHER 9139
	<i>Listed Buildings</i>	
Site 3	Stone Hall	GII*1334091
Site 2	Brookend Farmhouse	GII1334054
Site 4	Strood Hall	GII 1087908
	<i>Non-designated Assets</i>	
	World War II Airfield	EHER 14070
	Airfield buildings	EHER 16558-16567
	Easton Lodge Park (park around Easton Lodge)	EHER 9139
	<i>Sites of Special Archaeological Interest</i> (refer to spread sheet)	
	Philliand Wood (medieval settlement)	EHER 48258
	Perryfield Ponds (cropmarks of ditches)	EHER 48055
	Frogs Hall Farm (evidence of Roman remains)	EHER 18851, 18852, 18853, 18044, 46758
	Cambridge to Matching Green pipeline (Excavation of extensive Roman remains / medieval and post medieval finds)	EHER 9160
	Presence of roman features – villa or rural estate	EHER 45296
	Stansted G2 The Leys (Medieval settlement associated with Stansted G2)	EHER 9140
	Quarry within airfield (medieval finds, Roman occupation and circular cropmark)	EHER 48257
	Strood Hall (Roman rural settlement and cemetery)	EHER 19544, 46482
	Stone Hall (evidence of Bronze Age cemetery)	EHER 19455
	Little Easton Manor (Church Hall complex)	EHER 45259
	Stane Street (Main Roman Road)	EHER 1213, 1214, 1215
		EHER 1226, 4698

- 8.4.3 The above assets were identified to be most sensitive to impact from potential development. This is due to proximity to site, the topography of the site and thus views to and from the heritage assets, both built heritage and the registered park and garden on the site, their inter-relationship with the site or other assets on the site which may contribute to their significance, and other values that are considered to contribute to the significance of a heritage asset. These are discussed individually in the following paragraphs. Below ground heritage assets (Sites of special archaeological interest) are listed in the spreadsheets and identified on map EPGC 04. Specific locational information relevant to the heritage asset is fully listed in the spreadsheet.
- 8.4.4 As identified in paragraph 6.2, Historic England's planning advice note 3: 'The Setting of Heritage Assets' (Historic England 2<sup>nd</sup> edition, 2017) states that setting is not a heritage asset in itself, but can only contribute to the significance of a heritage asset. A series of attributes are set out that can be considered when assessing significance:

**Physical Surroundings of the Asset**

Topography  
 Aspect

Other heritage assets (including buildings, structures, landscapes, areas of archaeological remains)

Definition, scale and 'grain' of surrounding streetscape, landscape and spaces

Formal design eg hierarchy, layout

Orientation and aspect

Historic materials and surfaces

Green space, trees and vegetation

Openness, enclosure and boundaries

Functional relationships and communications

History and degree of change over time

**Experience of the Asset**

Surrounding landscape or townscape character

Views from, towards, through, across and including the asset

Intentional inter-visibility with other historic and natural features

Visual dominance, prominence or role as focal point

Noise, vibration and other nuisances

Tranquility, remoteness, wildness

Busyness, bustle, movement and activity

Scents and smells

Diurnal changes

Sense of enclosure, seclusion, intimacy of privacy

Land use

Accessibility, permeability and patterns of movement

Degree of interpretation or promotion to the public

Rarity of comparable survivals of setting

Cultural associations

Celebrated artistic representations

Traditions

## Surrounding the Site

### 8.4.5 Great Easton Conservation Area

Great Easton lies to the NE of the proposed development site. The village is small, linear and is oriented east/west; the land also rises from the west to the east from the Chelmer valley in the west. The Grade II listed parish church is situated at the eastern end of the settlement and due to its topography has views out over the village's wider rural setting.

#### Contribution of setting to its significance

The setting makes a **moderate positive contribution** to the significance of the Conservation Area.

#### Impact of change to significance

There are limited views to the site from the scheduled monument and adjacent churchyard due to the distance from the proposed site, topography and tree screens.

Probable risk: impact on the wider rural character of the area, which informs the character and historic context of the conservation area; **minor change** to the setting of the conservation area.

### 8.4.6 Little Easton Conservation Area (Grade I listed Church, Grade II listed buildings)

Little Easton Conservation Area (designated in 2005) is a small settlement situated to the east on the boundary of the proposed development site. It comprises a complex of buildings grouped around the Grade I listed parish church.

There are five other listed buildings within the Conservation Area, all Grade II listed. Properties are mainly timber framed and plastered with plain tile roofs.

#### Significance

**Evidential Value:** first recorded in the Domesday Book in 1086 as Estaines Parva. Church site has Anglo Saxon origins.

**Aesthetic Value :** Historic buildings are grouped around Easton Manor (it was formerly part of the Easton Lodge Estate). Buildings are timber framed and plastered and date from the 16th to 19<sup>th</sup> century; extensive alterations took place in the 20<sup>th</sup> century to the barn (now theatre). The Conservation Area retains a park like quality. It is characterised by substantial groups of individual specimen trees surrounding ponds to the west of the Conservation Area and creates a secluded park like quality.

**Historic Value :** It is significant for its grouping of historic buildings and Grade I listed church in a landscaped setting.

**Communal Value :** Its value lies in its connection with Easton Lodge, There are memorials to the Maynard family in the church associated with the Countess of Warwick who established the barn theatre. Theatre is associated with Ellen Terry and Bernard Shaw. There are further associations with the neighbouring airfield in memorial windows in the church to the 386 Bomb Group who flew from Easton Lodge Airfield. Thus there are communal interrelationships between the Conservation Area and the site.

#### Contribution of the setting to its significance

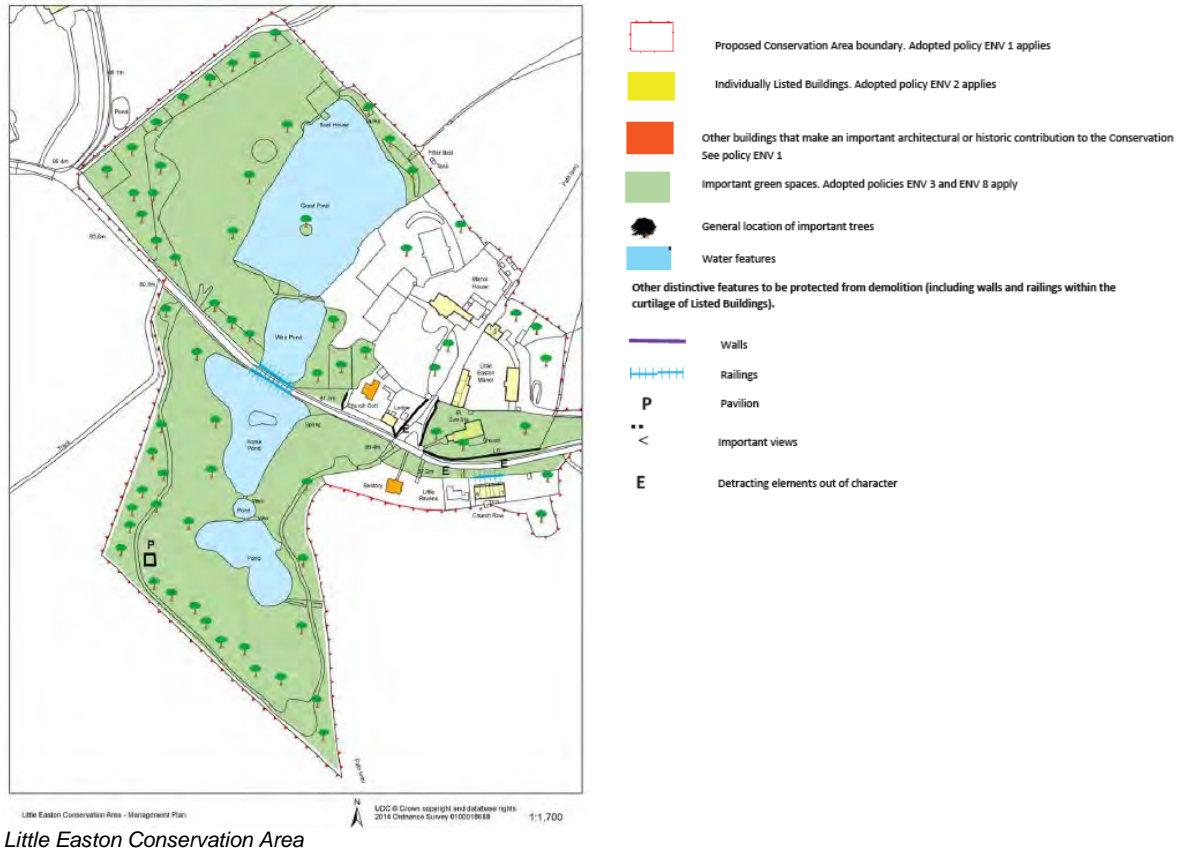
The CA physical setting, views to the Parish Church from within the site, and associated relationship with the Maynard family of Easton Lodge make a **major positive contribution** of the setting to its significance.

#### Impact of Change to Significance

**Moderate to Major change** to the setting of the Conservation Area. It will further separate the associated links between Easton Lodge Registered Park and Garden, Little Easton Conservation Area and other listed buildings on the site which have an historic connection with the Registered Park and

Garden. The site is also historically linked to the Easton Lodge gatehouse and woodland to the south and there is potential to reinforce this relationship.

Although key changes have occurred in the past on the site (deer park, airfield, agricultural), the site retains its open character. Probable risk : change of wider rural setting to semi- urban.



Little Easton Conservation Area

## Listed Buildings close to site or on the boundary of site

### 8.4.7 Easton Glebe S20

Easton Glebe is located east on the boundary of the proposed site. It is Grade II\* listed (List Entry No. 1334055).

The house is dated mid 18<sup>th</sup> century, red brick with red plain tile roof, with later additions.

There is an additional listed barn related to the house within its curtilage.



*Aerial view of Easton Glebe*

#### **Significance : Medium / High**

**Evidential Value:** House with associations as a parsonage and farmstead, listed barn within curtilage of heritage asset.

**Aesthetic Value :** Red brick, plain tile roof, pediment door case with Ionic pilasters and 19<sup>th</sup> and 20<sup>th</sup> century extensions to the rear. Internally, contains 18<sup>th</sup> and 19<sup>th</sup> century detailing.

**Historic Value :** It is significant as the one time home of author HG Wells, owned at the time by his friend, the Countess of Warwick, of neighbouring Easton lodge, to the west. Whilst the home of HG Wells, the barn was used for children's games and dramatic productions involving well-known literary figures.

**Communal Value :** Its value lies in its associations with HG Wells and also the Maynard family and location between Easton Lodge and Little Easton also connected to the Maynard family.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Easton Lodge Road and Laundry Lane. The house sits on a plateau. The immediate curtilage is bounded by partial tree screening to the south east with open views west and north to the wider agricultural setting.

The physical setting provides a direct visual and historic relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate to major positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to major change** as a result of the change of the immediate and wider agricultural setting due to the proximity of the heritage asset on the boundary of the site.  
Probable risk: change of setting from rural to urban.

The current use of the Heritage Asset is unclear whether it remains a functioning farm. Potential for change of use to impact on significance and reduce the contribution of the setting to its significance.

**Potential NDHA:** moderate change: The Old Laundry to north of Easton Glebe could be designated for social and communal value, located off Laundry Lane, and group value with Eastern Lodge estate.

#### 8.4.8 Broxted Hill S14

Broxted Hill is located north on the boundary of the site. It is Grade II listed (List Entry No. 1112260).

The principal farmhouse is dated 16<sup>th</sup> century with later alterations, timber framed and plastered with red plain tile roof.

There is a 18<sup>th</sup> century listed barn within the curtilage of the farmhouse.



*Aerial view of Broxted Hill, boundary of site to south east*

#### **Significance : Medium**

**Evidential Value:** Farmstead with buildings associated with agricultural use. Originally the house faced south, now the west forms the main frontage. It has an L shaped plan. Original red brick chimney stack. Barn 15 metres from the house.

**Aesthetic Value :** Of vernacular style with timber frame and plastered with red plain tile roof. The barn is weatherboarded with red plain tile roof and three hipped midstreys on east side.

**Historic Value :** It is significant as part of a group of listed farm buildings. Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated between Water Lane and Broxted Hill, a single track lane which follows the northern site boundary. The historic route of Harcamlow Way passes south east of the asset. The immediate curtilage is open to the wider agricultural setting on the north east and west, with modern farm buildings south west of the heritage asset. The house is orientated west away from site and the barn is orientated east towards the site.

The physical setting provides a direct visual, historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate change** of the immediate and wider agricultural setting due to the location of the farmstead on the boundary of the site. Probable risk : change of setting from rural to semi-urban.

The current use of the Heritage Asset is unclear whether it remains a functioning farm. Potential for change of use to impact on significance and reduce the contribution of the setting to its significance.

#### 8.4.9 Fleming Hill Farm S15

Fleming Hill Farm is located north of the site on the boundary of the site area. It is surrounded on three sides by the red line site area. It is Grade II listed (List Entry No. 1168672). The principal farmhouse is dated C16 with later additions, timber framed and plastered with plain clay tile roof. There are additional listed buildings related to the farmhouse within its curtilage. The barn is built on the site of a 15<sup>th</sup> century house.



*Fleming Hill Farmhouse*

#### **Significance : Medium**

**Evidential Value:** Site of an earlier 15<sup>th</sup> century house (the barn contains remains within the later barn conversion). It is significant for the retention of an external late medieval kitchen in the bakehouse.

**Aesthetic Value :** Of vernacular style and the barn retains original windows. The Farmhouse has 18<sup>th</sup> century alterations. Internally most of the timber frame remains.

**Historic Value :** It is significant as part of a group of listed farm buildings.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Browns End Road, a single track lane which follows the northern allocation site boundary. The immediate curtilage is bounded by hedge screening within a wider agricultural setting. Phililand Wood is situated to the west.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to major change** as a result of the change of the immediate and wider agricultural setting due to the proximity of the site. Probable risk : change of setting from rural to semi-urban.

The current use of the Heritage Asset is unclear whether it remains a functioning farm. Potential for change of use to impact on significance and reduce the contribution of the setting to its significance.



#### 8.4.10 Kings Farm House S18

Kings Farm House is located north east of the site area, in close proximity to the site. It is Grade II listed (List Entry No. 1097457).

The farmhouse is dated late 18<sup>th</sup> century with later alterations. It is timber framed and plastered and painted brick with a red plain tile roof.

There are potential non-designated farm buildings within the curtilage of the farmhouse (no access to assess).



*Aerial view of Kings Farm House*

#### **Significance : Medium**

**Evidential Value:** Farmhouse as part of a farmstead with buildings associated with agricultural use.

**Aesthetic Value :** Of vernacular style, timber framed and plastered and painted brick with red plain tile roof, with pierced ridge tiles. L shaped plan, C19 extension to the rear. Two gabled dormers. The front entrance has a flat moulded canopy on brackets and with reeded pilasters. Rear wing has gabled porch. Red brick chimney stack.

**Historic Value:** It is significant as farmhouse associated with agricultural use. Refer to 1777 Chapman and André Map.

**Communal Value:** Its value lies in its location as part of an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Duck Street. There are open views out over the flat terrain of the wider agricultural setting.

The physical setting provides a direct visual, historic and functional relationship of the farmhouse to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate change** as a result of the change of the wider agricultural setting due to the views and proximity of the site. Probable risk : change of setting from rural to semi-urban.

The current use of the Heritage Asset is unclear whether it remains a functioning farm. Potential for change of use to impact on significance and reduce the contribution of the setting to its significance  
**Potential NDA:** farm buildings within curtilage of heritage asset. Group value and aesthetic value, vernacular building. (no access at the time of survey).

#### 8.4.11 Baldwins S14

Baldwins is located north, in close proximity to the boundary of the site. It is Grade II listed (List Entry No. 1322541).

The house is dated 16<sup>th</sup> century or earlier with attached early 19<sup>th</sup> century range. It is timber framed and plastered with red plain tile roof and grey slate roof.



*Baldwins*



*Aerial view of Baldwins*

#### **Significance : Medium**

**Evidential Value:** The house has a 16<sup>th</sup> century or earlier gabled crosswing, with attached early 19<sup>th</sup> century range.

**Aesthetic Value:** Of vernacular style, timber framed and plastered with red plain tile roof and grey slate roof.

**Historic Value:** It is significant as a listed house, part of an isolated sporadic linear settlement. Refer to 1777 Chapman and André Map.

**Communal Value:** Its value lies in its location as an isolated house with possible origins as a small farmstead, small holding.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated between Water Lane and Broxted Hill, a single track lane which follows the northern site boundary. The immediate curtilage is open to the wider agricultural setting and sits within the north western part of a field. The historic route of Harcamlow Way passes south east of this field as does the site boundary.

The physical setting provides a direct visual, historic and possible former functional relationship of the house to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate change** of the immediate and wider agricultural setting due to the location of the house close to the boundary of the site. Probable risk : change of setting from rural to semi-urban.

#### 8.4.12 Easton Lodge Gatehouse S36

GATEHOUSE TO EASTON LODGE,  
STORTFORD ROAD  
Grade II : List Entry No. 1054701

Gatehouse. 17<sup>th</sup> century, partly remodelled in 18<sup>th</sup> century.

Red brick with central carriageway and flanking lodges. Carriageway has 4 centred arch, with 2 central arches to windows. Giant pilasters in brick. Central pediment with flat parapet above. Parapet at lower level above lodges, with projecting cornices below. Hood moulds. Y-traceried glazing bars. Arched doorways to lodges.



#### **Significance : Medium**

**Evidential Value:** Gatehouse associated with hunting grounds and 17<sup>th</sup> century mansion at Easton Lodge (now demolished). Route extends as The Avenue from the central carriageway and formed one of the radial routes through the historic park.

**Aesthetic Value :** Red brick with four centred central archway and pediment over. Lodges either side. Materials may reflect those of main house, now demolished (only 20<sup>th</sup> century west wing survives as Warwick House).

**Historic Value :** It is significant as the gatehouse associated with the development of the hunting grounds, later landscaped park and WWII airfield.

**Communal Value :** Its value lies in its relationship to the wider former parkland

#### **Contribution of the setting to its significance**

The immediate setting is degraded close to A120 junction with Stane Street. The view along The Avenue through High Wood is not emphasised due to management of vegetation. The gatehouse is on Uttlesford District Council's Heritage at Risk Register.

In its current condition and proximity to traffic isolating its relationship to the former park, its setting makes a moderate to minor negative contribution to its significance.

#### **Impact of Change to Significance**

**Moderate change** as a result of the change of the wider agricultural setting due to the location and proximity of the site area. There is the potential to conserve and reinforce the historic link between the gatehouse and wider park.

## Scheduled Monuments/Listed Buildings with views to site

### 8.4.13 The Grange S3

The Grange is located west of the site area with views to the site. It is Grade II listed (List Entry No. 1112235).

The farmhouse is on the site of a scheduled monument which includes a moated site and fish pond. (SM No. 1011467) The house is excluded from the scheduling although the ground beneath it is included.

The principal farmhouse is dated 17<sup>th</sup> century or earlier, timber framed and plastered with plain clay tile roof. There are additional listed buildings related to the farmhouse within its curtilage.



View towards Site from The Grange

#### **Significance: Medium /High**

**Evidential Value:** The farmhouse, associated with previous agricultural use, is sited on the island of the moated site; it is thought to be the original house on the site. The moated site and fishpond are situated on the flood plain of the River Chelmer 550m south east of Waltham Hall. The moated site measures 40m SW-NE by 30m NW-SE. The arms are water filled and are between 5m and 12m in width. An old beam, considered to be the remains of an earlier footbridge, is visible alongside a modern bridge. 60m east of the moat is a waterfilled fishpond which measures 20m NE-SW by a maximum of 13m NW-SE. The pond is joined to the moat by a channel which is approximately 2m wide and is waterfilled.

**Aesthetic Value:** The farmstead is of vernacular style with 17<sup>th</sup> century red brick chimney stacks with grouped diagonal shafts.

**Historic Value:** It is significant for the Scheduled moated site and fishpond and as part of a group of listed farm buildings (Farmhouse, Three Bay Cartlodge and Granary) now converted from agricultural to domestic use. Refer to 1777 Chapman and André Map.

**Communal Value:** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic with views out over the wider rural setting due to topography. The immediate curtilage is bounded by partial tree screening along its curtilage to the south, west and north with partial screening from hedgerow east, close to the heritage asset.

Stansted Airport nearby degrades the wider setting.

The physical setting provides a direct visual, historic and former functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Minor change** as a result of the change of the wider agricultural setting with views to the site. Probable risk : change its setting from rural to semi-urban.

#### 8.4.14 Old Thatch and Elder Cottage S1

Old Thatch and Elder Cottage are located south east of the site area in close proximity with views to the site. They are Grade II listed (List Entry No. 1112237 and 1322568)

The cottages are dated 17<sup>th</sup> century, timber framed, and plastered with thatched roofs (Old Thatch) and red plain tile roof (Elder Cottage).



*View towards Site from Old Thatch*

#### **Significance : Medium**

**Evidential Value:** Cottages as part of the linear village settlement of Bamber's Green.

**Aesthetic Value:** The cottages are of domestic vernacular style, timber framed and plastered with thatched (Old Thatch) and red plain tile (Elder Cottage) roofs.

**Historic Value:** The dwellings have significance as part of a linear settlement of listed buildings along Bamber's Green. Refer to 1777 Chapman and André Map.

**Communal Value:** The dwellings have value as part of the linear settlement within a wider rural setting, a characteristic of other settlements in the area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Bamber's Green, the road runs close to the south western part of the site boundary. There are open views north to the wider agricultural setting where the land rises and views to the Water Tower at Easton Lodge

The noise from A120 highway and Stansted Airport degrades the wider setting.

The physical setting provides a visual and historic relationship of the cottages to their surrounding agricultural landscape. The setting makes a **moderate positive contribution** to their significance.

#### **Impact of Change to Significance**

**Minor change** due to the proximity of the development site, with open views north to the site.

Probable risk: change of setting from rural to semi-urban and restricted views to Easton Lodge Water Tower.

#### 8.4.15 Frogs Hall S42

Frogs Hall is located south west of the site in close proximity and with views to the site. It is Grade II listed (List Entry No. 1112188).

The house is early 17<sup>th</sup> century with later alterations. It is rendered and partly slate hung timber framed with white-washed brick.



*Frogs Hall boundary, view north*



*Aerial view of Frogs Hall with A120 highway to the north*

#### **Significance : Medium**

**Evidential Value:** Hall potentially part of a farmstead associated with agricultural use (no access to assess use). Five bays of the early 17<sup>th</sup> century roof over the front (east) range survive, trusses have lapped dovetail jointed collars, clasped side purlins, curved wind braces; heavy stud partition (closed truss) between bays three and four, some common rafters survive. Extended 18<sup>th</sup> century and early 19<sup>th</sup> century and remodelled C19 with joinery mostly of that period.

**Aesthetic Value:** The house is two storeys with an almost symmetrical three-bay east front with a central glazed door with tented canopy. The interior joinery is mostly mid C19.

**Historic Value:** It is significant as a listed building which forms part of the farmstead.

**Communal Value:** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

No access to assess immediate setting. The wider setting is rural with views from the boundary of the heritage asset out over the wider rural setting due to topography. The immediate curtilage of the asset is bounded by tree screening along its curtilage to the east.

The A120 runs in a cutting nearby, to the north.

The physical setting provides a wider visual, historic and former functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Minor change** as a result of the change of the wider agricultural setting due to views and proximity to the site. Probable risk: change of setting from rural to semi-urban.

#### 8.4.16 Muscombs S13

Muscombs is located north, in close proximity, with views to the site. It is Grade II listed (List Entry No. 1164746).

The house is dated 16<sup>th</sup> century or earlier, with later alterations. It comprises of a T shaped range of timber framed and rendered with peg tile roof.



*Muscombs*

#### **Significance : Medium**

**Evidential Value:** House consists of two bay hall and three bay crosswing with a living room formed from a C14 barn moved from elsewhere.

**Aesthetic Value:** Of vernacular style, T shaped range, two bay hall and three bay cross wing.

**Historic Value:** It is significant as a listed house, part of an isolated sporadic linear settlement, formerly a farmstead. Refer to 1777 Chapman and André Map.

**Communal Value:** Its value lies in its location as an isolated house with origins as a farmstead.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated on a road north of Water Lane. The immediate curtilage is bounded by the road to the south west with partial hedgerow screening across the road. It sits within a wider agricultural setting with views out due to topography.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Minor change** of the wider agricultural setting due to the proximity and partial views to the development site. Probable risk: change of setting from rural to semi-urban.

#### 8.4.17 Great Easton Motte Castle S17

Great Easton Motte Castle is located north east of the site. It is a Scheduled Monument (SM No. 1017468).

The medieval motte castle at Great Easton is situated on the broad south facing spur overlooking the valley of the River Chelmer.

Excavations suggest the date of the motte as mid 12<sup>th</sup> century.



*Aerial view of Great Easton Motte Castle*

**Significance : High** (due to scheduled status)

**Evidential Value:** The medieval motte castle at Great Easton is situated on the broad south facing spur overlooking the valley of the River Chelmer. The castle mound stands approximately 6.4metres high and roughly conical in shape, measuring 35 metres in diameter at the base and 13 metres across the flatted summit. Buried indications of the timber palisade and keep which would have crowned the summit are thought to survive. The motte is surrounded by a ditch measuring up to 15 metres in width, from which the material for the mound would have been quarried, this is now largely infilled.

**Aesthetic Value:** Conical shape mound.

**Historic Value:** It is significant for its date from its construction during the period of civil war, mid C12 known as 'The Anarchy'. Further excavations to the south of the castle revealed ther remains of a small manorial complex, which immediately post-dated the civil wars and continued in use until the 15<sup>th</sup> century (these features have been damaged by ploughing and are not included in the scheduling. Refer to 1777 Chapman and André Map.

**Communal Value:** Its value lies in in its prominent position overlooking the valley of the River Chelmer.

#### **Contribution of the setting to its significance**

The immediate setting is a Scheduled Monument, on the southern edge of Great Easton Conservation Area, with open views out over the wider rural setting due to topography.

The physical setting provides a direct visual and historic relationship of the Scheduled Monument to its surrounding rural landscape. Its setting makes a **moderate to major positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate change** due to views to the site. Probable risk: change of setting from rural to semi-urban.



#### 8.4.18 The Old Laundry (non-designated heritage asset)

The Old Laundry is a non-designated asset, a dwelling situated on the western boundary of the allocation site, directly north of Easton Glebe.

The 1777 Chapman and Andre map and the 1880 OS map appear to show a path connecting Easton Lodge and the site of the current dwelling. This route is lost by 1898 with the re-drawing of the site boundary.

Further investigation is suggested into a possible link between the Old Laundry and the Easton Lodge RPG.



\* Criteria taken from Uttlesford District Council Local Heritage List : Draft criteria for identifying and managing local non – designated heritage assets

## On the Site - Registered Park and Garden / Listed Buildings

### 8.4.19 Easton Lodge - Site 1

Easton Lodge is located within the central northern area of the site, west of Little Easton Manor. It is Grade II listed (List Entry No. 1097459) and is also a Registered Park and Garden (List Entry No 1001484).

The principal house, Easton Lodge stands to the north of centre of the former park. It is dated 17<sup>th</sup> century extensively altered in 20<sup>th</sup> century. The rebuilt west wing survives following fire damage (Warwick House). To the west of the Lodge additional listed buildings related to the house within its curtilage. These include a terrace of six cottages 1896, and water tower 1902.



*Easton Lodge southern boundary*



*Aerial view of Easton Lodge*



*View of Water Tower and Terrace, right*

### Significance Medium / High

**Evidential Value:** The present house (late 20<sup>th</sup> century) was created from the surviving servants' quarters of the earlier 17<sup>th</sup> century house; the terrace of six cottages was built 1896 by Frances, Countess of Warwick, as servants' quarters for the mid C19 house; water tower, built 1902 all originally formed a single complex with the house.

Easton Lodge was developed on the site of an earlier 16th century estate and hunting lodge in the ownership of Henry Maynard. The lands and hunting were granted to Henry Maynard by Queen Elizabeth. The 1777 Chapman and Andre map shows a series of radial avenues, a late example of 'patte d'oeie' design radiating from one point, extending southwards from Easton Lodge; remnants of these routes can still be read in footpaths across the site.

Gardens were laid out in 1902 by Harold Peto commissioned by Frances Evelyn Grenville, Countess of Warwick, around the house (no longer extant). The grounds were originally laid out in a series of terraces to the south; there is a relationship with Stone Hall to the south on the site, where the Countess of Warwick laid out borders.

The key change in the setting of the gardens, house and associated buildings arose in 1939. The War Office requisitioned Easton Lodge. Thousands of trees were felled to form RAF Great Dunmow Airfield. Since 1960, the airfield has reverted to agricultural use with some of the buildings associated with the airfield converted to farm use. The former park at Easton Lodge survives only in outline and lies outside the registered area. Some of the former radial paths are evident in the park, overlaid on the airfield and in use as tracks or footpaths. Most notably the connection along The Avenue to High Wood and Easton Lodge Gatehouse beyond to the south is significant.

**Aesthetic Value:** The house is of red brick and tile; the terrace of cottages timber framed and plastered brick with red plain tile roof with small feature gables with pierced barge boards (a feature of the Maynard Estate buildings), verandah to full length of front on timber posts; water tower red brick with plain tile pyramid roof and ball finial, square plan, and square recessed panels with Maynard plaque.

**Historic Value:** In 1590 the lands and hunting lodge at Little Easton were granted by Queen Elizabeth to Henry Maynard; soon after he demolished the lodge and built a large 17<sup>th</sup> century mansion. His son, William, subsequently developed parkland around the new house. By the middle of the 18<sup>th</sup> century, the grounds are recorded in an engraving by Skynner showing a formalised park with radiating avenues.

Frances Evelyn Grenville, Countess of Warwick, nee Maynard, inherited the estate in 1881, which included Easton Glebe and Little Easton Church Hall complex and it had its own railway station, Easton Lodge, on the Braintree to Bishops Stortford line. During her time there, in the early 20<sup>th</sup> century, Easton Lodge was famous for its society gatherings. During the First World War the Essex Yeomanry used the park for training; in 1918 the house suffered a second fire and parts of the estate were sold. Subsequently in 1937, a year before her death, Lady Warwick established a country nature reserve in the park.

During the Second World War, the War Office requisitioned the site and cleared trees to develop an airfield. After the war, the gardens were abandoned, the house demolished with the exception of the rebuilt west wing. In 1971 the estate was sold to Charles Wearn; he sold much of the stone paving and statutory, divided the buildings into three and these are now in separate private ownership. The surviving wing of Easton Lodge is now a private house (Warwick House).

The gardens of Easton Lodge comprise formal gardens and a tree glade, both to the north of the site and a Registered Park and Garden. The gardens are the only example in East Anglia of the work of the garden designer, Harold Peto, and designed in 1902 for the Countess of Warwick. The gardens included a sunken Italian garden, yew walk, a treehouse, glade and Japanese garden.

Some of the elements of Peto's design were lost after WWII, possibly related to the establishment of the airfield and left untended thereafter. Parts were also lost and statutory sold during the 1950s when the Victorian mansion was demolished. The present owners of Warwick House have worked to restore their part of Peto's gardens and in 2003 The Gardens of Easton Lodge Preservation Trust was established to continue the restoration of the gardens to Peto's design. The aim of the Trust is to preserve, conserve and protect the historic Gardens and their biodiversity for the enjoyment of the public. To date, restoration of the sunken Italian garden, tree-house, glade and walled garden has progressed and the gardens with open days to the public throughout the year.

The Edwardians gardens are currently listed on Historic England's Heritage at Risk register, with their condition noted as 'Generally satisfactory but with significant localised problems'.

**Communal Value :** The restored garden at Easton Lodge are maintained, restored and made open to the public by the Gardens of Easton Lodge Preservation Trust; the Trust leases the Gardens from Land Securities plc. Part of the garden surrounding Warwick House is in private ownership.

Harold Peto's 1902 commission focused mainly on the ground to the north of the house, where he added a formal lawn, croquet lawn, a sunken Italian garden and a Japanese garden, all of which survive in part and are being restored by the Trust as funds permit.

Also associated with Peto, The Glade a line of lime and poplar trees includes the Stirling Memorial Walk commemorating the RAF servicemen and women flying from Great Dunmow Airfield in World War Two.

The value of the Gardens lies in its location as an isolated complex of dwellings with the Registered Park and Garden within an open landscape and its historic connection with Little Easton, which formed part of the estate with Easton Lodge. It is significant for its association with Harold Peto, and the sole example of his work in East Anglia. It is also of value for its links with the Countess of Warwick and the Maynard family.

#### **Contribution of the setting to its significance**

The immediate setting is domestic for the house, terrace and water tower. It is situated on Easton Lodge Road, a no through road, from Park Road, the main west/east route across the site linking woodland to the north-west with Little Easton. The house and garden sits on a plateau with open views out over the flat terrain to open countryside beyond. The immediate curtilage of the Lodge and Garden is bounded by partial tree screening to the south, east and north.

The wider setting which is in marked contrast to the Registered Park and Garden is predominantly agricultural, including the airfield although remaining airfield buildings are now in agricultural use and traces of former uses (airfield and former parkland) such as boundaries, runways, hardstanding and public footpaths remain evident.

The physical setting provides a visual and historic and functional relationship of the Easton Lodge complex to its surrounding agricultural landscape and to the Little Easton Conservation Area to the west with a view to the parish church. Its setting makes a **major contribution** to its significance.

### Impact of Change to Significance

**Major change** of the immediate and wider agricultural setting due to the location of Easton Lodge within the site. Probable risk : change of setting from rural to semi urban. The open nature of the landscape informs the character of listed buildings and conservation areas closeby.

**Easton Park** (non designated asset) : Easton Lodge was developed on the site of an earlier 16<sup>th</sup> century estate and hunting lodge in the ownership of Henry Maynard. The 1777 Chapman and Andre map shows a series of radial avenues extending southwards from Easton Lodge, a late example of 'patte d'oe' design radiating from one point; remnants of these routes can still be read in footpaths across the site.



## On the Site - Listed Buildings

### 8.4.20 Stone Hall - Site 3

Stone Hall : Grade II\* (List No. 1334091)

House. Timber framed and plastered, and plastered brick and possibly stone. 2 storeys. L shaped plan with square tower like structure, with circular corner tower. Said to incorporate two 14<sup>th</sup> century stone windows, each of 2 trefoiled ogee lights under a segmented head. 16<sup>th</sup> century and 17<sup>th</sup> century red brick chimney stack. Also said to contain a 16<sup>th</sup> century door, 17<sup>th</sup> century panelling, and cambered tie beams.

Not accessible at the time of survey, the 1777 Chapman and Andre map shows Stone Hall outside the deer park, the house was accessed via a drive from Stane Street to the south. Stone Hall is further separate from the park by woodland. However, by the 20<sup>th</sup> century a connection was established between Stone Hall and Easton Lodge by landscaping laid out by the Countess of Warwick.

Significance : Medium / High

### 8.4.21 Brookend Farmhouse – Site 2

Brookend Farm is located within the north western area of the site, east of Easton Lodge. It is Grade II listed (List Entry No. 1322579).

The farmhouse is dated 1500 and late 16<sup>th</sup> century, timber framed and plastered with gabled peg tiled roof.



*Brookend Farmhouse*



*Aerial view of Brookend Farmhouse*

**Significance : Medium**

**Evidential Value:** Farmhouse associated with agricultural use, now associated with equestrian use with stables to the east.

**Aesthetic Value :** The farmhouse is of vernacular style.

**Historic Value :** It is significant as a farmhouse associated with agricultural use. Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated farmhouse with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic for the farmhouse, adjacent to the equestrian setting of Brookend Stables, to the east. It is situated on Easton Lodge Road, a dead end road, from Park Road, the main west/east route across the site linking woodland to the north-west with Little Easton. The farmhouse sits

on a plateau with open views out over the flat terrain. The immediate curtilage to the farmhouse is open. The farmhouse sits within a wider rural agricultural setting.

The physical setting provides a visual, historic and functional relationship of the farmhouse to its surrounding agricultural landscape. Its setting makes a **moderate to major contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to major change** of the immediate and wider agricultural setting due to the location of the farmhouse within the site. Probable risk : change its setting from rural to urban.

The current use of the Heritage Asset is unclear whether it remains a functioning farm. Its significance may be degraded by a change of use and this may reduce the contribution of the setting to its significance.

#### **8.4.22 Strood Hall - Site 4**

Strood Hall is located within the southern area of the proposed site, south of the A120 Highway off Stane Street. It is Grade II listed (List Entry No. 1087908) and the site of a Roman rural settlement and cemetery (SMR No. 19455).

The hall is dated 19<sup>th</sup> century, red brick with grey slate roof.



Strood Hall from Stane Street



Aerial view of Strood Hall



Enlarged aerial view of Strood Hall

**Significance : Medium** (due to archaeological potential and proximity to Stane Street)

**Evidential Value:** Hall as part of a farmstead associated with agricultural use. Roman rural settlement and cemetery (excavated as part of the A120 trunk road construction).

**Aesthetic Value :** The Hall is of formal composition, early 19<sup>th</sup> century, red brick with grey slate roof, the off centre front breaks forward with pediment at eaves. The aerial view of the Hall shows evidence of a formal arrangement of the outbuildings related to the hall.

**Historic Value :** It is significant as a listed building which forms part of the farmstead with historic connections as the farm for the estate at Easton Lodge during early 20<sup>th</sup> century . Refer to OS 6" to 1 Mile map of 1880 and OS 25" to 1 Mile map of 1898.

**Communal Value** : Its value lies in its location as an isolated farmstead and hall, located off the old Roman road of Stane Street, a characteristic of the historic settlements in that area along the Stane Street.

#### **Contribution of the setting to its significance**

The immediate setting is domestic for the hall. It is situated on Stane Street (B1256) the old Roman road. The immediate curtilage to the farmstead is bounded by partial tree screening to the east and built development of modern farm buildings within the curtilage to the north with open views east and south from its immediate setting. There are open views out over the agricultural landscape from the curtilage of the heritage asset. The introduction of the A120 highway to the north has degraded the historic connection of the hall with Easton Lodge former estate and the hall's rural setting. The farmstead sits within a wider rural agricultural setting.

The physical setting provides a visual, historic and functional relationship of the farmstead to its surrounding agricultural landscape. Its setting makes a **moderate to minor contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to minor change** of the immediate and wider agricultural setting due to the location of the farmstead within the site. Probable risk: change of setting from rural to semi-urban.

The current use of the Heritage Asset is unclear whether it remains a functioning farm. Potential for change of use to impact on significance and reduce the contribution of the setting to its significance.

**Potential NDHA:** outbuildings within curtilage of heritage asset, group value with the Hall, formal arrangement and integrated design, with the Hall. (No access at time of survey).

## Non-designated assets on the Site

### 8.4.23 Airfield buildings, Airfield of RAF Great Dunmow

Isolated and groups of buildings remain on the site associated with the former airfield. The airfield was constructed during WWII by the USAAF 8<sup>th</sup> division.

#### Significance Criteria\*

**Evidential Value:** Isolated and groups of buildings remain on the site associated with the former airfield. The airfield was constructed during WWII by the USAAF 8<sup>th</sup> division. A memorial to the USAAF 8<sup>th</sup> division exists in Little Easton Church on the boundary of site, to the east. In 1960 the airfield site was sold for agricultural use. The concrete areas were broken up, one area remains of the north eastern end of runway 04-22 and is currently used for manure storage.

**Aesthetic value:** The open setting of the former airfield within the flat terrain and the views between the remaining airfield buildings are retained due to its change to agricultural use.

**Historic value:** The airfield was constructed during WWII by the USAAF 8<sup>th</sup> division.

**Communal value:** A memorial to the USAAF 8<sup>th</sup> division exists in Little Easton Church on the boundary of site, to the east. Other WWII airfields associated with USAAF exist nearby at Andrewsfield, the first WWII used by the USAAF in Europe.

\* Criteria taken from Uttlesford District Council Local Heritage List : Draft criteria for identifying and managing local non – designated heritage assets

#### Contribution of Setting to Significance

The open setting within the flat terrain of the former airfield and the views between the remaining airfield buildings are retained due to its change to agricultural use. The setting makes a **moderate to major positive contribution** to the significance of the non-designated asset.

#### Impact of change to Significance

Probable risk: **moderate to major change**. Loss of visual connections between the remaining airfield buildings and the open setting of the airfield.

Consideration is to be given to the future of the former airfield buildings, whether to record and replace or re-use with an appropriate commercial or community use.

## 8.5 Archaeological potential

8.5.1 Archaeological data for each of the three larger sites

8.5.2 The site of Easton Park is bounded on the south by the Colchester to Braughing Roman road (Stane Street), the river Roding to the west and the river Chelmer to the east. This situation with suitable water supply and a major east-west road has allowed the site to be in use throughout a number of historical periods including Neolithic, Bronze Age, Iron Age, Roman and Medieval. Evidence of human occupation has been recovered through surface finds and archaeological excavations including a section of the Cambridge to Matching Green pipeline that runs through the western edge of the site.

During World War II the sub-medieval deer park was utilised as an airfield which involved the removal of the some 10,000 trees. After the site was sold for agriculture for which it is currently employed. From previous excavations it must be considered that the potential below ground archaeology would be well preserved. However, the removal of the trees from the park and the limited impact of post-war shallow ploughing should be considered.

8.5.3 Site and surrounding area contains evidence of human occupation from the Palaeolithic period onwards. From the HER records and the excavation on the site for the route of Cambridge to Matching Green pipeline the following archaeological potential of the site assessed as follows:



Period	Archaeological Potential
Palaeolithic, Mesolithic and Neolithic Periods:	Low
Bronze Age: Present in the form of mortuary and domestic activity	High
Iron Age: Present in the form farmsteads,	High
Roman Period: Present in the form of roads, farmsteads, mortuary and domestic activity. Recovered pottery, tegula and imbrex tiles and flue tiles.	High
Saxon Period: Existence of Saxon settlements surrounding the site recorded in the Domesday Book	Moderate
Medieval Period: Present in the form of field boundaries, pottery kilns, roads and areas of domestic occupation.	High
Post Medieval Period: An informal deer park, Easton Park, dominates the central part of the site although possibly effected by airfield construction	Moderate

Any development undertaken on the site would have the potential to adversely impact upon the below ground archaeological remains. It is essential that any development must be take into account the below ground archaeology and designed to minimise its impact upon it.

- 8.5.4 In 2018 the Historic Environment Record held 84 records for undesignated heritage assets within the site area or immediately adjacent to it. Outside of the study area other monuments and finds have been recorded and although outside of the area of report they contribute to the understanding of the usage of the surrounding landscape.

## 8.6 Assessment of Potential Site Allocation

- 8.6.1 In line with Historic England's Advice Note 3 'The Historic Environment and Site Allocations in Local Plans' identifies that, following Stage 1: Evidence Gathering (which assesses the significance of heritage assets and their setting), Stage 3 highlights specific criteria against which a development may be judged.
- 8.6.2 The following paragraphs suggest criteria for the Easton Park site based on the assessment of the heritage assets likely to be affected and the size and nature of the site.
- 8.6.3 Proposal: The site at Easton Park is being proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 10,000 units arranged as housing areas and commercial development interspersed with open spaces.
- 8.6.4 Development of the Easton Park site has the potential to harm the significance of heritage assets on the site and surrounding the site. These heritage assets include listed buildings and a registered park and garden. There is also evidence of buried archaeology on the site and in the wider area. These include cropmarks at Perryfield Ponds, medieval settlement at Phillipland Wood, Roman Rural settlement and cemetery at Strood Hall within the site. These will further add to the understanding and significance of the area and inter-relationships between heritage assets.
- 8.6.5 The landscape is discussed in detail in the Land at Easton Park - Landscape & Visual Appraisal, June 2017, by Chris Blandford Associates. The land rises to the north east, whereas the site lies in a relatively flat area bounded by the River Chelmer and Roding valleys. The LVA concludes that the landscape sensitivity to a new settlement within the Site would be high, with the highest sensitivity to development in the northern part of the Site (which is the most constrained part of the Site due to the landscape features and designations present within this part of the Site), reducing in sensitivity towards the southern part of the Site (which comprises an aggregate quarrying site and is influenced by the presence of the A120 road corridor and Stortford Road).
- 8.6.6 Development proposals should demonstrate how harm to the significance of the heritage assets caused by development might be avoided or mitigated.

8.6.7 The National Planning Policy Framework (NPPF) states that

‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a grade II listed building, park or garden should be exceptional’ (paragraph 132).

‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss’ (paragraph 133).

Map EPGC06 : Development concept criteria identifies measures that may mitigate the visual impact of a new development on heritage assets within the site and those in close proximity to the site; the transition between rural and urban settings. Historic England’s ‘The Setting of Heritage Assets (GPA 3 2017) states that there are a number of factors that may be considered to establish the contribution of setting to the significance of a heritage asset. These apply to the wider and immediate setting and may include noise, light pollution, traffic. Attributes are set out in 8.4.4.

8.6.8 With reference to the sensitivity plan, the following commentary is provided to explain the indentifications made:

**Map EPGC 05 : Site Sensitivity Built Heritage & Archaeology**

There are differing areas of sensitivity within the red line site area ranging from low to high sensitivity in terms of built heritage and archaeology.

Areas marked as high sensitivity are as follows:

- Area A North and east sections of the site: immediate setting to the Heritage Assets (Registered Park and Garden and Little Easton Conservation Area) and wider extended setting with surrounding agricultural land.
- Area B Western perimeter of the site: evidence of known archaeology on the site of the Roman villa; extended setting with open views from the west.
- Area C Southern perimeter: evidence of archaeology along Stane Street

Areas marked as medium sensitivity are as follows:

- Area D Transition / buffer margin between airfield and areas of high sensitivity.

Areas marked as low sensitivity are as follows:

- Area E Central section of the site; area of former parkland overlaid by airfield.  
Southern section of the site not adjoining Stane Street.

8.6.9 Development concept criteria:

Respecting the open rural character of the site in design principles to avoid harm to heritage assets on the site or adjacent to the site. This includes:

Density, scale, form, materials of new development against existing in area  
Existing boundaries, routes reflected in new development – this includes respecting mature tree lines  
Acknowledge and work with the topography and geology when planning buffer zones.

8.6.10 Consideration of Mitigation measures identified on Map EPGC06:

The proposed Garden Community site at Easton Park is situated within an area of moderate to high sensitivity. Heritage assets on the site comprise built heritage, known and unknown archaeology, non-designated assets and a registered park and garden. Development on the site has the potential to cause harm to these heritage assets on the site and in the wider area. Map EPGC-05 provides a diagrammatic assessment of differing site sensitivity across the site area for built heritage and archaeology. The northern section of the site containing the registered park and garden contains important views into and from the garden adjoining agricultural land.

The extent of archaeology identified across the site extends across areas of differing sensitivity. This includes a large Roman settlement site on the west side of the site area situated within an area of high sensitivity. There are also areas of high sensitivity along Stane Street to the south of the site.

There have been significant historic changes across the site in the area of the construction of the WWII airfield on the site of the former deer park, this is now in agricultural use. This area has been assessed as having low sensitivity, due to the non-designated status of the airfield and the gentle topography towards the centre and southern section of the site. However, based on previous excavations there may be the potential for below ground archaeology to be preserved.

At Easton Park, site mitigation approaches and measures will be required to guide potential development to ensure all heritage assets are respected and impacts minimised. Any harm caused to heritage assets on and surrounding the site will need to be weighed against the public benefits of potential development. Assessments relating to site sensitivity and mitigation measures include:

*Areas graded 'high sensitivity':*

- Northern section of the site around the registered park and garden and Little Easton conservation area and due to connections with surrounding agricultural land due to topography.
- Western perimeter of site due to open views from the west into the site and site of Roman villa.
- Southern perimeter of the site due to evidence of archaeology along Stane Street.
- Tree screening where appropriate (on east side) reinforcing existing dense tree screens particularly in the area of Little Easton Conservation Area and listed buildings.
- Greening and reinforce tree screening at north of site, where views into site are most acute and land rises beyond site giving views into the site, restricting development to the north at the RPG.
- Little Easton Conservation Area – maintain views to the Parish Church Tower to and from site.

*Areas graded 'medium sensitivity':*

- Area identified between the former airfield and areas assessed as high sensitivity. These are effectively buffer or transition zones. These form a buffer with the Little Easton Conservation Area, Easton Lodge registered park and garden and Roman villa/farmstead to the west of the site.

*Areas graded 'low sensitivity':*

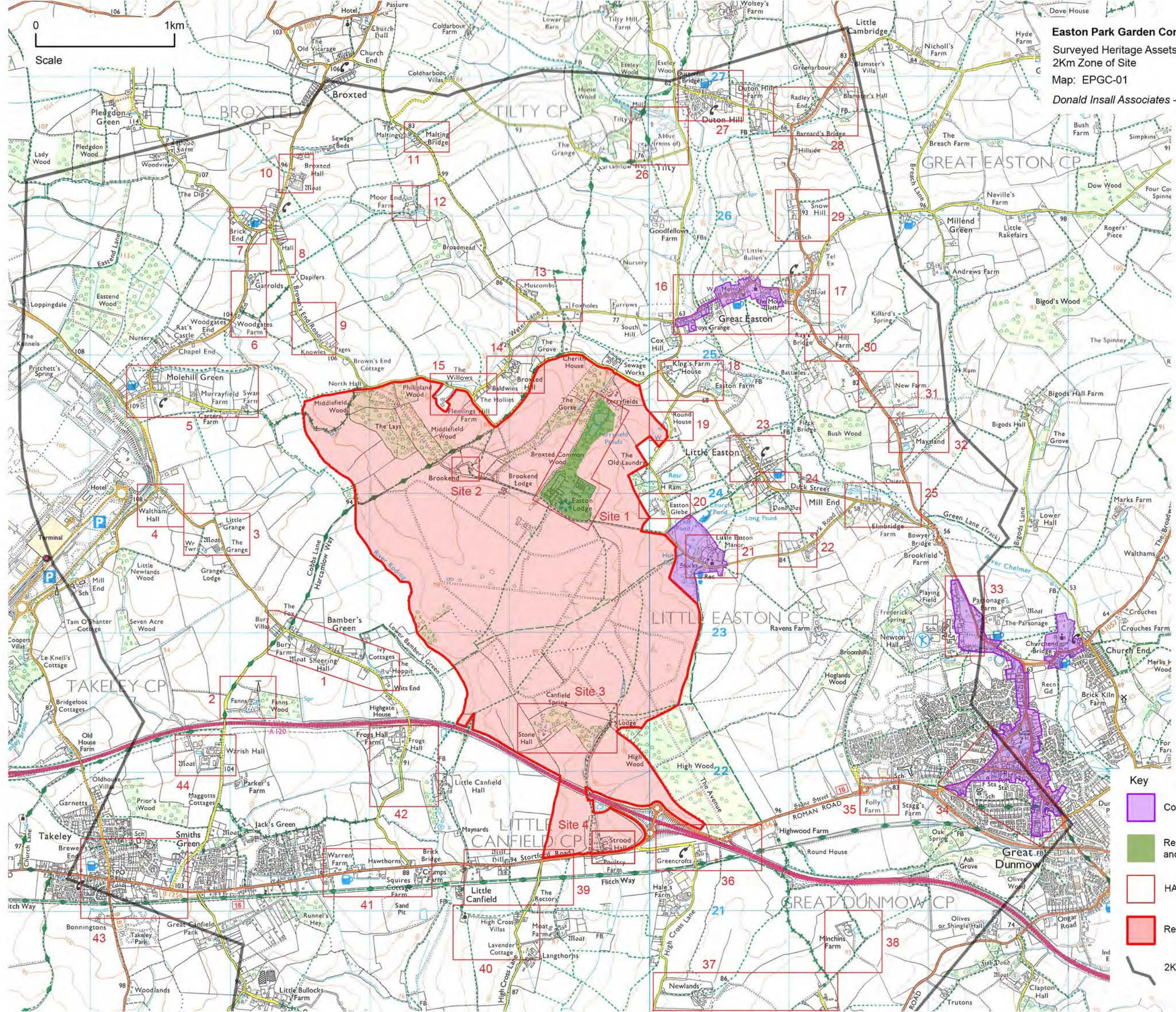
- Area principally covers the central area of the site where the WWII airfield overlays the former parkland.
- Areas to the south of the site where they do not directly abut Stane Street, although it is acknowledged that there may be a wider distribution of archaeological deposits in this area.
- Respect change on the site, reflect routes and views from previous uses on the Airfield buildings – nominated for locally listing, routes, and vistas related to the historic park and its historic and potential for future relationship with High Wood and Easton Lodge Gatehouse.
- Consider appropriate re-use or recording of non-designated assets on the site.






*Generally:*

- Archaeology on site – Due to the archaeology on the site NPPF 128 should apply across the site “where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment, and, where necessary, a field evaluation. A full programme of archaeological excavation, recording and publication should be a condition of any potential planning consents.



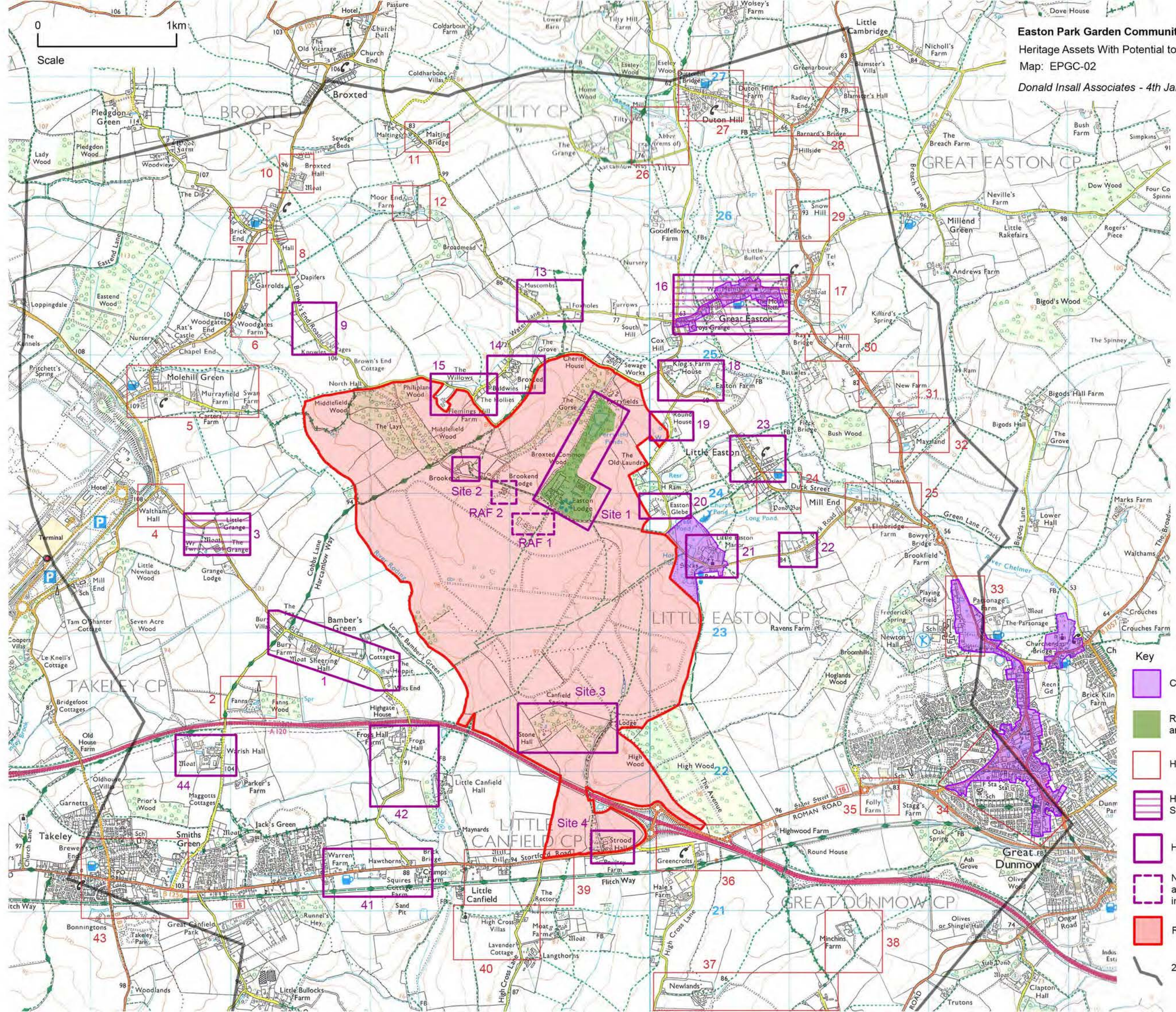
**Easton Park Garden Community**  
 Surveyed Heritage Assets Within Site and  
 2Km Zone of Site  
 Map: EPGC-01  
 Donald Insall Associates - 4th January 2019








- Key**
-  Conservation areas
  -  Registered parks and gardens
  -  HA (Heritage assets)
  -  Red line site area
  -  2Km survey boundary



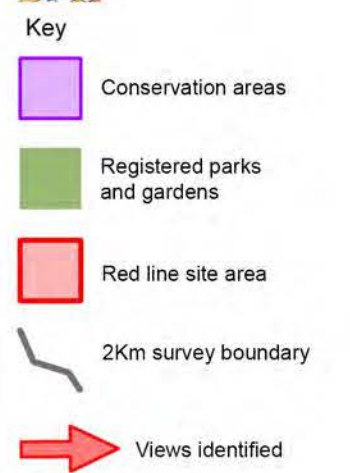
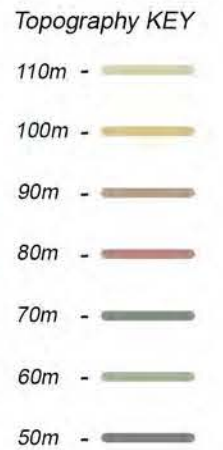
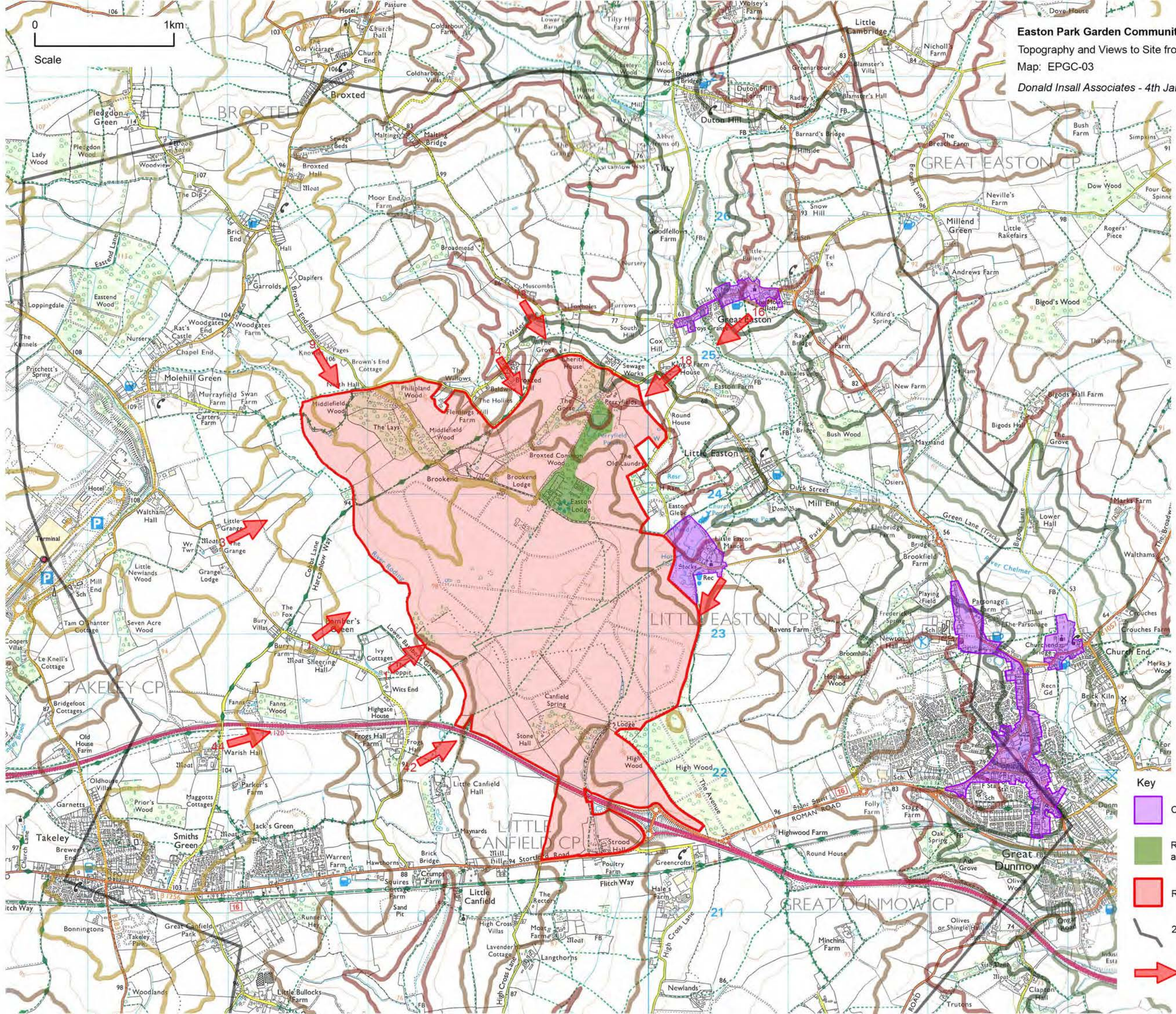
**Easton Park Garden Community**  
 Heritage Assets With Potential to be Impacted  
 Map: EPGC-02  
 Donald Insall Associates - 4th January 2019

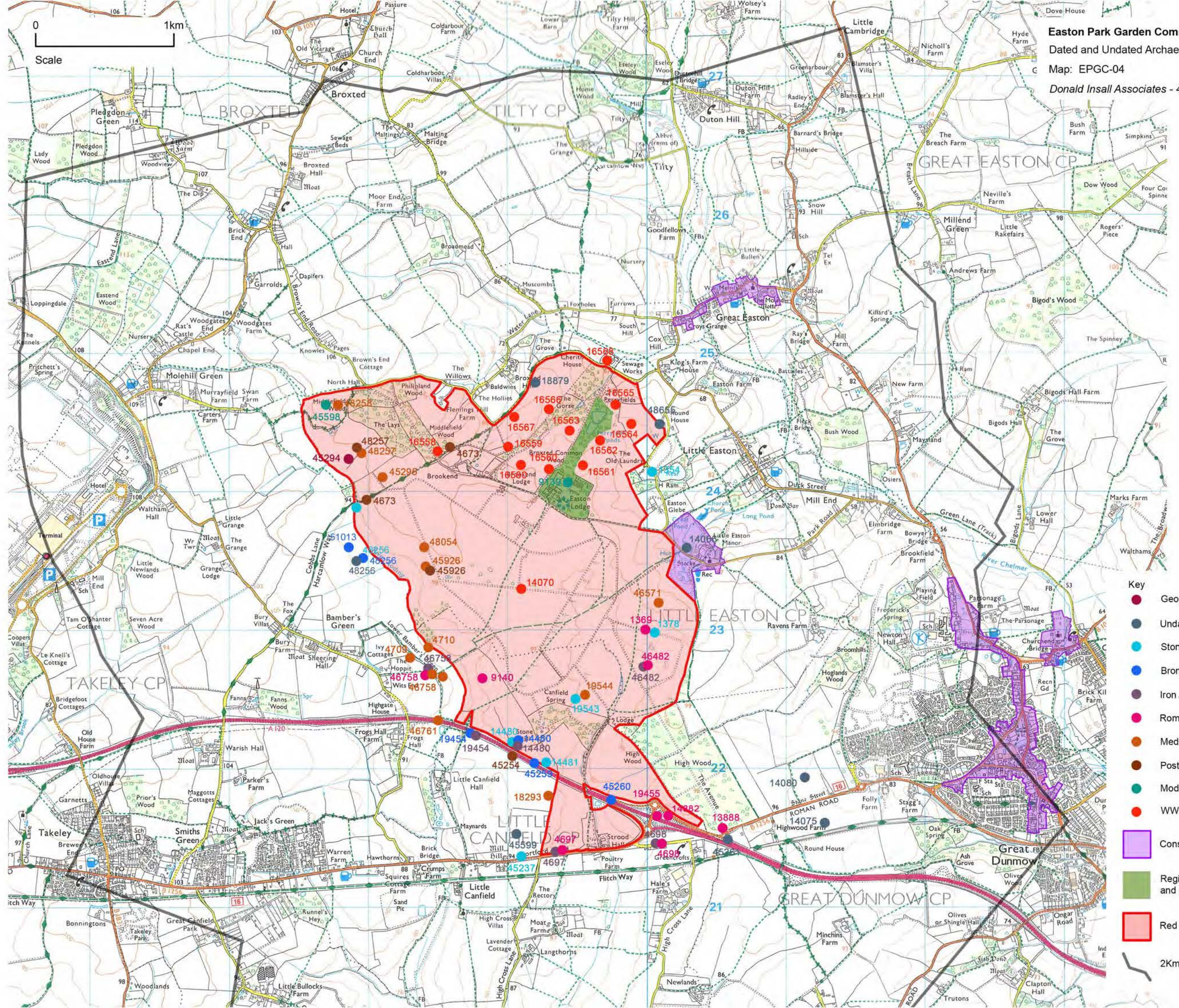


- Key**
-  Conservation areas
  -  Registered parks and gardens
  -  HA (Heritage assets)
  -  HA impacted with Scheduled monument
  -  HA impacted
  -  NDA (Non designated assets identified) impacted
  -  Red line site area
  -  2Km survey boundary

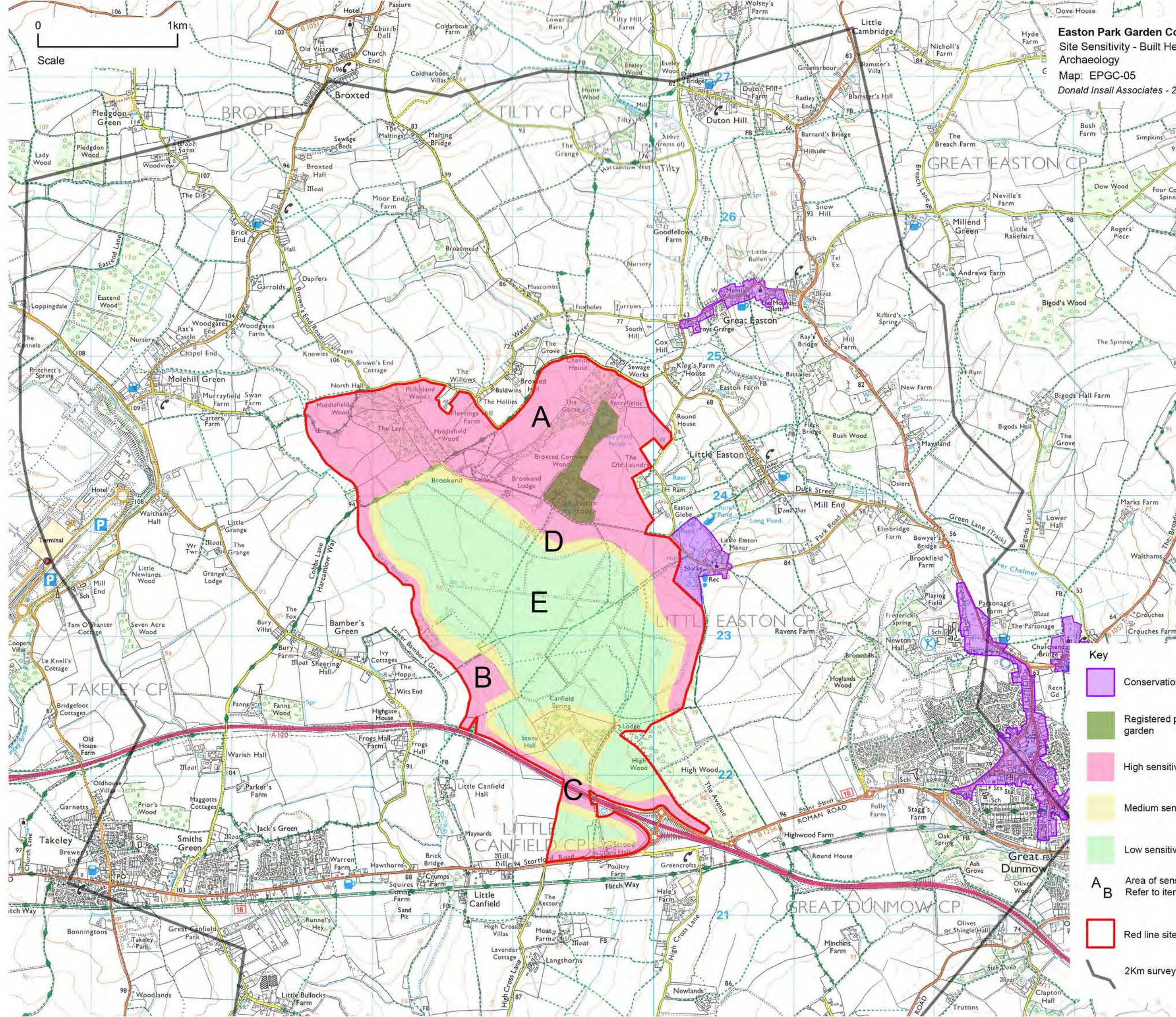
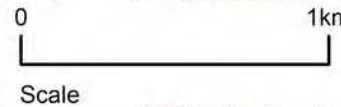





**Easton Park Garden Community**  
 Topography and Views to Site from Heritage Assets  
 Map: EPGC-03  
 Donald Insall Associates - 4th January



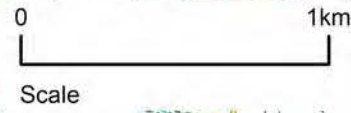


- Key**
- Geophysical anomaly
  - Undated archaeology
  - Stone Age
  - Bronze age
  - Iron Age
  - Roman
  - Medieval
  - Post Medieval
  - Modern
  - WWII Airfield
  - Conservation areas
  - Registered parks and gardens
  - Red line site area
  - 2Km survey boundary

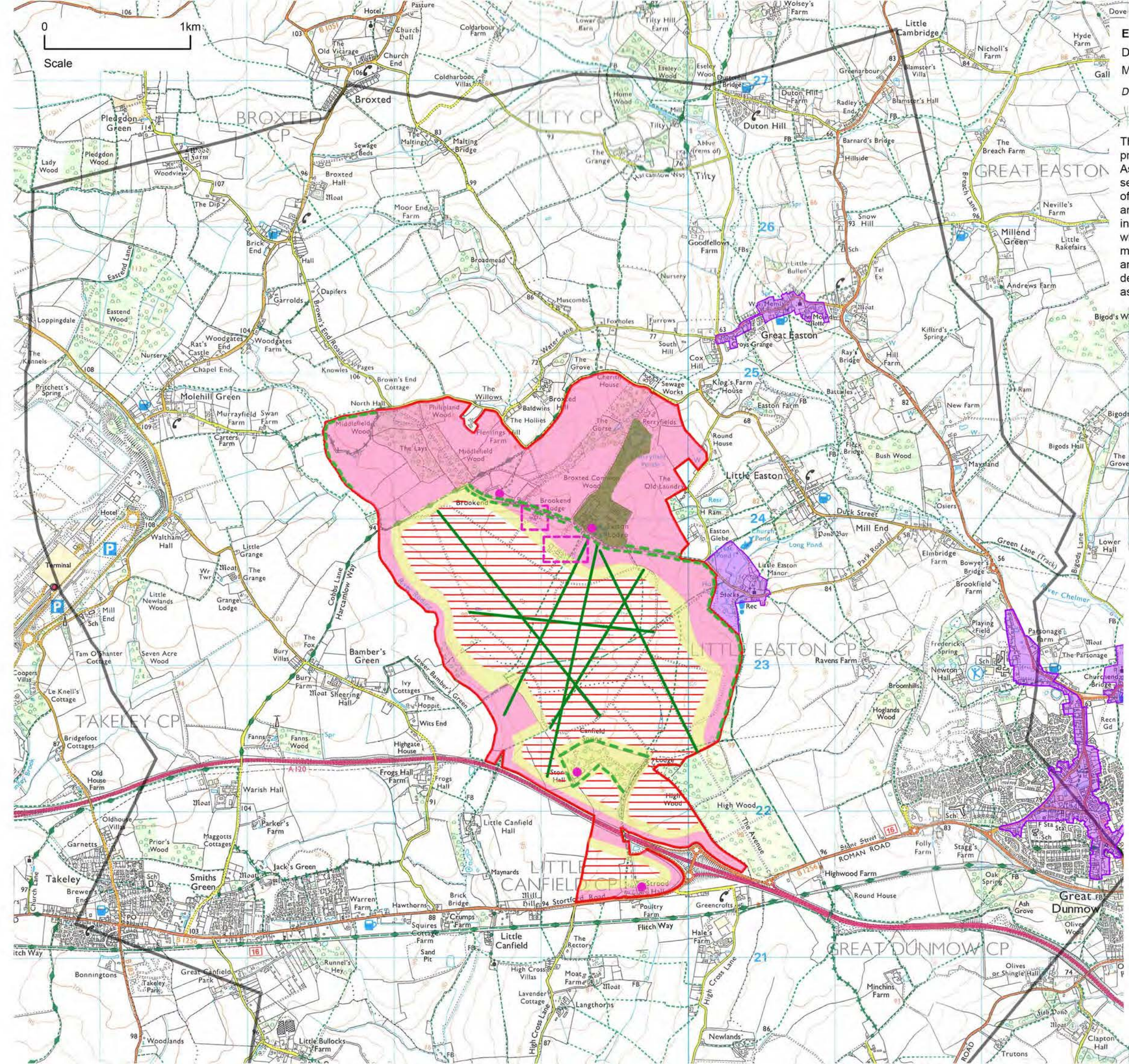


- Key**
-  Conservation areas
  -  Registered park and garden
  -  High sensitivity
  -  Medium sensitivity
  -  Low sensitivity
  - A**  
**B** Area of sensitivity  
Refer to item 8.6.8
  -  Red line site area
  -  2Km survey boundary





The Development Concept Criteria map provides a summary of how the Impact Assessment concludes on the levels of sensitivity on the site. It identified areas of least harm and other more sensitive areas. Plan EPGC 06 should be read in conjunction with paragraph 8.6.10 which provides potential mitigation measures for development within the site and to provide direction where development could affect areas identified as 'sensitive'.



- Key**
- Conservation areas
  - Registered park and garden
  - Reinforced tree / hedge / boundary lines appropriate to landscape character
  - Open land / high sensitivity
  - Potential extent of medium sensitivity
  - Potential extent of least harm
  - Historic routes to be retained / re-established
  - Heritage asset on site
  - Potential harm by development
  - Non-designated assets. Potential harm
  - Red line site area
  - 2Km survey boundary

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
<p><b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b></p>									

Site: Easton Park Village									
1.1 Listed Buildings									
Site 1.									
EASTON LODGE EASTON LODGE PARK, Little Easton	House. Former servants' quarters to main house. C17, extensively altered in C20. Brick and timber frame, rendered 2 storeys. Modern casement windows. C17 red brick chimney stack. National Grid Reference: TL5937923996.	1097459	Grade II	Immediate domestic setting within a small settlement of domestic, equestrian and agricultural buildings, within Easton Lodge Registered Park and garden, within a wider rural setting, formerly a deer park then an airfield and currently in agricultural use. Flat terrain, on a plateau.	Major positive	Major change Asset within proposed site. Introduction of built development around asset replaces rural with urban setting.	Major Loss of relationship, historic connection, of the asset to its rural setting.  Less than substantial	Potential to safeguard sensitive areas and to reinforce routes and historic connections and relationships with assets on and related to the Registered Park and Garden	
TERRACE EAST OF EASTON LODGE EASTON LODGE PARK, Little Easton	Terrace of 6 cottages. Built 1896, by Frances, Countess of Warwick, as servants' quarters for the mid C19 house. Timber framed and plastered brick, with red plain tile roof. 2 storeys. Centre 2 units have one gable to front. Remaining units have small feature gables. All with pierced bargeboards. 6 window range, casements with diagonal glazing bars. Centre section has 2 oriels at first floor, on wood brackets. Verandah to full length of front, on timber posts, with brackets and pierced spandrels. Segmental arches to centre front. National Grid Reference: TL 59310 23995.	1334054	Grade II	Immediate domestic setting related to Easton Lodge within a small settlement of domestic, equestrian and agricultural buildings, within Easton Lodge Registered Park and garden, within a wider rural setting, formerly a deer park then an airfield and currently in agricultural use. Flat terrain, on a plateau.	Major positive	Major change Asset within proposed site. Introduction of built development around asset replaces rural with urban setting.	Major Loss of relationship, historic connection, of the asset to its rural setting  Less than substantial.	Potential to safeguard sensitive areas and to reinforce routes and historic connections and relationships with assets on and related to the Registered Park and Garden	
WATER TOWER EASTON LODGE PARK, Little Easton	Water Tower. Built 1902 in red brick with red plain tile pyramid roof and ball finial. Square plan. 2 windows on each side, in semi-circulate recessed arches, with Keystones. Top is corbelled out on moulded bricks, above panels. Square recessed panels with Maynard plaque and date 1902. National Grid Reference: TL 59283 24015.	1055812	Grade II	<i>Water tower</i> within a small settlement of domestic, equestrian and agricultural buildings, within Easton Lodge Registered Park and garden, within a wider rural setting, formerly a deer park then an airfield and currently in agricultural use. Flat terrain, on a plateau.	Major positive	Major change Asset within proposed site. Introduction of built development around asset replaces rural with urban setting. Views to tower from wider rural setting potentially obscured by proposed built development	Major Loss of relationship, historic connection, of the asset to its rural setting.  Less than substantial.	Potential to safeguard sensitive areas and to reinforce routes and historic connections and relationships with assets on and related to the Registered Park and Garden	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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<b>Site 2.</b>										
BROOKEND FARMHOUSE Little Easton	Farmhouse, c.1500 and late C16. Timber framed and plastered with gabled peg tile roof. Of two storeys and 'U' plan form with wings to the rear. Front has gabled, formerly jettied, crosswing and 20 century gabled porch. Windows are a mixture of C17 leaded light casements and early C19 double hung sash windows. Off-centre, canted, two storey bay window with hipped roof. Central gabled dormer window on front and large rear wall stack and later stacks on crosswing. The timber frame is exposed within, with jowled posts, arch braces and remnants of crown post roof in crosswing. Two storey late C16 block is replacement for former open hall. National Grid Reference: TL 58733 24176.	1322579	Grade II	Immediate domestic setting within equestrian setting within wider rural setting. Flat terrain, on a plateau. Harcamlow Way runs north west of asset	Moderate - Major positive	Moderate - Major change Asset within proposed site. Introduction of built development around asset replaces rural with urban setting.	Moderate - Major Loss of relationship, historic connection, of the asset to its open rural setting.  Less than substantial			
<b>Site 3.</b>										
STONE HALL	House. Timber framed and plastered, and plastered brick, and possibly stone. 2 storeys. L shaped plan with square tower like structure, with circular corner tower. Said to incorporate two C14 stone windows, each of 2 trefoiled ogee lights under a segmented head. C16 and C17 red brick chimney stack. Also said to contain a C16 door, C17 panelling, and cambered tie beams.	1334091	Grade II*	NOT ACCESSIBLE	NOT ACCESSIBLE Major positive	NOT ACCESSIBLE Major	NOT ACCESSIBLE  Less than substantial	NOT ACCESSIBLE  Potential to safeguard sensitive areas and to reinforce routes and historic connections and relationships with assets on and related to the Registered Park and Garden	NOT ACCESSIBLE	
<b>Site 4.</b>										
STROOD HALL STORTFORD ROAD, Little Canfield	House. Early C19, red brick with grey slate roof. 2 storeys. Off centre front breaks forward with pediment at eaves. Roof at left end at slightly lower level. 5 window range leaded casements at first floor. 2 ground floor bay windows with vertical sliding sashes. Central first floor window has semi- circular head. Porch with timber columns and swept canopy. National Grid Reference: TL5969921445.	1087908	Grade II	Immediate domestic setting within rural agricultural setting with B1256 road to the South and A120 to North. House oriented South. Historically connected with Easton Lodge.	Moderate - Minor Positive Degraded by A120 highway nearby	Moderate - Minor change Historic connection with Easton Lodge already degraded by introduction of A120 highway between Strood Hall and Easton Lodge	Moderate Loss of relationship, historic and functional connection, of the asset to its rural setting and historic associations with Easton Lodge further degraded by proposed development  Less than substantial	Built development North and East could form buffer from busy roads to Hall	Create tree screen around Hall perimeter boundary to North and East. Built development plan should reflect historic link between Stood Hall and Easton Lodge	
<b>1. Bamber's Green: in close proximity to site</b>										
THE HOPBIT	C16 house, with C18 extensions to south. Timber framed and plastered, with C18 red brick facade to south wing. Red plain tile roofs. Two storeys. Three window range, double hung vertical sliding sashes. Lean-to extension at rear.	1306822	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral		
PITCHCOMBE	Mid C17 house, timber framed and plastered, with red plain tile roof half hipped at west end. Two storeys. Two window range, modern casements. C17 red brick	1112236	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

	chimney stack. Timber frame exposed externally. Small staircase wing on north side. Modern extensions on north and east sides.								
COUNTRYSIDE	C17 house, timber framed and plastered, with red plain tile half hipped roof. One storey and attics. Five window range, modern leaded casements. Two gabled C17 dormers. Two C17 red brick chimney stacks. Modern gabled porch.	1306824	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
OLD THATCH BAMBERS GREEN, Takeley	C17 house, timber framed and plastered, with thatched roof. One storey and attics. Three window range, C19 casements. Two "eyebrow" dormers. Weatherboarding to dado level and at north end. Modern gabled and jettied, 2 storey extension at south end. National Grid Reference: TL 57737 22894.	1112237	Grade II	Immediate domestic setting within a village settlement, within wider rural setting, with historic route (Harcamlow Way) passing west of village. Open views over rural farmland with views to Easton Water Tower to NE. Site in close proximity.	Moderate positive	Minor change Asset in close proximity to site. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting, obscures views to Easton Water Tower	Degradation of wider setting which informs the character and historic context of the asset.  Less than substantial (slight)	Neutral	Reinforce tree screen and soft border to new development boundary edge
BYRE TO EAST OF SHEERING HALL	Sheering Hall C15, timber framed, plastered, and weatherboarded byre, with grey asbestos slate roof. Moat on East, South, West (not designated)	1168808	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
SHEERING HALL	C15 house, extensively altered in C18 and C19. Timber framed and plastered, with painted brick facade. Red plain tile roof. Two storeys. Two large and one small central gable. Three window range, C20 leaded casements. Two 2 storey bay windows with flat roofs. C16 red brick chimney stacks, partially rebuilt. Internally most of the C15 frame remains, with moulded joists arch braced tie beams and crown post roofs. Good C18 detailing including staircase, doors and cupboards.  Moat on East, South, West (not designated)	1306827	Grade II*	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
WALL, 7 PIERS, RAILINGS AND GATE TO SHEERING HALL FRONTING ROAD	Wall, 7 piers, railings and gate to Sheering Hall	1322567	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
STABLE AND CARRIAGE HOUSE TO NORTH OF SHEERING HALL FRONTING ROAD	Mid C19 red brick stable, and carriage house, with hay loft over. Grey slate roof. South front painted. Red brick chimney stack. Loft door at east end.	1112238	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
THREE BAY BARN TO NORTH EAST OF BURY FARMHOUSE	C17 timber framed and weatherboarded barn, with corrugated iron, half hipped roof. Three bays with lean-to at north end.	1112239	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
BURY	C16 or C17 house, timber framed and plastered, with	1168813	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

FARMHOUSE	red plain tile half hipped roof. One storey and attics. Four window range, modern leaded casements. C17 red brick chimney stack with diagonal shafts.								
GRANARY TO NORTH OF BURY FARMHOUSE	C18 granary, timber and weatherboarded, with corrugated iron half hipped roof. Original red brick plinth.	1168817	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
ELDER COTTAGE BAMBERS GREEN, Takeley	Late C17 house, timber framed and plastered, with red plain tile roof. Two storeys. Two window range, C19 double hung vertical sliding sashes with glazing bars. Two bays with original central red brick chimney stack. Modern lean-to at rear. National Grid Reference: TL 57505 22993.	1322568	Grade II	Immediate domestic setting within a village settlement, within a wider rural setting with historic route (Harcamlow Way) passing west of village	Moderate positive	Minor change Asset in close proximity to site. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting, obscures views to Easton Water Tower	Degradation of wider setting which informs the character and historic context of the asset. Less than substantial (slight)		
ROSE COTTAGE	Cob cottage, plastered with thatched roof. One storey. Three window range, modern casements.	1168819	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
WALNUT TREE COTTAGE BAMBERS GREEN, Takeley	C16 house, timber framed and plastered, with thatched roof. One storey and attics. Four window range, modern casements. Central red brick chimney stack. Central gabled and thatched porch. Two eyebrow dormers. National Grid Reference: TL 57456 23041.	1112240	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
GARDINERS CROFT BAMBERS GREEN, Takeley	C17 house, timber framed and plastered with thatched roof. One storey and attics. Three window range, C19 casements. Three eyebrow dormers. Modern gabled porch. National Grid Reference: TL 57396 23047.	1322569	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	

**2. Fanns: No Change**

FANNS, WARISH HALL ROAD	C16 house, timber framed and plastered, with red plain tile, half hipped roof. Two storeys. Three window range, modern casements. Three bays and chimney bay plan.	1322560	Grade II	Isolated dwelling with adjoining woodland	Moderate Positive	Neutral	Neutral	Neutral	
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**3. The Grange-Little Grange: Close proximity to airport.**

GRANARY TO EAST OF THE GRANGE	Late C17. Three bay granary, timber framed and weatherboarded, with grey slate half hipped roof. Early C19 midstrey to south.	1306860	Grade II	Farm outbuilding now in domestic use part of former farmstead. Views out over flat terrain partial screen from hedgerow. Airport in close proximity	Moderate-minor positive	Minor change Views to site on the horizon through partial screen of hedgerow close to asset Asset setting already degraded by close proximity of airport	Degradation of wider setting which informs the character and historic context of the asset. Less than substantial (slight)		Reinforce tree screen to north west boundary of site
THREE BAY CARTLODGE TO EAST OF THE GRANGE	Late C18 timber framed and yellow stock brick cart lodge. Three bays long with grey slate roof and hanging knees.	1322566	Grade II	Farm outbuilding part of former farmstead. Views out over flat terrain partial screen from hedgerow. Airport in close proximity	Moderate-minor positive	Minor –neutral Views to site mitigated by buildings in the farmstead	Degradation of wider setting which informs the character and historic context of the asset. Less than substantial (Neutral/slight)		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									

THE GRANGE Takeley, Uttlesford	C17 or earlier house, timber framed and plastered, with red plain tile roof. One storey and attics. Three window range, modern casements. Three gabled dormers. C17 red brick chimney stack, with grouped diagonal shafts. Modern extensions at rear. National Grid Reference: TL 56908 23621.	1112235	Grade II	Immediate domestic setting on The Grange moated site and fishpond, Scheduled Monument, part of farmstead, within a wider rural setting with historic route (Harcamlow Way) passing SE of HA. Views across open fields to NE. Airport in close proximity	Moderate positive	Minor change Views to site on the horizon through partial screen of hedgerow close to asset Asset setting already degraded by close proximity of airport	Degradation of wider setting which informs the character and historic context of the asset. Less than substantial (slight)	Neutral	Reinforce tree screen and soft border to new development boundary edge
LITTLE GRANGE Takeley, Uttlesford	C15 or earlier house, timber framed and plastered, with red plain tile half hipped roof. One storey and attics. Seven window range, modern casements. Three gabled dormers. C17 red brick chimney stack. Modern lean-to porch. National Grid Reference: TL 56937 23787.	1168788	Grade II	Immediate domestic setting within a rural setting with historic route (Harcamlow Way) passing south east of asset. Trees to boundary of the asset. Views across open fields to NE. Airport in close proximity	Moderate positive	Neutral Site in close proximity to asset. Tree screen to immediate boundary of asset mitigates views to site	Degradation of wider setting which informs the character and historic context of the asset. Less than substantial (slight)	-	Retain tree screen to boundary of asset

**4. Waltham: No change due to distance from site, but degraded by proximity to airport**

NINE BAY BARN AT WALTHAM HALL	Late C18 barn, timber framed and weatherboarded with slate roof. Nine bays in length with one aisle.	1322564	Grade II	Ancillary building associated with main dwelling	Moderate Negative	Neutral	Neutral	Neutral	
GRANARY AT WALTHAM HALL	C17 timber framed and weatherboarded granary, with red plain tile hipped roof. Formerly mounted on saddle stones.	1322565	Grade II	Ancillary building associated with main dwelling	Moderate Negative	Neutral	Neutral	Neutral	
WALTHAM HALL	C17 or earlier house. Timber framed and plastered, with red plain tile hipped roof. Two storeys. Three window range, double hung vertical sliding sashes with glazing bars. One tripartite sash window to ground floor. Simple flat canopy on brackets, to central doorway. Modern lean-to extension at north end front. Double range plan. C17 red brick chimney stacks. C19 extensions, at south end, with grey slate roofs.	1112233	Grade II	Isolated dwelling	Moderate Negative	Neutral	Neutral	Neutral	
BARN TO WEST OF WALTHAM HALL	Late C17 barn, timber framed and weatherboarded, with grey slate half hipped roof.	1168785	Grade II	Ancillary building associated with main dwelling	Moderate Negative	Neutral	Neutral	Neutral	
BARN NORTH EAST OF CARTLODGE AT WALTHAM HALL	Early C19 barn, timber framed and weatherboarded, with corrugated asbestos half hipped roof.	1112234	Grade II	Ancillary building associated with main dwelling	Moderate Negative	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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CARTLODGE AT WALTHAM HALL	C19 cart lodge in grey brick, with grey slate roof. Seven bays with curved braces.	1168778	Grade II	Ancillary building associated with main dwelling	Moderate Negative	Neutral	Neutral	Neutral	
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**5. Molehill Green: No change due to distance from site and N/S orientation**

THREE HORSESHOES PUBLIC HOUSE	C17 house, incorporating remains of C15 building. Timber framed and plastered, with thatched roof. Two storeys. Four window range, modern casements. C17 red brick chimney stack, with diagonal shafts. T-shaped plan, with lean-to at west end. Internally both original and C17 framing is exposed.	1112208	Grade II	Public house on edge of village settlement	Moderate Positive	Neutral	Neutral	Neutral	
YEW TREE COTTAGE	C18 or earlier cottage. Timber framed and plastered, with hipped thatched roof. One storey and attics, 4 window range, late C19 casements. One eyebrow dormer. Lean-to extensions to east and west end. Pargetted in combed panels, some of which are original.	1322591	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
POLLEY LURAY COTTAGE	C17 house, timber framed and plastered with thatched roof. One storey and attics. Four window range, modern casements. C17 red brick chimney stacks. Modern porch. Some original exposed frame internally.	1306777	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
SWAN FARMHOUSE	C18 house, timber framed and plastered with red plain tile roof. Two storeys. Three window range, casements. Lean-to extension at rear. End chimney stacks. Modern porch.	1112209	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	

**6. Woodgates End: No change due to distance from site, topography**

WATER HALL	Late C16 or early C17 house, timber framed and plastered, with thatched roof. One storey and attics. Four window range, modern casements. Three bay and chimney bay plan, with single storey extension at north end, with hipped, thatched roof. Red brick chimney stacks.	1168769	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	
HALF THATCH	C17 or earlier, timber framed and plastered, with thatched roof centre and north end, and grey slate to south. One storey and attics and 2 storey. Five window range, C19 and modern casements. Modern timber porches. Chimney stacks rebuilt C20.	1112232	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	
WOODGATE COTTAGE	Late C16 or early C17 house, timber framed and plastered, with half hipped, thatched roof. One storey and attics. Three bays and chimney bay. Four window range, C19 and later casements. One gabled dormer. Red brick chimney stacks.	1168764	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	
GARROLDS FARMHOUSE	Late C15 or early C16 house, with gabled crosswing at north end. Timber framed and plastered, with red plain tile roof. Two storeys. Three window range, modern casements. Red brick chimney stack. Crosswing originally jettied, now partially underbuilt. Later extensions at rear. Modern pargetting.	1322563	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	

**7. Brick End: No change due to distance from site and topography**

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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THE FLYING RAT	Early C17 house, timber framed and plastered with half hipped thatched roof. One storey and attics. Three bay and chimney bay plan. Three window range, C19 and modern casements. One gabled dormer with C17 casement. Red brick chimney stacks. Later thatched extension at south end. Lean-to extension at rear, partly tiled.	1112255	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
PEARTREES	Late C16 or early C17 house, with gabled crosswings. Timber framed and plastered, with red plain tile roof. Two storeys. Three window range, modern leaded casements. Two ground floor bay windows with red plain tile roofs. Gabled porch with red plain tile roof. One gabled dormer. Original red brick chimney stack with diagonal shafts, partially rebuilt in C19.	1322537	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
OAKMEADS	Early C17 house, timber framed and plastered, with timber framing exposed externally at first floor level. Thatched hipped roof. Two storeys. Three window range, modern casements. Original red brick chimney stack at rear, with diagonal shafts.	1112256	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
TUDOR COTTAGE	Early C18 house, timber framed and plastered with half hipped thatched roof. One storey and attics. Three window range, modern casements. Original central red brick chimney stack.	1322538	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
POLLYANNA COTTAGE	C17 or earlier house, timber framed and plastered with half hipped thatched roof. One storey and attics. Six window range, small modern casements. One gabled dormer. C17 red brick chimney stacks.	1306915	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	

**8, 9. Brown's End Road: No change due to orientation**

BROWNS END COTTAGE, BROWNS END ROAD	Late C16 or early C17 house, timber framed and plastered, with modern red plain tile half hipped roof. Three bay and chimney bay plan. One storey and attics. Four window range, modern casements. One gabled dormer. C18 red brick chimney at south end. Modern extension at rear.	1322540	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
SHEPHERDS HEY, BROWNS END ROAD	Early C19 house, timber framed and plastered with thatched, half hipped roof. One storey and attics. Four window range, modern casements.	1306885	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
MILLFIELD COTTAGE, BROWNS END ROAD	C17 house, timber framed and plastered with hipped, thatched roof. One storey and attics. Five window range, C17 and modern casements. C17 red brick central chimney stack. Front, weatherboarded to dado. Two gabled dormers. Modern lean-to extensions at each end.	1112258	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
KNOWLES	Late C15 or early C16 house, timber framed and plastered, with timbers exposed externally. Thatched, half hipped roof. One storey and attics. Three window range, modern casements. One gabled dormer. Lean-to extension at north end.	1168669	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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**10. Broxted Hall: No change due to distance from site and asset set lower within moated site**

BROXTED HALL	C17 house, extensively altered C19. Brick and timber framed and plastered, with red plain tile half hipped roof. Two storeys. Five window range, modern casements with glazing bars and pediments over. Two small gablets with semi-circular recesses. Early C19 red brick chimney stacks. Non designated Moat	1306882	Grade II	Isolated dwelling	Moderate Positive	Neutral	Neutral	Neutral	
OUTBUILDING RANGE FRONTING ROAD AT BROXTED HALL	C18 range of agricultural buildings, built in flint rubble with red brick dressings and red plain tile roofs. Modern brick buttresses. Semi-circular ventilation louvres.	1322539	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	

**11&12. Maltings & Moor End Farm: No change due to topography, valley location and trees**

OLD MALTING, 5, 6 AND 7, MALTING BRIDGE	C17 house, timber framed and clad in late C18 red brick. Red plain tile roof. Two storeys, with 2 storey and attic extension and single storey extension both on east end. Gambrel roof with modern dormer at east end. Seven window range, modern casements in gauged brick arches. C18 and C19 red brick chimney stacks. Internally the main frame is visible with substantial storey posts, and tie beams. Halved and bladed top plate scarfs.	1168745	Grade II		Moderate Positive	Neutral	Neutral	Neutral	
TIMBER FRAMED BARN AT MOOREND FARM	C17 or earlier aisled barn, timber framed, plastered and weatherboarded, with corrugated iron half hipped roof.	1322536	Grade II		Isolated rural dwelling	Neutral	Neutral	Neutral	

**13. Muscombs & Foxholes**

MUSCOMBS Great Easton, Uttlesford	House, C16 or earlier, 'T' shaped range of timber framing rendered externally. Roofs are of peg tiles and hipped with gablets. Consists of 2 bay 'hall' and 3 bay 'cross-wing' at W. Mixture of C20 and old leaded light casements, C20 coursed bressumer on S elevation and flat roofed dormer over. W has 3 light gabled dormer and red brick stack. Hipped roofed porch in angle between blocks. Frame is exposed internally and shows remnants of a cross passage and service door head. To the rear are an early-C20 2 storey peg tile roofed extension with oriol windows and a living room formed from a C14 barn moved from elsewhere. This has a peg tile roof and C20 oriol window in oak. National Grid Reference: TL 59116 25448.	1164746	Grade II	Immediate domestic setting within former farmstead now in domestic use. On higher slope. Tree screens to asset boundary to east	Moderate positive	Minor change Views across to site mitigated by distance and tree screens	Negligible-minor Degradation of wider setting which informs the character and historic context of the asset.  Less than substantial (slight)		
FOXHOLES	Cottage, C18, timber framed and plastered with a hipped, thatched, roof. One storey and attics with eyebrow dormers on E, S and W sides, with unusual segmental profiled groups of casement windows with cast iron frames. Simple front door on left side of front elevation and other casements with iron frames. Fragments of old parquetry, a tall, rear wall, red brick stack, largely rebuilt. Gabled, red brick and peg tiled	1317651	Grade II	Isolated dwelling	Moderate Positive	Neutral	Neutral	Neutral	

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	rear extension and C20 flat roofed extension.								
<b>14. Broxted Hill: In close proximity to site</b>									
BROXTED HILL Broxted, Uttlesford	Late C16 house, timber framed and plastered, with red plain tile hipped and gabled roof. Two storeys. Originally the house faced south, but now the west is main front. L-shaped plan. C16 south range had parallel rear range added in C17 and north wing C18. Two:one:one, window range, C19 double hung vertical sliding sashes with glazing bars and C19 casements. One ground floor bay window. C19 gabled porch, with red plain tile roof. Modern pargetting. Original red brick chimney stack, and C18 red brick chimney stack. National Grid Reference: TL 59016 24915.	1112260	Grade II	Immediate domestic setting within farmstead within a wider rural setting, with Barn south east of house, with historic route (Harcamlow Way) passing south east of asset. Barn mitigates views to site	Moderate positive	Moderate change Site in close proximity to asset.	Moderate Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site  Less than substantial		
BARN 15 METRES SOUTH EAST OF BROXTED HILL Broxted, Uttlesford	C18 timber framed and weatherboarded barn with red plain tile roof. Three hipped midstreys on east side. National Grid Reference: TL 59055 24903.	1168679	Grade II	Immediate agricultural setting within farmstead within a wider rural setting, with historic route (Harcamlow Way) passing south east of asset. Open views to site	Moderate positive	Moderate change Site in close proximity to asset. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site and clear open views out. Less than substantial		
BALDWINS Broxted, Uttlesford	C16 or earlier gabled crosswing, with attached early C19 range. Timber framed and plastered, with red plain tile and grey slate roof. Two storeys; two:one window range, modern casements. Crosswing formerly jettied, now underbuilt. National Grid Reference: TL 58857 24772.	1322541	Grade II	Immediate domestic setting within a wider rural setting, with historic route (Harcamlow Way) passing south east of asset. Topography rises. Views to site	Moderate positive	Moderate change Site in close proximity to asset. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate Degradation of wider setting which informs the character and historic context of the asset.  Less than substantial		
<b>15. Flemings Hill Farm: On site boundary</b>									
BARN TO SOUTH OF FLEMINGS HILL FARMHOUSE, BROWNS END ROAD Broxted, Uttlesford	Remains of C15 house, converted to barn in C16. Timber framed, weatherboarded and plastered. Five bays long, with crown post tiled roof, jowled storey posts and original windows in situ. National Grid Reference: TL 58537 24607.	1168676	Grade II	Immediate agricultural setting within farmstead within a wider rural setting, on site boundary with site on three sides of asset boundary	Moderate positive	Moderate – Major change Asset on site boundary. Introduction of built development replaces rural setting of asset with urban setting.	Moderate - Major Loss of relationship, historic and functional connection, of the asset to its rural setting  Less than substantial		
FLEMINGS HILL FARMHOUSE, BROWNS END ROAD Broxted, Uttlesford	Late C16 house, timber framed and plastered with red plain tile hipped roof. Two storeys. Transitional plan, with former crosswing oversailed at north end. Long wall jetty to front. Three window range, C18 double hung vertical sliding sashes with glazing bars. Two semi-hexagonal bay windows to ground floor. Original and C18, red brick chimney stacks. Internally most of the original frame remains with cambered tie beams	1168672	Grade II	Immediate domestic setting, within farmstead within a wider rural setting, on site boundary with site on three sides of asset	Moderate positive	Moderate – Major change Asset on site boundary. Introduction of built development replaces rural setting of asset with urban setting.	Moderate – Major Loss of relationship, historic and functional connection, of the asset to its rural setting  Less than substantial		

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	and lodged side purlin roof. Jowled storey posts. Two pedimented doorcases at rear. National Grid Reference: TL 58530 24669.								
BAKEHOUSE APPROXIMATELY 7 METRES TO SOUTH OF FLEMINGS HILL FARMHOUSE, BROWNS END ROAD Broxted, Uttlesford	Bakehouse approximately 7m to south of Flemings TL 52 SE 9/6A Hill Farmhouse II GV 2. Bakehouse late C15 or early C16. Timber framed and plastered with late C18 and C20 red brick cladding to lower walls. Red plain tile roof. Timber frame exposed at one end externally. C18 red brick chimney stack. 1 storey. Single small 2 light window. Originally a crown post roof the actual post has been removed although the remainder survives including the collar purlin. The building is listed as a rare example of an external late-medieval kitchen possibly belonging to the former contemporary farmhouse (now a barn) item 9/7. National Grid Reference: TL 58529 24687.	1112189	Grade II	Immediate agricultural setting within farmstead within a wider rural setting, on site boundary with site on three sides of asset	Moderate positive	Moderate – Major change Asset on site boundary. Introduction of built development replaces rural setting of asset with urban setting.	Moderate – Major Loss of relationship, historic and functional connection, of the asset to its rural setting  Less than substantial		
FIVE BAY BARN TO NORTH OF FLEMINGS HILL FARMHOUSE, BROWNS END ROAD Broxted, Uttlesford	Five bay barn to north of Flemings Hill Farmhouse TL 52 SE 9/6 II GV 2. Late C16, 5 bay barn, timber framed and weatherboarded, and plastered, with half hipped, corrugated iron roof. Half nipped midstrey to north side, has been moved from south side. Framed side purlin roof, with arch braced tie beams, and jowled storey posts. Halved and bladed scarfs. National Grid Reference: TL 58514 24686.	1112259	Grade II	Immediate agricultural setting within farmstead within a wider rural setting, on site boundary with site on three sides of asset	Moderate positive	Moderate – Major change Asset on site boundary. Introduction of built development replaces rural setting of asset with urban setting.	Moderate – Major Loss of relationship, historic and functional connection, of the asset to its rural setting  Less than substantial		

**16, 17. Great Easton Conservation Area:**

GREAT EASTON CONSERVATION AREA				Village settlement located upland overlooking site with views to site from church yard of St Johns and St Jiles	Moderate positive	Moderate-minor change Introduction of built development replaces rural wider setting of Conservation Area with urban setting	Moderate-minor Degradation of wider setting which informs the character and historic context of the Conservation Area. Less than substantial (slight)		
MAYCREST, WORKHOUSE YARD ROSE COTTAGE, WORKHOUSE YARD	Cottage, C18, timber framed and plastered with half hipped, gambrel, thatched roof. One storey and attics with one eyebrow dormer to S and 3 similar to N. Ridgeline red brick stack. E gable has hipped, peg tile roofed square C20 bay. All windows are C20 casements with small panes.	1165167	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
THE OLD WORKHOUSE, WORKHOUSE YARD	House, C17/C18, timber framed and plastered of one storey with attics. Front has off-centre, later, large, red brick stack with angled brick cornice and lean-to porch with iron casements. Roof is peg tiled with 3 gabled dormers with plain bargeboards. C20 casements. Originally of 2 bays extended and linked with Rose Cottage by a later, infill, bay. Halved bladed scarf joints in top plate.	1322577	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
SHAMROCK	House, C15, with one storey and attics, 'hall' block and	1165156	Grade II	Great Easton	Assessed within	Assessed within	Assessed within	Assessed within	Assessed within

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COTTAGE, WORKHOUSE YARD	2 storey cross-wing at W. Timber framed and plastered with half hipped roof at E end and cross-wing is hipped with gablet to S and gabled to north, all in peg tiles. Lean-to, peg tiled porch in SE corner and gabled dormer in 'hall' roof. Windows are C20 casements and a pair of C20 red brick stacks surmount inglenook fireplace in hall section.			Conservation Area	Conservation Area Section 8.0	Conservation Area Section 8.0	Conservation Area Section 8.0	Conservation Area Section 8.0	Conservation Area Section 8.0
2, WORKHOUSE YARD	House, early C19, 2 storeys and timber framed and plastered with gabled peg tile roof and C20 casement windows. Abuts Rosemary Cottage to S and Shamrock Cottage to N. Cast iron yard pump in front garden. Included primarily for group value.	1112179	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
THE OLD WORKHOUSE, WORKHOUSE YARD	House, C17/C18, timber framed and plastered of one storey with attics. Front has off-centre, later, large, red brick stack with angled brick cornice and lean-to porch with iron casements. Roof is peg tiled with 3 gabled dormers with plain bargeboards. C20 casements. Originally of 2 bays extended and linked with Rose Cottage by a later, infill, bay. Halved bladed scarf joints in top plate.	1322577	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
ROSEMARY COTTAGE	House, early-C19 timber framed and plastered with gabled peg tile roof, 2 storeys with large off-centre, red brick ridge line stack. Front has C20 casements. Included primarily for group value.	1112178	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
GREAT EASTON HALL	House, C15 and C16, timber framed and plastered. 2 storeys with single storey range to E and 2 storey rear wing. Main block has gabled peg tile roof and rear wing and single storey block have hipped exposed ends. 2 diagonal shafted red brick stacks, both rebuilt. Front has C19 gabled porch with decorative bargeboards and W end gable and a dormer in the single storey block have similar bargeboards. Windows are a mixture of some old casements and C19 casements with glazing bars in moulded surrounds. The RCHM records that the interior has remains of crown post roofs and a late mediaeval doorhead. Moated site with Mound and Bailey castle.	1164992	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
BARN SOUTH WEST OF EASTON HALL	Barn, C14 and later. Timber framed and plastered with black weatherboarding on E wall over high brick plinth. Peg tile half hipped roof with gableta and one off centre, gabled midstrey on E, 2 gabled midstreys and 2 gabled dormers on W. Aisled on both sides, the arcade has numerous ancient posts, reused from previous structures. The N end wall is a complete 'reversed assembly' truss with arched bracing. The roof is of mid-C17 with straight wind bracing and side purlins. A variety of scarf joints of the splayed, trait-de-Jupiter, undersquinted abutment and splayed with bridles types.	1322612	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
CHURCH OF ST JOHN AND ST JILES	Church, probable early C12, C13 and restored in C19. Built of flint and pebble rubble with lacing courses of roman tile and dressings of limestone and clunch. N and Gabled peg tile roof. The chancel is C13 with 2	1112198	Grade II*	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0

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	repaired lancet windows in the N and S walls and a C19 E window of 3 lancet lights. The nave is of supposed C12 origin with 4 blank round arched recesses in the E part, the remains of a probable crossing tower. The S doorway is early C12 of 2 orders and with scalloped capitals. The N doorway, now blocked, is C13 with double chamfered jambs, 2 centred arches and a moulded label. The N wall has a C19 window and a brick C16 window of 2 four-centred lights under square head with sunk spandrels. The S wall has 3 windows - a C14 window of 2 cinque foiled lights with a quatre foil in a two-centred head, a C16 2 light window and a blocked C12 light high in the wall. The 7-cant roofs over nave and chancel are C19. At the W end is a red brick early C19 bell tower mounted on the original W wall and with a contemporary brick supporting wall to the E. This has grey brick drapering and a pyramidal peg tile roof. On N, S and W faces are 2 light bell chamber openings with label moulding heads. The S porch is C19 but has C15 cambered and moulded tie beam with moulded braces. Graded for architectural, historic, topographical and townscape value.								
EASTON HALL COTTAGE, THE ENDWAY	Semi-detached cottages mid-c19, 2 storeys and of red brick, with half hipped peg tile roof. Front is symmetrical and has, for each cottage, a metal casement with flat heads, on each floor and an entrance door with segmental head on the outer edge of the facade. Brick string courses at floor level and at the eaves level of the gables. Central circular plaque, with a coronet and initial letter 'M'. Central red brick stack. Built as workers cottages for the Easton Lodge Estate.	1317508	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
THE CLERKS COTTAGE, THE ENDWAY	House, C17 and possibly earlier, one storey and attics. Timber framed and plastered, the roof is gabled and of peg tiles with 3 large gabled dormers. Front has numerous old cast iron casements with leaded lights and a pedimented, central, doorcase with squat brackets and mutules. Modern garage doors at W end of front, 2 small stacks on rear slope and C19 and C20 rear, lean-to extensions. Some old doors remain inside.	1112175	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
STONE COTTAGE, THE ENDWAY	Cottage, dated 1822 on stone plaque on E wall. 2 storeys of flint with red brick dressings and low pitched, gabled slate roof. Central front door, with casement windows either side, on each floor, with all openings having straight pointed arches over. The spandrels have fret piercings. Above the front door, a boulder with central circular hole and a six sided window with radial glazing bars. The E gable wall has a semi-circular blank recess. Infilled with triangulated patterning of chalk blocks and black cinders. Large C20 rear extension with slate roof.	1165052	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0

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THE ENDWAY (2 UNITS), THE ENDWAY	House, now 2 units, C17 or earlier, of two storeys, timber framed and rendered. Gabled peg tile roof with central red brick stack. Front has C20 metal casement windows, front doors at each outer edge, a skirt of painted weatherboarding and 3 courses of plain tiles at first floor level. Formerly a single storey, with attics, thatched cottage and was raised in height in early C20. Interior shows arch braced frame, jowled posts and inglenook fireplace. Included for group value.	1322574	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
THE GARTH, THE ENDWAY	House, former convent, early C20 and rendered brick with peg tile roofs. Long, 2 storey range, parallel with the street, with one storey and attics, 'cross-wing' at W end. Front has large, semi-circular bay, containing spiral stairs, with parapet and continuous band of upper storey windows. Flat moulded door hood and 3 elaborate brick stacks with angled shafts and cresting. Windows are contemporary iron casements with leaded lights with elaborate latch back plates. Single storey gabled peg tile extension on E end.	1112176	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
THE BELL, THE ENDWAY	Former Public House, c 1500, two storey, timber framed and plastered house. Roofs are gabled in peg tile with 1½ storey gabled brewhouse extension on west end and long, hipped rear extension in clay peg tiles with lean-to at end. Rear elevation has two stages of outshots and open porch. Front elevation has, on the first floor, 3 double hung sashes with small panes. The ground floor has a central d.h.s. with small panes, open pedimented, late C18 doorcases, either side and a pair of canted bay windows with small panes. The western doorcase is infilled with a modern window. Gable end red brick stack at west end. Formerly a two storey, long-wall jetty house now underbuilt. One bay was later partially removed and substituted by a c 1600 cross-wing. The eastern end was the service end and traces remain of the buttery/pantry subdivision. The existing front door gives access to the hall and the original muntin and rail 'screen' has been moved to form an internal passage. This retains a part of the original hall door opening with an ogee and hollow chamfer on the jamb. Part of rear outshot includes a stair tower with a, partly original, newel stair. The roof is a remarkable side-purlin/windbrace design, with raised collar over upper chamber, expanded rafter heads and V struts at the solar end. Floor joists have soffit tenons. Cast iron yard pump at rear.	1165073	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
ESSEX HOUSE, THE ENDWAY	House, mid-C16, timber framed and plastered of 2 storeys with a gabled peg tile roof and gabled 2 storey extension on rear. A 'long-wall-jetty' house with externally exposed timber frame, with solar and 1 large chamber on first floor over service rooms, cross-passage, fire bay, hall and parlour. The front has C20 metal casements with leaded lights, on the ground floor	1165152	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0

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	is one canted bay to the hall and a 'V' shaped bay to the parlour, both with coved soffits. Later stack in fire bay, rectangular above roof line and just forward of the ridge. Rear has hipped open porch on NE end and one gabled roof dormer. Timber frame and bracing is remarkably complete, although restored. Interior reveals inglenook fireplace chamfered and arch braced structure and remnants of crown post roof. Halved and bladed scarf joints								
WHITE GATES, THE ENDWAY	House, mid-C19, Flemish bond, red brickwork, with gabled, low-pitched slate roof. Large, off-centre, red brick stack with 4 detached square shafts and combined head. Small stack at W end. Front has off-centre, recessed porch, with 4 centred arched head and stone impost blocks, with short flight of steps. 3 canted bay windows, with brick plinths and hipped slate roofs and casements with small panes. Over each bay is a 3 light casement with segmental head and splayed jambs and surrounded by a fretted bargeboard. A 3-course string band marks the first floor level. At first floor level is a circular plaque with coronet and initial 'M' with a separate rectangular date plaque inscribed '1860'. An estate house of the Easton Lodge Estate.	1322575	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
THE SWAN PUBLIC HOUSE, THE ENDWAY	Public House, c 1400 and later, 2 storeys and timber framed and plastered. Peg tile roof, gabled at W and hipped at E with gabled extension at rear and single storey, rear lean-to. Front has an off-centre simple pedimented doorcase and 4 double hung sash windows with glazing bars to the upper floor. The ground floor has 2 angled, flat roofed early C19 bays and a similar pair of double hung sashes with glazing bars. Off-centre, substantial, rectangular red brick stack. c 1400 open hall house with cross-wing at E end. Altered in C16, when front was sheered off and floor and stack inserted. Interior shows interesting remain of cross-passage, integral with cross-wing with wide 'spered' opening. Remnants of crown post roof and cross-wing floor joists with soffit tenons.	1165095	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
THE OLD HOUSE, THE ENDWAY	C15 or earlier, 2 and 3 storey 'H' plan, hall house. Timber framed and plastered with gabled, peg tiled cross-wings and main roof peg tiled with gablet at east end. Rear has 2 storey, peg tile lean-to and single storey pantile roofed lean-to with modern stack. West end has pantile roofed lean-to with conservatory. Front has off-centre peg tile roofed modern porch, hipped peg tile roofed modern angled bay windows in hall and east cross-wing and metal leaded light casements. 2 rebuilt, ridge line, red brick stacks. The two formerly jettied cross-wings and lower part of the hall are of one build and the west cross-wing has a later extra storey. The hall has been raised to make a full 2 storeys, probably in C17. The (eastern) buttery/pantry subdivision can be traced, as can the position of the original, diamond	1112177	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0

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	mullioned hall window. The east cross-wing provided indications for an additional external structure, probably a timber chimney stack. Structure is exceptionally close-studded. At the rear is a C19 stable block with gabled pantile roof, flemish bond brickwork, windows with small panes and slate lean-to over garage doors.								
LINGS COTTAGE, THE ENDWAY	C14 and later, two storey timber framed and plastered house with peg tile roof. Hipped at east end with single storey lean-to and hipped with gablet at west end, with ridge line red brick stack. The west elevation is clad in black weatherboarding. Windows are a mixture of C19 timber casements with glazing bars and old cast iron casements. The interior reveals part of the ground floor and first floor of a C14 timber framed building with angled draggon beam and central tenoned floor joists which was jettied to the west and to the road. The rest of the structure is a C17 rebuilding with jowled posts and straight bracing.	1165112	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
BRIDGEFOOT, THE ENDWAY	C14 timber framed and plastered hall house, with peg tile roofs. 2 bay, former open hall with contemporary solar/service cross-wing to west. Original 'in-line' parlour bay to east, was almost immediately altered to give the appearance of a further cross- wing. Adjoining the rear is a 2 bay, C16 kitchen/service block: with gabled peg tile roof. Generally the roofs are gabled, but with a hip at the rear of the west cross- wing and a gabled dormer to the main, front, roof slope. Windows are a mixture of C19 casements with glazing bars and some old cast iron casements. Both cross-wings retain their original decorative bargeboards with ogee cusping. The hall retains its original roof line but has an inserted C16 floor and old brick stack. The tie beam arch braces remain, partly damaged, a moulded tie beam and similar, elaborate, cross quadrant crown posts to hall and west cross-wing. Remnants of an ogee headed front door and the western service doors and parlour door openings can be discerned. The west cross-wing has a possibly C17 external wall stack, chamfered mantel beam and original moulded and pegged shelf. The original hewn oak ladder stair survives in the back room. Fragments of external and internal pargeting and wall painting survive. One diamond mullion window opening (mullions have gone) retains its, nailed on, shutter pelmet. The rear kitchen block has simple, soot blackened, crown post roof and serpentine bracing. Floor joists have central tenons.	1322576		Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
CROYS GRANGE	House, late-C16 and mid-cl9. 2 storey, timber framed, with external plaster, but with ground floor partly encased in red brick. Gabled peg tile roofs. Basically 'L' shaped plan form with additional brick, large, single storey, gabled, bakehouse block and hipped lean-to, on E end. The rear has remnants of 2 staitowers and C19 gabled 2 storey extension. Front is C19, refacing with ground floor red bricks and imitation timber framing,	1164734	Grade II	Great Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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	with 2 gabled bay windows with contemporary orolo mullions and leaded lights. Off-centre gabled porch, arch braced collar and-turned posts on red brick plinth. A gabled projection at the E end has similar detail and the W end is jettied. Off-centre, rebuilt concertina stack and smaller, similar original stack, projecting through roof of bakehouse. The rear has some old pargeting and mixture of timber casements and old cast iron leaded light casements. The interior reveals 2 separate houses, at right angles. That, to the E, at right angles to the road frontage is slightly earlier and has the smaller stack serving the service end. This has possible open hall and soffit tenon with diminished haunch floor and big tie beam braces, roof is side purlin with wind bracing and these and other wall braces have distinctive 'cranked' form. The other unit was floored throughout, with curved external bracing. The stack forms a 'baffle entry' and has, tunnel through, like Breach Farm. Roof is clasped side purlin.								
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**18. King's Farmhouse: Close proximity to site**

KINGS FARMHOUSE, DUCK STREET, Little Easton	House. Late C18 house, with C19 extensions and alterations. Timber framed and plastered, and painted brick. Red plain tile roof, with pierced ridge tiles. 2 storeys. L shaped plan, with C19 extensions at rear. 2 window range, C19 vertical sliding sashes with glazing bars. Rear wing has C19 casements with segmental heads. 2 gabled dormers. Front entrance door has flat moulded canopy on brackets and with reeded pilasters. Rear wing has gabled porch. Red brick chimney stack. National Grid Reference: TL 60108 24872.	1097457	Grade II	Immediate domestic setting as part of a farmstead within a wider rural setting, open views out over flat terrain south west to Easton Lodge Park and Garden.	Moderate positive	Moderate change Asset in close proximity to site. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting and restricts views to Easton Lodge Park and Garden.	Moderate  Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site and clear open views out. Less than substantial		
EASTON FARMHOUSE DUCK STREET, Little Easton	House. C15 and C16, timber framed and plastered with red plain tile roof. 2 storeys. L shaped plan. Long wall jetty to main range, and jettied and gabled crosswing. 1, 3 window range, C20 casements. Gabled porch with red plain tile roof. C16 red brick chimney stack with square attached pilasters. Rear wing is C17. Maynard plaque. Extensive original frame survives including side purlin roof to crosswing. National Grid Reference: TL 60428 24757.	1055850	Grade II	Isolated rural dwelling	Moderate positive	Moderate change	Moderate Less than substantial		

**19. Lodge Lane: Close proximity to site**

ROUND HOUSE, LODGE LANE (Laundry Lane), Little Easton	House. C19 in red brick, with red plain tile roof, incorporating courses of Bullnosed tile. 1 storey range with small crenellated circular red brick tower. Tower is also corbelled and decorated with lockstitch patterns. Casement windows in assorted shaped heads. National Grid Reference: TL 60102 24495.	1097460	Grade II	Refer to report 8.4.7 NOT ACCESSIBLE In close proximity to site	Unknown	Moderate change	Moderate Less than substantial		
PLOWLANDS, LODGE LANE (Laundry Lane), Little Easton	House. C18 with extensive late additions. Timber framed and plastered with red plain tile roof. 2 storeys with single storey extension at one end. 2 window range C20 casements. Original red brick, end wall chimney stacks.	1366596	Grade II	Immediate domestic setting, adjacent to one other dwelling, within wider rural setting and open	Moderate positive	Moderate change Asset in close proximity to site. Introduction of built development adjacent to asset	Moderate Degradation of wider setting which informs the character and historic context of the		

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	National Grid Reference: TL 60180 24459.			views over rural landscape		replaces rural setting of asset with urban setting	asset. Less than substantial		
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**20. Easton Glebe: On site boundary**

EASTON GLEBE, LODGE LANE (Laundry Lane), Little Easton	House. Mid C18 in red brick with red plain tile roof. 2 storeys. 5 window range C18 vertical sliding sashes with glazing bars and gauged arches. Pediment doorcase with Ionic pilasters. C19 and C20 extensions at rear. C20, semi- circular extension on east end. C18 and C19 detailing internally. <b>One time home of author H.G. Wells</b> National Grid Reference: TL 60103 23866.	1334055	Grade II*	Immediate domestic setting within wider rural setting adjacent to former deer park to west and south west and Little Easton Conservation area to south east. Trees to immediate boundary of asset partially mitigate views out to site	Moderate - Major positive	Moderate - Major change Asset on site boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting and obscures visual connection between the assets.	Moderate - Major Degradation of setting on boundary of asset which informs the character and historic context of the asset and degradation of historic and visual connection of Easton Glebe with Little Easton Conservation Area with Easton Lodge Less than substantial		Reinforce tree screen along curtilage boundary
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BARN ADJACENT TO EASTON GLEBE (Laundry Lane), Little Easton	Barn. Early C18, timber framed, weatherboarded and plastered with slated, half hipped roof. 4 bays long. Single aisle on south side. Diagonal braces to tie beams. Side purlin roof. Upper floor in east end bays. Early C20 leaded casements and glazed screen from ground to eaves on north side. Re-used C17 panelled door on east end. Easton Glebe was occupied for some time by the writer H G Wells and his family, and it is recorded that this barn was used for children's games and dramatic productions involving well-known literary figures. The upper floor, leaded casements, glazed screen and panelled door were presumably all added by H G Wells. Included for group value only. National Grid Reference: TL 60051 23871.	1097469	Grade II	Immediate agricultural setting now in domestic use as extension of house, in rural location adjacent to former deer park to west and Little Easton Conservation area to South East. Trees to immediate boundary of asset partially mitigate views out to site	Major to moderate positive	Moderate - Major change Asset on site boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting and obscures visual connection between the assets.	Major to moderate Degradation of setting on boundary of asset which informs the character and historic context of the asset and degradation of historic and visual connection of Easton Glebe with Little Easton Conservation Area with Easton Lodge Less than substantial		
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**21. Little Easton Manor: Little Easton Conservation Area**

LITTLE EASTON CONSERVATION AREA				Hamlet settlement within secluded location shielded by trees on western boundary. Historically connected, by function and association, with Easton Lodge and Easton Glebe. Within a wider rural setting	Major positive	Major change Conservation Area on site boundary replacing rural setting with urban setting <i>(TBC if CA partly falls within site boundary, ref HIA Report - Easton Park Garden Village)</i>	Major Degradation of setting on boundary of asset which informs the character and historic context of the asset and degradation of historic and visual connection of Conservation Area with Easton Lodge and Easton Glebe Less than substantial		
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BARN AT EASTON MANOR (70 METRES SOUTH EAST), PARK ROAD	Barn, converted to theatre in early C20. C16, timber framed, plastered and weatherboarded, with red plain tile roof. Converted by Countess of Warwick, and venue for a number of Ellen Terry performances.	1055759	Grade II	Little Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
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OUTBUILDINGS	Outbuildings. Built between 1930 and 1939,	1366619	Grade II	Little Easton	Assessed within	Assessed within	Assessed within	Assessed within	Assessed within
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25 METRES SOUTH EAST OF EASTON MANOR, PARK ROAD	incorporating remains of C18 granary and much re-used material from Easton Lodge. Timber framed and brick, plastered. 2 storeys and 1 storey. C20 vertical sliding sashes with glazing bars. Red plain tile half hipped roof. Red brick chimney stacks. C20 pediment doorcase.			Conservation Area	Conservation Area Section 8.0	Conservation Area Section 8.0	Conservation Area Section 8.0	Conservation Area Section 8.0	Conservation Area Section 8.0
EASTON MANOR, PARK ROAD	House and outbuildings. Built between 1930 and 1939, incorporating remains of small C17 house, two C19 cottages, and much re-used material from Easton Lodge. Timber framed and brick, plastered with red plain tile roof. 2 storeys. Assorted C20 casements and vertical sliding sashes. Red brick chimney stacks, one partly rebuilt C17 chimney with 4 shafts. 2 storey range with red plain tile roof to east.	1334057	Grade II	Little Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
STABLE AT EASTON MANOR (50 METRES SOUTH), PARK ROAD	Stable range. C18, timber framed, plastered and weatherboarded, with red plain tile roof, hipped to south.	1097464	Grade II	Little Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
LITTLE EASTON CHURCH, PARK ROAD <i>(NOT CHURCH OF ST MARY THE VIRGIN AS LISTED IN HISTORIC ENGLAND LISTING)</i>	Parish Church. C12, C13, C15 and C19. Flint rubble with Roman brick and stone dressings. Red plain tile roof. C12 Nave has been raised in C15. Indications of two original window openings in north wall. Two C15 north windows, restored in C19. C19 south window. C14 south doorway now blocked. C13 Chancel with late C15 east window. C19 north arcade, and C13 south arcade. Organ chamber and vestry added in 1881 by Countess of Warwick, with partly restored C15 north window. South Chapel is C15, with two C19 south windows. C15 west tower, of 2 stages, with south-east stair turret and embattled parapet. Late C15 tower arch. Stair doorway and door are original. C19 west doorway. C19 crown post roof to Nave. Early C18 wrought iron screen to South Chapel, made from gates to Easton Lodge. Late C12 wall painting of seated prophet, and C15 stories from the Passion, in Nave. Painted coat of arms of Charles II, dated 1660. C17 stained glass by Baptista Sutton. Brass to Robert Fyn circa 1420. North wall of Chancel has circa 1400 monument to Eleanor Bouchier, with cusped panelled front, and shields of arms. Moulded plinth and slab, 2 centred, cinquefoiled arch, crocketed and finialed ogee label. Buttressed and crocketed side pinnacles. Small mid C13 effigy of Knight in mail armour with long surcoat and knee-caps and long shield. In south arcade of Chancel, late C15 monument to Henry and Isabel Bouchier. Canopied alter tomb of Purbeck marble, with panelled and traceried sides and ends, with eight plain shields, formerly with brasses. Brasses on slab, of man in plate-armour, with Garter and mantle of the Order, and of woman with short sideless gown. South (Bouchier-Maynard) Chapel has 1613, alabaster reclining figure of Lady Maynard, and monument with 2 reclining figures on tomb chest with large kneeling figures of children.	1097465	Grade: I	Little Easton Conservation Area Immediate ecclesiastical setting within a secluded hamlet setting within a wider rural setting	Major positive contribution	Moderate change	Less than substantial (slight)		Retain views, through development site, towards church to retain distant views of church spire

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	Late C17 large standing wall monument, with life size standing figures in Roman costume, an urn between them. Believed to be by Pearce. Monument of 1746 by Charles Stanley, for Lord Maynard and family, with central figure of Lord Maynard musing against an urn, with portrait of his wife. Busts or relief medallions of other members of family. Relief of Justice, Charity, Fortitude etc. Bust of Frances, Countess of Warwick circa 1938. Two elaborate carved headstones against west wall of south chapel.								
CHURCH ROW, PARK ROAD	Former almshouses. Build 1895 by Frances, Countess of Warwick. Rendered brick and timber frame, with red plain tile roof. 2 storeys, and 1 storey and attics. Central 2 storey range gabled to front, with 2 gabled units, flanking east and west. Original front verandah on posts with brackets and pierced spandrels. 6 window range, casements, with diagonal glazing bars. Central porch. Pierced bargeboards and ridge tiles. 2 first floor oriel windows on brackets.	1097468	Grade II	Little Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0
CHURCH LODGE, PARK ROAD	Lodge house. C17, timber framed and plastered. Red plain tile roof. 1 storey and attics. C19 verandah with timber posts, and trellis arches. 2 feature gables with ornate bargeboards and finials and 3 light leaded casements. Some C17 casements to ground floor. Central diagonal red brick chimney stack.	1366652	Grade II	Little Easton Conservation Area	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0	Assessed within Conservation Area Section 8.0

**22: No change, trees and built development of Little Easton Manor (Conservation Area) mitigates views to site.**

THE OLD LIBRARY, PARK ROAD	House. Late C17, timber framed and plastered with red plain tile hipped roof. 2 storeys. 4 window range C17 and C20, leaded casements. C210 gabled porch. Inscribed date 1690.	1055743	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	
PARK ROAD COTTAGE, YEW TREE COTTAGE, PARK ROAD, LITTLE EASTON	Mid C17, timber framed and plastered with red plain tiled roof. 2 storeys. 4 window range, C20 casements. C20 lean-to extension at rear. C20, gabled tiled porch. Central C17 red brick chimney stack, with diagonal shafts. Some exposed timber frame internally.	1097467	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	
PORTWAYS, PARK ROAD	Late C16 or early C17, timber framed and plastered, part weatherboarded. Red plain tile roof. 1 storey and attics. Modern casements. Some exposed beams internally.	1055739	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	

**23, 24, 25. Little Easton: No change on sites 23, 24 and 25 due to tree screens and topography, historic assets are located downward slope, away from site.**

GREEN WINDOWS, DUCK STREET	House. Early C16 or earlier. Timber framed and plastered with red plain tile roof. 1 storey and attics. Gabled crosswing to left, and C20 extensions at rear. 3 window range C19 and C20 casements. Gabled dormers. Gabled porch with red plain tile roof. Red brick chimney stacks.	1054765	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
COTTAGE AT CORNER OF GLEBE LANE,	Cottage. C16 or earlier, timber framed and plastered with thatched hipped and half hipped roof. 1 storey and attics. 5 window range C20 casements. 2 eyebrow	1097458	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	

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DUCK STREET	dormers, with C17 casements with pediment heads. Original and C20 red brick chimney stacks. Some frame exposed internally.								
CHAPMANS, DUCK STREET	House. Late C16 or-early C17. Timber framed and plastered, with red plain tile gambrel roof. 1 storey and attics. L shaped plan, with later extension at rear. 4 window range C20 leaded casements. 4 cat slide dormers. Original framing internally.	1055831	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
HOUSE AT JUNCTION WITH MANOR ROAD, DUCK STREET	House. C14 hall house with crosswing. Timber framed and plastered with red plain tile roof. Crosswing hipped to front. 2 storeys and 1 storey and attics. 3 window range C20 casements. 1 gabled dormer. C16 red brick chimney stack, partly rebuilt. C20 extensions at rear. Extensive original frame remains internally and C16 alterations to hall range.	1334053	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
COTTAGE, 20 METRES SOUTH EAST OF STAG INN, DUCK STREET	Cottage. C16 or earlier, timber framed and plastered with thatched roof. 1 storey and attics. 5 window range, C19 casements. 3 eyebrow dormers. C19 red brick chimney stacks.	1097456	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
HOUSE 100 METRES SOUTH EAST OF MANOR ROAD, DUCK STREET	House. Late C17, early C19 and C20. Timber framed and plastered, with red brick gabled wing at northern end. Red plain tile roof. 2 storeys. 2, 1 window range, leaded casements. Ground floor bay window with hipped roof. C19 door and surround. Red brick chimney stack with 2 diagonal shafts. Maynard plaque.	1055802	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
TINGEY HOLE COTTAGE	House. Early or mid C16. Timber framed and plastered with red plain tile roof. One storey and attics. C20 casements and gabled dormer. Later extension in brick, also with thatched roof. Red brick chimney stacks on end walls. Internally original framing survives including traces of smoke hood.	1057695	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
MAWBYS, MILL END	House. C16 with C17, C19 and C20 alterations. Timber framed and plastered, with red plain tile roof. 2 storeys, L shaped plan with later wing to rear. 3, 1 window range C19 casements and sashes. Central entrance door has keystone and rusticated surround. Right front breaks back. 2 storey bay windows with gabled red plain tile roofs and pierced bargeboards with pendants. Original red brick chimney stack, rebuilt at top. Roundels with Maynard crest.	1366602	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
6 AND 7, MILL END	Pair of Cottages. Early C18, timber framed and plastered with thatched roof, hipped to east. 1 storey and attics. 3 window range C20 casements. 1 dormer with red plain tile surround. Original red brick chimney stacks.	1097461	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
KIRKHAMS, MILL END	Cottage. Early C18, timber framed and plastered with thatched roof. 1 storey and attics. 2 window range. C20 leaded casements. Eyebrow dormer. Original red brick chimneys. C20 extensions.	1366599	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	

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ELMBRIDGE FARMHOUSE, MILL END	House. Early C16 with early C17 alterations. Timber framed and panelled plaster, with red plain tile roof. 2 storeys. Gabled crosswings to east and west and central C17 feature gable. 4 window range, C19 casements. C18 flat canopy on brackets to doorway. 2 ground floor, C19 bay windows, with red plain tile roofs. Circa 1600, red brick concertina shaft chimney stack. C19 moulded bargeboards.	1334056	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
LITTLE MARTINS, MILL END	House. Late C16 or earlier. Timber framed and plastered, with hipped thatched roof. 1 storey and attics. 4 window range, oriel bays with pediment heads and C20 leaded casements. C20 porch, with red plain tile roof, and 2 centred door arch. Original central red brick chimney stack.	1097462	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
LITTLE BARNS, PARK ROAD	Pair of Cottages. C17, timber framed and plastered, with red plain tile roof. 2 storeys with single storey extension at north end. 4 window range, C17 and C20 leaded casements. Original red brick chimney stack, with diagonal attached shafts. Some original chevron pargetting at rear. Internally some of the original frame is exposed with stop chamfered beams.	1097466	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
GREEN VALLEY, PARK ROAD	House. C15 and C16, timber framed and plastered, with red plain tile roof. 2 storeys and attics. Gabled and formerly jettied crosswing, the hall range rebuilt in C16. 1,1 window range, C17, leaded casements. Modern gabled porch with red plain tile roof. C16 red brick chimney stack, rebuilt at top, with 4 square shafts. Internally some of the original frame is exposed, including jowled storey posts and cambered tie beams.	1097483	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	

**26. Tilty: No change, due to topography and distance**

CHURCH COTTAGES, 1, 2 AND 3, CHURCH LANE	Built 1845, in red brick, with grey slate roof. Two storeys. Central projecting gable. Three window range, leaded casements at first floor, C19 wooden casements at ground floor. String course. Decorative bargeboards. Plaque with stag and 2 plaques with crown and M inscribed.	1169128	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	
CHURCH OF ST MARY THE VIRGIN	Formerly the "Capella extra portas" of the Cistercian Abbey of St Mary. C13, with C14, C17 and C19 alterations. Flint rubble with limestone and clunch dressings. Red plain tiled roof, includes some original C13 tiles on Chancel roof. Nave is entirely of Circa 1220. South side has external string course. Four splayed lancets in north wall. North doorway with pointed head and semi-circular rear arch. Four splayed lancets in south wall. Below the eastern window is the piscina. South door with pointed head, chamfered jambs and a moulded label. Rear arch is semi-circular. West wall has 3 splayed lancets. C14 Chancel has east window of 5-lights, with tracery in 2 centred head, and moulded internal and external labels, with head stops. Jambs and mullions are moulded and the splays have shafts with moulded capitals, and bases. East wall has	1169090	Grade: I	Small rural settlement Incorporates remains of Cistercian Abbey.	Moderate to Major	Neutral	Neutral	Neutral	

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	diagonal buttresses, and a truncated gable with gable cross. Below east window the wall is faced with flint and stone chequerwork. Internally a moulded sting, forming label to sedilia. North window of 3-lights, and south window of 2-lights matching east window. C19 north vestry. C17 south porch, timber framed and plastered. Roof to Chancel C14 of 7 cants, plastered on soffit. Nave roof is late C15 framed side purlin, formerly arch braced to collar and with moulded wall plates and one embattled tie beam. C18 bell turret at east end. Brasses, Medeley and Wife 1562, and Danet and wife 1520, Margaret Tuke 1590, Thos Takeley 1470, deMortemer 1340. C13 locker in south wall of nave with 2 centred head. Monuments, Holden 1686, Elliott early C17. Two cinquefoil headed niches in chancel with gabled, crocketed and finialed labels and side pinnacles with carved crockets and finials. Nave has some C13 wall painting on north and south walls. C14 piscina in chancel, with moulded and shaped jambs, capitals, bases and traceried head with moulded label and head stop. C13 piscina in nave with moulded 2 centred head moulded label, mask stops, moulded and shafted jambs with square abaci foliated on inner side. C18 pulpit with canopy.								
CLERKS COTTAGE, CHURCH LANE	C18 cottage, timber framed and plastered, with red plain tile roof. One storey and attics. Two window range, leaded casements. Two gabled dormers. Lean-to at rear. C18 red brick chimney stacks.	1112182	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	
RUINS OF TILTY ABBEY OF ST MARY, CHURCH LANE	Cistercian foundation of 1153 by Maurice Fitz Geoffrey and Robert de Feneus. Present remains are fragmentary pieces of flint rubble walling, probably west range of cloister.	1112183	Grade II	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	
TILTY MILL	Watermill. Early C18, heightened in C19, and most of the machinery dates from the later period. Red brick with tiled roof, half-hipped with a gablet at one end and a weatherboarded lucam for sack-hoisting at the other. Two storeys and attics; 3 windows. One gabled dormer with boarded loading door below. Cambered casements and central doorcase. Interior comprises two storeys, a bin floor and an attic. The ground floor has a high-breast shot waterwheel and a cast-iron pit wheel with wooden teeth engaging the cast-iron wallower. There is a wooden upright shaft carrying a fine six-armed wooden compass great spur wheel engaging two iron stone nuts. The three pairs of millstones have wooden tentering gear. There is a horizontal layshaft with a bevel gear engaging the pit wheel, part of an elaborate gear and belt drive to the third set of stones. All machinery is contained within a boarded chamber, with the waterwheel beyond. Meal bin. The first floor has three pairs of millstones with all millstone furniture intact. A fourth small set of millstones is set up on a cast-iron hursting in a corner. The iron top section of the upright shaft carries a crown wheel driving a	1112221	Grade II*	Small rural settlement	Moderate Positive	Neutral	Neutral	Neutral	

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	layshaft with belt pulleys. There is a roller crusher, work bench with vice and tools, and the gate gear to control the waterwheel below. Bins. The bin floor is fully partitioned into storage bins. The sack hoist is driven by belt from below. The attic floor has a central walkway with access to the lucam and bin openings either side. The sack hoist, chain and guide pulleys are in the peak of the roof, which is boarded inside.								
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**27. Dutton Hill: At the end of the valley, views to site mitigated by natural landscape, tree screens on northern edge of site and distance to site**

THE RISING SUN PUBLIC HOUSE, DUTTON HILL	Public House, early C17, 2 storey and timber framed and plastered. Very steep peg tiled and gabled roof, with early C19 gable end, red brick, stacks. Front has central C20, flat roofed porch and metal casements. Rear is early C19 facelift, with white painted boarding and very fine, cast iron gothic casements with pointed lights. Rear kitchen extension and C20 gabled peg tiled, single storey extension at west. Interior reveals basic structure of early C17 framed house, with substantial storey posts and curious, narrow W end bay.	1112170	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
DEERS LEAP, Dutton Hill	Cottage, probable C16 and later, one storey and attics. Timber framed and plastered, thatched roof with 2 eyebrow dormers. Off-centre, small, red brick, ridge line stack. Front has old cast iron casements with leaded lights and C20 lean-to pantiled porch. Interior reveals that E bay was formerly low and single storey with subsequently raised eaves line. Top plate has halved and bridled scarf joints and roof is later rebuilding.	1322610	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
ELIZABETHS COTTAGE, DUTTON HILL	House, c 1500, timber framed and plastered and of one storey and attics. Half hipped peg tile roof with 3 small gabled dormers and 2 ridgeline, small, red brick stacks. Front has central C20 gabled peg tile porch and timber casements. Remarkable small open-hall house, with later, inserted floor and stack. 2 bay hall with heavy arch braces to tie beam, mounting crown post roof, remnants of in-line parlour bay, open to roof and complete service/solar bay. An extra bay has been added at the E end Framing is very complete and the use of side purlins, on jowled posts, over the service/solar bay only, seems a unique feature. Halved and bridled scarf joints in top plates of hall.	1164926	Grade II*	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
ABBNEY COTTAGE, DUTTON HILL Great Easton	House, c 1600, 2 storeys and timber framed and plastered by frame exposed on front elevation. Roof is peg tiled and hipped at E with gabled and gabled at W where it is linked to neighbouring building. Slated, rear, lean-to extension. Baffle entry plan form with service, stack bay, hall and very narrow end bay with lower girt level. Front has C20 peg tiled, gabled, porch hood and casement windows with small panes. Large, red brick, off centre stack. Mortices are visible for former 1st floor oriel windows. Old pargetting fragments on E wall. Interior reveals, long tapered, and chamfered, jowls and	1317517	Grade II	NOT ACCESSIBLE FROM SOUTH SIDE TOWARDS SITE. Immediate domestic setting within village settlement within wider rural setting	Moderate positive	Neutral/uncertain	Neutral/uncertain		



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	slightly cambered tie beams. Scarf joints are halved and bladed. National Grid Reference: TL 60428 26851.								
THE WARRENS, DUTON HILL Great Easton	House, dated by inscription on storey post 1632. 2 storeys, timber framed and plastered, with gabled peg tile roofs. Gabled, peg tiled staircase/porch projection of late C17 on E side. Exterior remodelled in mid-C19 with applied timber framing, rectangular bay window on S gable, 5 sided bay window with oriel dormer over on W side. E side has a quarter-circular porch with peg tile roof and projecting oriel. Off centre ridgeline early C17 stack with 4 octagonal shafts and C19 2 shafted copy on SW corner. Interior reveals heavy, wide timber frame with long tapering jowls, decorative impost and clasped side purlin roof. The contemporary stack has brick pointed arched fireplaces to the former hall and solar and heated cupboard with original door in flank. The later stair/porch extension contains a fine jacobean staircase with decorative panels and ionic balusters. This alleged to have been moved from Easton Lodge. National Grid Reference: TL 60504 26867.	1112169	Grade II	Immediate domestic setting within village settlement within wider rural setting	Moderate positive	Neutral / uncertain. Potential impact on views from South facing windows at 1 <sup>st</sup> floor	Neutral / uncertain		
DOVECOT/GRANARY IMMEDIATELY ADJOINING NORTH WEST CORNER OF DUTON HILL FARMHOUSE, DUTON HILL	Dovecot/Granary, C17/C18, timber framed and plastered with pyramidal roof of peg tiles with large gablets and short ridge.	1317535	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
BARN 50 METRES EAST OF DUTON HILL FARMHOUSE, DUTON HILL	Barn, C17/C18, timber framed and black weatherboarded with half hipped corrugated asbestos roof. Of 5 bays, with a projecting, later midstrey on the W side. Framing has straight bracing, a side-purlin roof and knees to the tie beams. Lean-to out- shots and a low range of slate roofed implement sheds form an irregular 2 sided court.	1322609	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
RESTCOT AND ADJOINING COTTAGE 80 METRES SOUTH EAST OF DUTON HILL FARMHOUSE, DUTON HILL	Cottage, former pair, C18 and one storey with attics. Timber framed and plastered with part brick front. Half hipped, gambrel, peg tile roof with 2 catslide dormers and central red brick stack. Peg tile lean-to outshed and, gabled peg tiled extension to N.	1164915	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	
THE OLD FORGE, DUTON HILL	House, early C19, 2 storeys with cellar and timber framed and plastered. Gabled peg tile roof with gable end, red brick stacks. Gabled peg tile rear extension. Front has double hung sash windows with small panes, in moulded surrounds, either side of a simple door surround with flat hood on metal brackets and with short flight of steps.	1112168	Grade II	Village settlement	Moderate Positive	Neutral	Neutral	Neutral	

**28. Blamster Hall: No change, views to site mitigated by natural landscape, distance and built development**

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BLAMSTER HALL		1112161	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
BARN	30m N E of Blamster Hall	1112165	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
GRANARY	On roadside 35m N W of Blamster Hall	1112163	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
GARDEN WALLS AND RAILINGS	Fronting road to Blamster Hall	1112164	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
SUMMERHOUSE	20m S W of Blamster Hall, in corner of front garden	1112162	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	

**29. Snow Hill: Minor change, views to site mitigated by built development from Great Easton, tree screens, natural landscape and distance to site**

SNOW HILL COTTAGE, SNOW HILL Great Easton	House, C18 or earlier, timber framed and plastered and of one storey and attics. Long, thatched, gabled roof of gambrel profile with 4 eyebrow dormers. Front has off-centre door and. C20 metal casements with leaded lights and off-centre, substantial, red brick stack. C20 gabled, peg tiled, 2 storey, rear extension. National Grid Reference: TL 61048 26287.	1165027	Grade II	Immediate domestic setting as part of a sporadic settlement within wider rural setting adjacent to B184 road to west	Minor positive	Negligible change Due to distance and limited visual connection due to existing trees and settlements screening site	Less than substantial (slight)		
TIMBER THATCH, SNOW HILL Great Easton	House, C18 or earlier, timber framed and plastered with low skirt of white weather- boarding. One storey with attics, with hipped, thatched roof and 2 gabled, peg tiled dormers. Front has central door and old iron casements with leaded lights. Off-centre, red brick, ridgeline stack. C20 mansard roofed rear extension. National Grid Reference: TL 61072 26235.	1112174	Grade II	Immediate domestic setting as part of a sporadic settlement within wider rural setting adjacent to B184 road to west	Minor positive	Negligible change Due to distance and limited visual connection due to existing trees and settlements screening site	Less than substantial (slight)		

**30. Hill Farm: Potential views to site, due to topography, despite wooded areas between asset and site**

HILL FARMHOUSE, B184 Great Easton	2. House, C18 with large early C20 extensions to the S. The C18 part only is of interest and is of 2 storeys, timber framed and plastered with a stepped, gabled, peg tile roof. The front is in two parts, the major S part has a central, simple pedi- mented doorcase with old iron, leaded light casements, either side, on each floor. Above the doorcase is a diamond shaped leaded light window. The lower, probably earlier, block has leaded light casements and a lean-to at the rear with built-in oven. 2, later, red brick stacks on rear wall. National Grid Reference: TL 61226 25119.	1112160	Grade II	Immediate domestic setting within farmstead within wider rural setting as part of a sporadic adjacent to B184 road	Minor positive	Negligible change Due to distance and limited visual connection due to existing trees and settlements screening site	Less than substantial (slight)		
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**31. New Farm: No change, immediate tree screen to asset boundary. Barn and house orientated away from site.**

BARN 30 METRES NORTH WEST OF NEW FARMHOUSE, B184	Barn, early C16 timber framed and black weatherboarded on a red brick plinth. Roof is half hipped in thatch with an off-centre eyebrow headed waggon opening on the S face. Of 4 bays and aisled on both sides, with fine jowled posts, arch braces and simple crown post roof with single down braces. Aisle	1322588	Grade II	Ancillary building associated with main dwelling, although listing states not in its original location	Moderate Positive and relationship with main dwelling	Neutral	Neutral	Neutral	
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	posts and ties are jowled and there is a rising aisle brace passing the aisle ties. Top plate scarf joints are halved and bridled. Moved from Clare, Suffolk.								
NEW FARMHOUSE, B184	House, 1934 (owners information) by W F Crittall, assisted by Messrs Joseph of St Pauls Churchyard, London. 2 and part 3 storey, painted brick, modern movement house with a series of stepped, parapeted, flat roofs. The entrance front has a central, 3 storey, glazed, 7 sided stair tower and reinforced concrete canopy. This is sited against a tall, 2 storey centre block, which has symmetrical, lower, 2 storey wings. The S garden front has a continuous parapet roofline with the stair tower behind. The central 2/3 has r.c. balcony at first floor level and french windows at both ground and first floor levels. At first floor level there are, edge of facade windows, which wrap around onto the E and W elevations. All windows are Crittall metal casements with glazing bars. The interior has original staircase, fitted furniture and wall finishes. Central flagpole on front of parapet. Various flat, roofed, single storey ancillary buildings and long garden wall, with contemporary ironwork in filled openings. W F Crittall was Technical Director of the Crittall Metal Window Company.	1112200	Grade II	Isolated rural dwelling	Moderate Positive Significant also for association with the Crittall Metal Window Company	Neutral	Neutral	Neutral	
BARN 100 METRES SOUTH EAST OF NEW FARMHOUSE, B184	Barn, mid C16 timber framed and black weatherboarded. Roof is half hipped and peg tiled with a gabled, contemporary midstrey in the centre of the W side. Of 5 bays, aisled both sides and with jowled main posts and aisle posts and short braces from aisle ties to main posts. Roof is heavy queen posted with clasped purl in and arched windbracing to each bay. Contemporary midstrey has ornamental front jowls. Scarf joints are halved and bridled. Moved from Writtle, Essex.	1164824	Grade II	Ancillary building associated with main dwelling, although listing states not in its original location	Moderate Positive and relationship with main dwelling	Neutral	Neutral	Neutral	

**32. Mayland: No change, due to topography, asset s in valley**

GRANARY, NOW COTTAGE 40 METRES NORTH EAST OF MAYLAND FARMHOUSE, B184	Granary, now cottage, mid to late C16. Two storeys, timber framed and black weatherboarded, with half hipped peg tile roof. C20 metal casement windows and porch. Interior reveals massif timber frame, with clasped side purlin roof and halved and bladed scarf joints. Floor joists have central tenons and diminished haunches.	1164797	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
MAYLAND FARMHOUSE, B184	Farmhouse C16 and possibly earlier, one storey and attics, timber framed and plastered. 'L' shaped on plan, with gabled peg tile roofs and single gabled dormers on N, W and E facing roofs. E-W range with solared end and central, big, red brick stack with inglenook fireplace. Long N-S range, gabled to the S and joined to cross- wing at the N end. Modern casement windows.	1112199	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	

**33, 34. Great Dunmow Conservation Area: No change, conservation area in valley, no views to site**

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<b>35. Folly Farm: No change, tree screens on south western boundary of site mitigate views</b>									
FOLLY FARMHOUSE, STORTFORD ROAD	House, C16, C17 and C18. Timber framed and plastered, with red plain tile roof. 2 storeys. 2 storeys with gabled crosswing at east end. 4 window range C19 vertical sliding sashes with sidelights and glazing bar. Central front window has no sidelights. Doric porch with pediment. Ground floor bay window with red plain tile hipped roof. Original red brick chimney stack, partly rebuilt at top.	1098268	Grade II	Isolated rural dwelling	Neutral	Neutral	Neutral	Neutral	
OUTBUILDINGS SOUTH OF FOLLY FARM, STORTFORD ROAD	Byres and implement sheds forming east side of farmyard. C18, partly restored C20. Timber framed and plastered, and red brick, with red plain tile and red pantile roofs. Partly weatherboarded. Centre range roof is at higher level.	1098270	Grade II	Ancillary building associated with main dwelling	Neutral	Neutral	Neutral	Neutral	
OUTBUILDING AT FOLLY FARM, STORTFORD ROAD	Stable range or byre. Late C16 or C17. Timber framed and plastered and part weatherboarded, with corrugated iron roof.	1333677	Grade II	Ancillary building associated with main dwelling	Neutral	Neutral	Neutral	Neutral	
GRANARY AT FOLLY FARM, STORTFORD ROAD	Granary. C17 or earlier. Timber framed and part plastered and part weather- boarded, with corrugated asbestos half hipped roof. 5 bays long.	1098269	Grade II	Ancillary building associated with main dwelling	Neutral	Neutral	Neutral	Neutral	
BARN AT FOLLY FARM, STORTFORD ROAD	Barn. C15 or C16, timber framed and part plastered, part weatherboarded, with half hipped red plain tile roof. 8 bays long with 2 half hipped midstreys.	1333676	Grade II	Ancillary building associated with main dwelling	Neutral	Neutral	Neutral	Neutral	
<b>36: No change, Flitch Way and High Wood trees obscure views to site, A120 highway nearby. Note comments for Gatehouse to Easton Lodge, Stortford Rd.</b>									
HIGHWOOD FARMHOUSE, BUTTLEYS LANE	House. Late C15 or earlier. Timber framed and plastered with red plain tile roof. 2 storeys and 1 storey and attics. Crosswing to east is half hipped front and rear. 3, 1 window range C20 leaded casements. C20 lean to porch with red plain tile roof. C16 and later red brick chimney stacks. C16 inserted floor in original open hall. Some frame exposed internally.	1323789	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
ROUND HOUSE, BUTTLEYS LANE	Lodge to Minchins. Late C18 or early C19, timber framed and plastered brick. Thatched roof. 1 storey, circular, with original central brick chimney stack.	1328211	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
GATEHOUSE TO EASTON LODGE, STORTFORD ROAD Great Dunmow	Gatehouse. C17, partly remodelled in C18. Red brick with central carriageway and flanking lodges. Carriageway has 4 centred arch, with 2 central arches to windows. Giant pilasters in brick. Central pediment with flat parapet above. Parapet at lower level above lodges, with projecting cornices below. Hood moulds. Y-traceried glazing bars. Arched doorways to lodges. National Grid Reference: TL 60561 21563.	1054701	Grade II	Immediate woodland setting to the north east and west with round about on Stane Street to south. Central view through gateway north through partial cutting in trees	Moderate positive Historic relationship with RPG and earlier deer park	Moderate	Less than substantial Central view through partial cutting in trees could be impacted by development behind	Potential to reinstate historic relationship with RPG	Gatehouse is included on Uttlesford Heritage at Risk Register.
COTTAGE WEST OF JUNCTION WITH HIGHCROSS	Cottage. C17, timber framed and plastered, with thatched roof. 1 storey and attics. 4 window range C19, iron casements. C20 lean-to at east end.	1054760	Grade II	Dwelling in close proximity to major traffic route	Minor Positive	Neutral	Neutral	Neutral	

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LANE, STORTFORD ROAD									
GREENCROFTS, HIGHCROSS LANE	House. C17, incorporating remains of earlier building. Timber framed and plastered, with red plain tile roof, hipped to east. 2 storeys. L shaped plan. 1 storey extension to west end. 4 window range, double hung sashes with glazing bars and modern shutters, to ground floor. Early C19 Tuscan porch. Red brick chimney stacks.	1333644	Grade II	Dwelling in close proximity to major traffic route	Minor Positive	Neutral	Neutral	Neutral	
OLD STATION HOUSE, HIGHCROSS LANE	Former Station Master's House. Mid C19 in grey gault brick, with grey slate hipped roof. 2 storeys. 2 window range double hung sashes. Rusticated quoins. lean-to at rear. Gabled porch with grey slate roof.	1097463	Grade II	Dwelling in close proximity to major traffic route	Minor Positive	Neutral	Neutral	Neutral	
<b>37. Newlands: No change, flat topography and Flitch Way obscure views north to the site</b>									
NEWLANDS, HIGHCROSS LANE	House. C16 and earlier, timber framed and plastered, with red plain tile roof. 2 storeys. Gabled crossing to north and south. Central open hall, largely rebuilt in C16. 3 window range C20 casements. Staircase tower. North crossing jettied to east. C16 red brick chimney stack, rebuilt at top in C19. C19 bargeboards with pendants and finials. C20 lean-to extensions. Some original heavy framing visible internally. Moated site.	1334086	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
PUMP AT NEWLANDS (2 METRES SOUTH), HIGHCROSS LANE	C19, cast iron dome headed pump.	1097442	Grade II	Rural	Minor Positive	Neutral	Neutral	Neutral	
<b>38. Minchins: No change, flat topography and Flitch Way obscure views north to the site</b>									
MINCHINS	House. C15 and C16. Timber framed and plastered, with red plain tile roof. 2 storeys. H plan house, with jettied and gabled crosswings to east and west. 1, 2, 1 window range C20 casements. Some timber frame exposed internally. Moated site.	1334875	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
BARN 40 METRES NORTH OF MINCHINS	Barn. Circa 1400. Timber framed and weatherboarded, with hipped red plain tile roof. Aisled. 4 bays long with original hipped midstrey to south. Heavily framed, with arch braced tie beams, arcade bracing, and aisle bracing. Crown post roof. Halved and bridled arcade plate scarfs, and reversed assembly at eaves.	1087888	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
<b>39, 40, 41. Little Canfield: Negligible change, Flitch Way obscures views north to site. Topography and trees lining Stane Street and the A120 obscure other assets views to site</b>									
LANGTHORNS	House. C17, with C18 and C19 alterations. Timber framed and painted tile hanging, with red plain tile hipped roof. 2 storeys. 3 window range, double hung sashes glazed in margins, and two 2 storey bays, with hipped tiled roofs. Late C19 porch with half hipped tiled roof. Red brick chimney stack.	1054835	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
CHURCH OF ALL SAINTS, CHURCH	Parish Church. C12, and C14, C18 and C19. Rendered rubble with limestone dressings and red plain tiled roof.	1367058	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	

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LANE	C12 Nave has four C14 windows, one with two and one with four trefoiled lights. C19 tower arch. C12 south doorway with semi-circular arch, of 3 orders, detached shafts and cushion capitals. C19 west windows. C14 Chancel now is entirely C19 internally. North vestry and vault added in 1795. North west tower and steeple added in 1856 by Rev. C.I. Smith. C14 rood screen with cusped tracery and embattled cornice. 2 brasses, 1593 and 1578. Otherwise most internal detailing is of 1856.								
THE ENDWAY, STORTFORD ROAD	House. C16, timber framed and plastered with thatched half hipped roof. 1 storey and attics. 3 window range casements. Lean-to extension at rear. Extensive original frame survives.	1054783	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
OLD FORGE, STORTFORD ROAD	Cottage. C17, timber framed and plastered with weatherboarded dado. Thatched half hipped roof. 1 storey and attics. Single storey thatched extension to east side, in painted brick. Modern and C19 casements.	1097452	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
COTTAGE, WEST OF OLD FORGE, STORTFORD ROAD	Cottage. Early C17, timber framed and plastered with thatched, hipped roof. 2 storeys. 3 window range, C19 and C20 casements. Thatched porch. Lean-to extension to west. C17 and C19 red brick chimney stack.	1054788	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
CULBONE, STORTFORD ROAD	Cottage. Circa 1580, with C17 extensions and alterations. Timber framed and plastered, with hipped thatched roof. 1 storey and attics. 2 window range C20 casements. Late C16 red brick chimney stacks: C17 extension at west end. Frame exposed internally, with one bay originally open, with C17 inserted floor. Jowled storey posts and arch braced side purlin roof.	1334089	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
HALL COTTAGE, STORTFORD ROAD	House. Mid C15 small house. Timber framed and plastered, with red plain tile roof. 2 storeys, gabled and jettied to front, with flanking wing and staircase tower. 1 window range, modern casements. Large late C16 stepped red brick chimney stack. Original frame virtually complete. Some frame exposed internally, including jowled storey posts and cambered tie beams.	1097451	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
BLATCHES, STORTFORD ROAD	House. Early C16. Timber framed and plastered with red plain tile roof. 2 storeys and attics with gabled crosswings, east and west. West crosswing hipped to rear with gable. Crosswings formerly jettied now underbuilt. 4 window range, C19 double hung sashes with glazing bars. Simple door surround. C19 decorative pierced bargeboards at rear. Original red brick chimney stacks largely rebuilt in C19. Single storey extension at west end with hipped red plain tile roof.	1097453	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
LITTLE CANFIELD HALL	House. C16, with extensive C17, C18 and C19 alterations. Timber framed and plastered with red plain tile roof. 2 storeys. 2,3 window range, C19 double hung sashes. Gabled porch with turned balusters on flank walls. Gabled wings at rear.	1097455	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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BARN AT LITTLE CANFIELD HALL (50 METRES SOUTH WEST)	Barn. Late C14, timber framed, plastered and weatherboarded. Red plain tile roof. Aisled, 5 large bays long with gabled midstrey to east. Reversed assembly at eaves. Aisle ties are shaped to greater depth adjacent to arcade posts. Arch braced arcade plates and tie beams, and two armed crown post roof. Halved and bridled scarfs with four face pegs.	1054762	Grade II*	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
WEST COTTAGE AND EAST COTTAGE, STORTFORD ROAD	House. C17, timber framed and plastered with red plain tile, half hipped roof. 1 storey and attics. 4 window range, modern casements. 2 gabled dormers. Single storey extension to east end. Some original frame exposed internally.	1054815	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
HAWTHORNS, STORTFORD ROAD	House. C15 or earlier open hall house with gabled crosswing at east end. Timber framed and plastered with red plain tile roof. 2 storey and 1 storey and attics. 4 window range modern leaded casements. 1 gabled dormer. Some frame exposed internally. C16 inserted first floor.	1334088	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
SQUIRES COTTAGE, STORTFORD ROAD	House. C15 or earlier with C17 front range and C19 alterations. Timber framed and plastered, with red plain tile roof, half hipped at rear. 2 storey and 1 storey and attics. 2 window range C19 iron and C20 casements. C17 and C20 red brick chimney stacks.	1367097	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
BAILEYS, STORTFORD ROAD	House. Late C16 or early C17. Timber framed and weatherboarded and part plastered, with thatched half hipped roof. 1 storey and attics. 3 window range C19 casements. Original red brick chimney stack rebuilt at top in C19.	1334090	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
LION AND LAMB PUBLIC HOUSE, STORTFORD ROAD	House. Early C19 with C16 range at rear. Timber framed, plastered and part weatherboarded, with painted brick facade. Grey slate roof. Rear range has red plain tile roof. 2 storeys. 6 window range at first floor C19, double hung sashes. Red brick chimney stacks.	1054810	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
WARREN FARMHOUSE, STORTFORD ROAD	House. Mid C17, timber framed and plastered with thatched roof. 1 storey and attics. 2 window range. C19 and modern casements. Red brick chimney stacks. Some exposed frame internally.	1097450	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
WARREN YARD, STORTFORD ROAD	House, formerly 2 cottages. C17 and C18. Timber framed and plastered with part thatched and part red plain tile roof. 2 storeys. 3 window range C19 casements. C18 red brick chimney stacks.	1097454	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
WARREN COTTAGE, STORTFORD ROAD	House. Late C15 or early C16, gabled crosswing, with C17 replacement to hall range. Timber framed and plastered, with red plain tile roof. 2 storeys and 1 storey and attics. 3 window range casements. 2 gabled dormers. Original red brick chimney stack with diagonal shafts. Frame exposed internally and original fireplace with mantel beam.	1054758	Grade II	Village settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	

**41 & 43 Takeley-Smiths Green: No change, flat terrain and built development within town obscure views to site**

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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WAYSIDE, DUNMOW ROAD	C17 cottage. Timber framed and plastered, with red plain tile roof. One storey and attics. Three window range, modern casements. Three gabled dormers. Modern lean-to porch. C17 red brick chimney stack. Internally, most of the frame is exposed, with extensive re-used C15 timber and large C17 fireplace with mantel beam.	1112203	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
WHITE HOUSE	C17 house, timber framed and plastered with red plain tile hipped roof. Two storeys. L-shaped plan. Two window range, C18 double hung vertical sliding sashes with glazing bars. East front has 3 window range, modern casements, and modern lean-to extension. C17 red brick chimney stack.	1322592	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
THE CROFT	Early C19 house in rendered brick with grey slate hipped roof. Two storeys. Two window range, double hung vertical sliding sashes glazed in margins. Gabled porch with grey slate roof and bargeboards. Square plan with modern extensions at rear. Red brick chimney stacks.	1168964	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
MOAT COTTAGE	Mid C16 Wealden house. Timber framed and plastered with weatherboarded dado and red plain tile roof. Two storeys. Four window range, modern leaded casements. Centre recessed, with jettied end bays. Framed coving at eaves level. Internally the frame is virtually complete, with arch braced and cambered tie beams, jowled storey posts. Halved mid bladed top plate scarfs.	1112211	Grade II*	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
THE COTTAGE	C17 house, timber framed and plastered with thatched roof. One storey and attics. Four window range, modern leaded casements. Two dormers. Red brick chimney stacks.	1306743	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
BEECH COTTAGE	C16 or early C17 house, timber framed and plastered with red plain tile roof. One storey and attics. Two window range, modern casements. Two gabled dormers.	1112212	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
GOAR LODGE	Late C16 or early C17 house, timber framed and weatherboarded, with half hipped red plain tile roof. Two storey. Four window range, modern casements. Three bays and chimney bays. C17 red brick chimney stack. Modern gabled porch.	1168972	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
HOLLOW ELM COTTAGE, WARISH HALL ROAD	C17 or earlier small house. Timber framed and plastered with thatched roof. One storey and attics. Five window range, C19 casements.	1112220	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
CHEERUPS COTTAGE, JACKS LANE	C17 house, timber framed and plastered with red plain tile roof. One storey and attics. Two window range, modern leaded casements. L-shaped plan. Two catslide dormers. Modern lean-to porch. Red brick chimney stacks.	1112207	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	
PUMP AT PIPPINS	C19. Cast iron pump with decorative top and finial.	1112210	Grade II	Settlement close to	Moderate Positive	Neutral	Neutral	Neutral	



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				Stane Street					
THE GAGES	Early C19 house in plastered brick with grey slate roof. Two storeys. Two window range, double hung vertical sliding sashes. Two ground floor bay windows with slate roofs. Central doorway with rectangular fanlight. Red brick end chimney stacks.	1168954	Grade II	Settlement close to Stane Street	Moderate Positive	Neutral	Neutral	Neutral	

**42. Frogs Hall: Minor change, trees to asset boundary obscure views to the site. Potential views from out of Frogs Hall boundary towards south western edge to site**

FROGS HALL BAMBERS GREEN, Takeley	<p>House. Circa early C17, extended in C18 and early C19 and remodelled in circa mid C19. Rendered and partly slate hung timber frame and white- washed brick. Slate roof with gabled ends and crested ridge tiles; wings at rear, with hipped slate roof and gable-ended plain tile roof. Brick gable-end and lateral stacks. Plan: circa early C17 front (east) range extended by addition of C18 wing at rear of right end (north west), and in early C19 by wing at rear of left end (south west). In circa mid C19 the house was remodelled.</p> <p>Two storeys. Almost symmetrical three-bay east front. Central glazed door with tented canopy, canted bay of sashes with glazing bars to left and right, above which the first floor it jettied out and gabled with ornate bargeboards. C19 three-light moulded mullion transom. windows on first floor (centre two-lights) all with hoodmoulds. Left hand (south) return, hipped wing on left with large French casement and C19 12-pane sash above, and lean-to verandah on right with brick piers and French casement. Right hand (north) return, C18 wing, three-window range, with circa C18 three- light wooden mullion windows with leaded casements and flush-panel door; lower C19 stable range to right (north west). Various sash windows and outshuts at rear.</p> <p>Interior: largely result of circa mid C19 remodelling with joinery mostly of that period. Many C18 fielded six-panel doors. Late C19 staircase. Chimneypieces replaced. Rear north west kitchen wing has one chamfered cross-beam with runout stops.</p> <p>Five bays of the circa early C17 roof over the front (east) range survive; trusses have lapped dovetail jointed collars, clasped side purlins, curved wind braces; heavy stud partition (closed truss) between bays three and four; some common rafters survive. Roof over C18 rear wing of softwood, collars mortice and tenoned to principal rafters and clasping side purlins, the common rafters largely intact and no ridgepiece. National Grid Reference: TL 58225 22160.</p>	1112188	Grade II	Immediate use unknown, possibly agricultural, within wider rural location, A120 highway nearby, views mitigated by evergreen trees on asset boundary.	Moderate positive	Minor change Due to close proximity to site	Less than substantial Degradation of wider setting which informs the historic context of the asset.	Neutral	Reinforce tree screen and allow for soft border to new development boundary edge
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**44. Warish Hall: Minor change, potential narrow view towards south-western edge of proposed development site, wider views obscured by Finns Wood to North East and Frogs Hall Farm to East**

WARISH HALL AND MOAT	Late C13 aisled hall house with C17, C18 and C20 alterations. Timber framed and plastered, with red plain	1169063	Grade: I	Moated site in rural location, A120	Moderate-minor positive	Minor change Due to distance and	Less than substantial (slight)	Neutral	Additional tree planting for screening
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Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

BRIDGE, WARISH HALL ROAD Takeley	tile roof. Wing projects at west end with hipped roof. Two storeys. Five, one window range, C19 double hung vertical sliding sashes with glazing bars. One ground floor bay window with red plain tile hipped roof. Two small first floor oriel windows. One C15 vertical mullion window. Two hipped gables at rear. Roof at east end is lower than main roof, and has parallel range at rear. C16 red brick chimney stack and C20 red brick chimney stack. C18, 6 panelled door, with small modern plain tiled pedimented porch. Plaster eaves coving. Internally much of the original frame remains, two and a half bays long with secondary rafters, tie beams and generally sooted roof. Notched lapped collars. One original doorway. C17 east range has original windows, one with its original shutter remaining. Good C18 detailing including doors and staircase. Moated with C17 red brick bridge with C18 red brick walls and blue brick half round capping. This was formerly the site of a Priory of St Valery in Picardy and the present building is part of the Priory. National Grid Reference: TL 56833 22098.			highway nearby, within wider rural farmland setting. Historic route passes to north of the site (Harcamlow Way)		limited visual connection due to typography and existing settlements screening site	Degradation of wider setting which informs the historic context of the asset		
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**1.2 Scheduled Monuments**

THE GRANGE MOATED SITE AND FISHPOND (within survey area item 3)	The monument at The Grange includes a rectangular moated site and fishpond situated on the flood plain of the River Chelmer 550m south-east of Waltham Hall. The moated site measures 40m SW-NE by 30m NW-SE. The arms are waterfilled and are between 5m and 12m in width and have been partly revetted with concrete. A causeway, 9m wide, gives access to the island across the eastern arm whilst a brick and concrete footbridge gives access across the western arm. An old beam, considered to be the remains of an earlier footbridge, is visible alongside the modern bridge. The island is occupied by a 17th century house with later additions which is Listed Grade II and is thought to be the original house on the site. 60m west of the moat is a waterfilled fishpond which measures 20m NE-SW by a maximum of 13m NW-SE. The pond is joined to the moat by a channel which is approximately 2m wide and is waterfilled. A modern concrete footbridge crosses the channel at the northern tip of the pond. The drainage ditches to the north-east and south of the enclosure are considered to be later drainage channels and are not part of the moated site. The house, modern footbridges, drainage tank and paths are all excluded from the scheduling, though the ground beneath them is included.	1011467	Scheduled	The Grange moated site and fishpond, Scheduled Monument, with the later addition of The Grange house, part of a farmstead, within a wider rural setting with historic route (Harcamlow Way) passing SE of HA. Views across open fields to NE. Airport in close proximity	Moderate positive	Minor change Views to site on the horizon through partial screen of hedgerow close to asset Asset setting already degraded by close proximity of airport	Less than substantial Degradation of wider setting which informs the character and historic context of the asset.	Neutral	Reinforce tree screen and soft border to new development boundary edge
TILTY ABBEY (within survey area item 26)	Cistercian foundation of 1153 by Maurice Fitz Geoffrey and Robert de Feneus. Present remains are fragmentary pieces of flint rubble walling, probably west range of cloister.	1002164	Scheduled	Refer Site 26 Tilty	Moderate Positive	Neutral	Neutral	Neutral	

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GREAT EASTON MOTTE CASTLE (within survey area item17)	The medieval motte castle at Great Easton is situated on a broad south facing spur overlooking the valley of the River Chelmer. It stands immediately to the east of Easton Hall and about 100m to the south east of St John's Church. The castle mound, or motte, is approximately 6.4m high and roughly conical in shape, measuring 35m in diameter at the base and 13m across the flattened summit. Buried indications of the timber palisade and keep which would have crowned the summit are thought to survive, although the irregular depression currently visible is more likely to be the imprint of a comparatively modern garden structure, or the result of a small unrecorded excavation such as that which left a broad hollow in the northern slope. A small rectangular indent near the base of the western slope marks the site of a garden building shown on Ordnance Survey maps from the first half of this century. The motte is surrounded by a ditch measuring up to 15m in width, from which the material for the mound would have been quarried. Although this is now largely infilled and visible only as a slight depression, a sample excavation in 1965 demonstrated that it survives as a buried feature to a minimum depth of approximately 2m. Excavations, carried out to the south of the motte between 1964 and 1966, found some evidence from which to date the castle. A 2.4m wide ditch was discovered just outside the southern perimeter of the motte ditch, containing early medieval pottery and sealed by upcast associated with the construction of the motte. From this sequence it has been inferred that the castle was probably adulterine, constructed during the period of civil war in the mid-12th century known as 'The Anarchy'. Further excavations in the area immediately to the south of the castle revealed the remains of a small manorial complex, which immediately post-dated the civil wars and continued in use until the 15th century; these features were subsequently damaged by ploughing and are not included in the scheduling although a margin of 3m from the southern edge of the motte ditch, which preserves its archaeological relationship with the earlier ditch found during the excavations, is included in the scheduling. All fences and fence posts are excluded from the scheduling, although the ground beneath these features is included.	1017468	Scheduled	Within Great Easton Conservation Area, on the eastern edge of the village settlement located upland overlooking site	Moderate-major positive	Moderate change Introduction of built development replaces rural wider setting of Motte Castle overlooking the wider rural landscape with urban setting	Less than substantial Degradation of wider setting which informs the character and historic context of Motte Castle		
WARISH HALL MOATED SITE AND REMAINS OF TAKELEY PRIORY (within survey area item 44)	The monument at Warish Hall includes a priory site situated on high ground 2km east of Takeley church. It contains a complete, rectangular moat which is set within a much larger moated enclosure. The internal moat is situated in the western part of the larger enclosure and measures 65m north-south by a maximum of 80m east-west. The moat arms are water-filled and measure between 8m and 15m. Access to the island can be gained across bridges on the south, east and northern arms of the moat. The western arm has	1007834	Scheduled	Moated site in rural location, A120 highway nearby, within wider rural farmland setting. Historic route passes to north of the site (Harcamlow Way)	Moderate-minor positive	Minor change Due to distance and limited visual connection due to typography and existing settlements screening site	Less than substantial (slight) Degradation of wider setting which informs the historic context of the asset	neutral	Additional tree planting for screening

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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	<p>an external retaining bank 3m wide and approximately 0.5m high. The western arm extends northwards and southwards to form the western side of the outer enclosure. Its southern arm is 120m long, between 2.5m and 10m wide and approximately 2m deep. The eastern arm is visible as a dry hollow 110m long, 6m wide and approximately 0.4m deep. The northern arm of the enclosure has been infilled and is preserved as a buried feature beneath the farm buildings. The north-western corner of the outer enclosure, 7m north of the internal moat, has been extended to form a large, irregular-shaped fishpond which measures 50m east-west by a maximum of 20m north-south. The site is identified as St Valery's Priory, Takeley, an alien Benedictine priory founded in 1066-1086 by William I as an offering of thanks for the Normans' safe crossing to England. The lands in Essex were held by the priory at the Domesday Survey. No record of the community's size is given at that point but in the 14th century there were two or three monks. In about 1391 the priory was dissolved and the estates were assigned to New College, Oxford and Winchester College. The internal moat is now occupied by Warish Hall, a Grade 1 Listed Building, which is of late 13th century date with later alterations. Warish Hall, farm buildings, bridges, paths, greenhouse and swimming pool are excluded from the scheduling, although the ground beneath them all, except for the swimming pool, is included.</p>								
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**1.3 Sites of Special Archaeological Interest (read with map EPGC 04)**

STONE HALL	<p>Stone Hall. House. Timber framed and plastered, and plastered brick, and possibly stone. 2 storeys. L shaped plan with square tower like structure, with circular corner tower. Said to incorporate two C14 stone windows, each of 2 trefoiled ogee lights under a segmented head. C16 and C17 red brick chimney stack. Also said to contain a C16 door, C17 panelling, and cambered tie beams. 14th century windows. Rebuilt but it incorporates two 14th century windows of stone, each of two trefoiled ogee lights under a segmented head. In the windows are a few fragments of old glass. A re-used roof truss with two wall posts and a cambered collar beam is probably 15th or 16th century in date. Listing NGR: TL5925222274 Evidence of Bronze Age cemetery and other features found during construction of A120 highway. Further features related to settlement or further burials likely. National Grid Reference: TL 590220</p>	1334091 SMR 4643 SMR 45259	Known Assets within area of A120 road	Within site 3. Historic relationship with RPG	Moderate to Major Positive	Major change	Less than substantial		
STROOD HALL LITTLE CANFIELD	<p>Roman rural settlement and cemetery excavated as part of the A120 trunk road construction. Further evidence of its associated landscape will be identified in the immediate vicinity. Grid Reference: TL 600 216</p>	1087908 SMR 19455	Known Assets within area of A120 road	Within site 4. Historic relationship with RPG	Moderate to Major Positive	Moderate Major change	Less than substantial		

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LITTLE EASTON MANOR LITTLE EASTON	Moat south east of the house, only part of the east arm with bank on counterscarp remains. Moat 2m deep, bank on counterscarp 1m high. Possible moat. Alleged moat destroyed by building of a car park. Church Hall complex at Little Easton Manor. Forms an important heritage asset with both upstanding listed buildings, remains of an historic moat, and sequence of fish ponds, and lies immediately adjacent to the church. Forms an important church hall complex within the agricultural landscape dating back to the 12 <sup>th</sup> century. Grid Reference: TL 603 235	SMR 1213/ 1214/ 1215	Monument	Within Conservation Area of hamlet settlement in a secluded location shielded by trees on western boundary. Within a wider rural setting	Major positive	Major change Conservation Area on site boundary replacing rural setting with urban setting	Less than substantial	Degradation of setting on boundary of asset which informs the character and historic context of the asset	
EASTON LODGE LITTLE EASTON	Easton Lodge includes the group of buildings around the manor which include four listed structures and extensive gardens with are designated as a Registered Park and garden. Grid Reference: TL 593 239	1097459 SMR 4591	Listed building	Refer to Site 1	Moderate to Major Positive	Major Change to listed buildings and RPG	Less than substantial		
WEST OF BROOKEND BROXTED	Course of road marked 1777. Post Medieval 1540 AD to 1900 AD. Grid Reference: TL 582 241	SMR 4673	Monument	Route across NW section of site	High				Potential for further archaeological remains
PHILIPLAND WOOD LITTLE EASTON	Medieval settlement identified as part of the Stansted G2 evaluation. Grid Reference: TL 577 246	SMR 48258	Monument	On site, NW boundary	High				Potential for further archaeological remains
PERRYFIELD PONDS LITTLE EASTON	Cropmarks of ditches indicative of earlier field systems surviving within the area. Grid Reference: TL 599 244	SMR 48055	Monument	On site boundary east of RPG	High				Potential for further archaeological remains
FROGS HALL FARM TAKELEY	Evidence on the western side of the River Roding of extensive Roman remains comprising a series of industrial and occupation areas. A number of Roman kilns were identified. Grid Reference: TL 584 224	1112188 SMR 18851/ 18852/ 18853/ 18044/ 46758	Listed building Monument	Off site to south west and south of A120	High				Potential for further archaeological remains
CAMBRIDGE TO MATCHING GREEN PIPELINE TAKELEY	Area of medieval and post medieval finds, potentially indicative of settlement evidence. Grid Reference: TL 585 232	SMR 45296	Find Spot	On site east of River Roding	High				Potential for further archaeological remains
CAMBRIDGE TO MATCHING GREEN PIPELINE LITTLE CANFIELD	Excavation and field walking on the line of two pipelines have shown the presence of extensive Roman features and finds including a road, ditches, pits and post holes along with evidence of industrial production. Features indicative of villa or large rural estate. Grid Reference: TL 587 226	SMR 9140	Monument	On site east of River Roding	High				Potential for further archaeological remains
STANSTED G2 THE LEYS LITTLE CANFIELD	Medieval settlement evidence identified during the trial trenching evaluation associated with Stansted G2. Grid Reference: TL 579 243	SMR 48257	Monument	On site – north west	High				Potential for further archaeological remains
QUARRY WITHIN AIRFIELD LITTLE EASTON	Medieval finds. Roman occupation and large circular cropmark. Grid Reference: TL 595 225	SMR 19544/ 46482	Monument	On site – on airfield, north west of High Wood	High				Within area of quarrying
STANE STREET FELSTED, GREAT	The main Roman road from Braughing to Colchester. There is conjecture that this was a known route prior to	SMR 1226/	Monument	South of site on Stane Street	High				Potential for archaeological remains

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DUNMOW, LITTLE CANFIELD, LITTLE DUNMOW, STEBBING,	the Roman period, however, it only became a definite road during the Roman period. Grid Reference: TL 744 231	4698							along the route of Stane Street
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**1.4 Conservation Areas**

GREAT DUNMOW	East of the site, out of the boundary.			-	-	-	-	-	-
LITTLE EASTON	East of the site, on site boundary, to the east of site			Refer to Item 21	Refer to Item 21	Refer to Item 21	Refer to Item 21	Refer to Item 21	Refer to Item 21
GREAT EASTON	North-East of the site, out of the boundary.			Refer to Item 16 & 17	Refer to Item 16 & 17	Refer to Item 16 & 17	Refer to Item 16 & 17	Refer to Item 16 & 17	Refer to Item 16 & 17

**1.5 Non Designated Assets**

ABBEY GATES	House to east of Church of St Mary the Virgin, adjacent to item 26	NDA		-	-	-	-	-	-
THE OLD LAUNDRY	Collection of buildings North of Easton Glebe likely to be associated with Easton Glebe or Easton Lodge (within survey area 20)	NDA		Collection of domestic dwellings in wider rural setting off Laundry Lane	Moderate positive	Moderate change	Degradation of setting on boundary of asset which informs the character and historic context of the asset.		
RAF 1. BLISTER HANGAR & GENERATOR SHED	Part of WWII Airfield constructed by the USAF 8 <sup>th</sup> Division on the site of a former medieval deer park (within site)	NDA		Blister hangar and brick built generator shed now in agricultural use, formerly part of WWII airfield	Moderate - Major positive	Moderate - Major change	Loss of relationship, historic connection, of the asset to its open rural setting.		
RAF 2. NISSEN HUTS	Part of WWII Airfield constructed by the USAF 8 <sup>th</sup> Division on the site of a former medieval deer park (within site)	NDHA		Nissan huts now in agricultural use, formerly part of WWII airfield	Moderate - Major positive	Moderate - Major change	Loss of relationship, historic connection, of the asset to its open rural setting.		
EASTON PARK LITTLE EASTON	These 10 sites relate to a group of dispersed World War II airfield site located on the boundary of the main airfield. Grid Reference: TL 585 243	SMR 16558-16567	Monument	Refer to RAF 1 and RAF and HIA document 8					
WORLD WAR II AIRFIELD LITTLE EASTON	World War II Airfield constructed by the USAF 8th Division on the site of a former medieval deer park. Grid Reference: TL 591 231	SMR 14070	Monument	Refer to RAF 1 and RAF 2 and HIA document 8					

**1.6 Registered Parks and Gardens**

EASTON LODGE	The gardens at Easton Lodge surround the house but lie predominantly to the south-east, north, and north-west of the house. Some 70m to the east of the present Lodge stands the platform of the Victorian house, planted in the 1950s as a silver birch grove. To the south-west of this, originally in front of the Victorian house, are a series of terrace beds set in gravel, designed by Peto and reconstructed in 1995. The terrace beds descend south-west to parallel long borders focused on the entrance to Easton Lodge at one end and a formal pool and pavilion at the other end, standing c 100m to the south-east of the Lodge. The pavilion was constructed in the 1920s, possibly to a	1001484 SMR 9139	Grade II	Gardens within wider setting of Easton Lodge historic complex and on edge of former deer park within a wider rural setting	Major positive	Major change Introduction of built development replaces rural setting of asset with urban setting.	Less than substantial Degradation of wider setting which informs the character and historic context of the asset.	Potential to safeguard sensitive areas and to reinforce routes and historic connections and relationships with assets on and related to the Registered Park and Garden	
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Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map EPGC-06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

	<p>design by Philip Tilden, although its setting and the long borders are late C20. The terraces look south onto a lawn where a box and yew sundial and a replica of Shakespeare's borders (laid out by Lady Warwick at Stone Hall, located on the western edge of the former park, and outside the area here registered) have been planted (1990s). Beyond the pavilion and south lawn, the south-east corner of the gardens is covered by The Bosquet, an area of ornamental shrubbery and woodland which, according to early maps and engravings, is contemporary with the Elizabethan house. Since that time its arrangement of paths has altered, its planting added to by Peto, but it retains its character as a wooded garden cut through with paths. National Grid Reference: TL5937923996.</p>								
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## 9.0 Site Three : Andrewsfield Land West of Braintree

### 9.1 Overview of Site, character and surroundings

In order to assess the significance of a heritage asset and the contribution of setting to the significance of a heritage asset, it is important to have an understanding of the site. This overview sets out the character and surroundings of the site at Andrewsfield/Land west of Braintree relating to setting, landscape, character, boundaries and community.

#### 9.1.1 Setting

The proposed site is located in the South Suffolk and North Essex Claylands Natural Character Area (NCA) but in its more southerly parts and limits. The site lies approximately 8km east of the Easton Park site area and less than 2km from the urban settlement of Braintree. To the west of the site, but not forming any part of the site boundary, Stebbing Brook flows along a significant valley which is a tributary of the River Chelmer which flows southward to join the River Blackwater. The southern boundary of the site lies alongside the River Ter which forms a significant valley both through and beside the site before turning south to flow into the River Chelmer. Pods Brook flows along the eastern side of the site and then flows southward to join the River Blackwater. Stebbing Brook and Pod's Brook, in the area around the site, pass through land forms at the 60m contour but rise again to the 80m contour within 0.75Km. These land forms describe a broad plateau of clay with a number of rivers flowing north and south through a largely constant terrain with a slight dip southwards. This topography is what the NCA describes as the "undulating chalky boulder clay plateau, dissected by numerous river valleys" and that support "large, often ancient hedgerows linking woods and copses, forming wooded skylines".

9.1.2 In more detail the proposed site sits on a landform that is 89metres at its highest point in the north-west of the site (Betts Farm) that falls away to 72metres in the south of the site next to Blake End (that is outside the site) and the A120 highway. Most of the southern and some of the northern part of the site lies at the 75metre contour. The lowest point on the site is to the east, the land drops to 65m contour along Pods Brook. However, the overall site is seen as being largely flat with very gradual undulations falling to the south-east.

#### 9.1.3 Landscape

The character of the landscape has been considered separately in Land West of Braintree: Landscape & Visual Appraisal (Chris Blandford Associates June 2017). This summarises the key landscape and visual characteristics of the Site and wider context as:

- The site comprises a gently undulating arable landscape with shallow hill tops and river valleys with a network of hedgerows, tree belts and woodland which in combination form the perception of a wooded skyline, set within which is a dispersed settlement pattern;
- The A120 and B1256 are present to the south of the site, reducing the sense of tranquility in the southernmost part of the site. Elsewhere within the site, the road network comprises narrow lanes lined with hedgerows and trees;
- There is a network of Public Rights of Way within the site, however, there are no Public Rights of Way within the southern/south western part of the site;
- The characteristics of the site are broadly consistent with the published landscape character guidelines at a national, county and district scale, and the landscape sensitivity of the site to development is assessed to be moderate to high, varying across the site, with the highest sensitivity in the eastern part of the site;
- The visual appraisal demonstrates that views into the site are typically limited due to a combination of topography and vegetation structure. Exceptions to this include open views into the western part of the site from Stebbing Green to the west, and cross valley views of the eastern part of the site from the east in the vicinity of Panfield. The visual sensitivity of the site is moderate to high, varying across the site, with the highest visual sensitivity in the eastern part of the site, due to the open cross-valley views obtained from the east. .

#### 9.1.4 Character

The Site is located within the following Character Areas: National NCA 86 : South Suffolk and North Essex Clayland; County LCA B1: Central Essex Farmland; District LCA B13: Rayne Farmland Plateau. To the north of the site is the WWII airfield of Andrewsfield Aerodrome. One runway is still active and licensed for civilian light aircraft; however, the large majority of the proposed site is 'greenfield' of an agricultural nature. The disused WWII airfield has associated with it non-designated assets both within the airfield (eg Aircraft firing range - the Butts and Type T2 Hanger) and outside (eg: the pillbox in the garden wall of Saling Hall in the section on The Street; this is outside the proposed site but within the 2km radius). The landscape within the agricultural parts of the site, supports a number of isolated farm sites, many may be medieval in origin. There are non designated assets in the form of moats and fish ponds (eg Old Hall) and some designated assets that are clearly 'at risk' (eg Park's Farm buildings). There are also buildings that have lost historic value following change of use and a profusion of



advertising (eg: Blake House) along with numerous barn conversions that attract spaces reflecting an urban character reflected in details between and on buildings. One piece of land opposite 'Blake House' farm buildings appears to be part of a designed landscape (an arboretum bounded by a water feature and a non-designated asset). Adjoining the proposed site there is one important historic green that supports a fringe of historic assets (eg: Stebbing Green) that may be impacted by the development on the site. In the area surrounding the site there are a number of assets and communities that speak of the considerable wealth of the area from the medieval and sub medieval periods.

- 9.1.5 Outside the site there are two Conservation Areas (eg: Stebbing and Great Saling). One adjoins the proposed site directly; the other, although within the 2km radius, lies within the valley of Stebbing Brook.). The clearance of woodland in the past has created twisting lanes developed between the various settlements again, a valuable quality associated with this type historic landscape.
- 9.1.6 A number of bodies of water exist within the site and include Pod's Brook running along the eastern site boundary, the River Ter and associated reservoir located near Stebbing Green on the south-west of the site, two lakes to the north-east of the site and the moat and fish ponds associated with Old Hall in the eastern part of the site. A number of smaller bodies of water exist throughout the site related to the agricultural land use and include drains and ponds.
- 9.1.7 One aspect of the character of the area is that, as farmhouses and their associated farmyards are sold and separated, they become dislocated from their agricultural purpose. There is also a fragmentation of ownerships leading to the development of urban values which affect various relationships between the farmhouse and its farmyard buildings (eg Blake Hall). This also appears to extend to the small margins of woodland that, for whatever reason, either are left or remain on land that is not ploughed. Where these isolated stands of trees exist around an asset, they currently act as mitigation against visual impact on the asset. However these elements of timber and hedgerow are also vulnerable to clearance as nearby properties are improved. Thus whereas an asset may potentially suffer some impact from the proposed site; once the mitigating woodland or hedgerow is removed there will be greater harm to the asset.
- 9.1.8 **Boundaries**  
The proposed site is located within two Essex District Council areas, the western section is in Uttlesford District Council region and the eastern section in the Braintree District Council region. The western area is within Stebbing Civil parish, while the eastern portion of the site is divided between Great Saling and Rayne Civil parishes. Presumably these boundaries also reflect the former ancient ecclesiastical parish that would have been established in the Late Saxon period.
- 9.1.9 Historic routes show how communities moved from area to area as well as being territorial boundaries or as methods of controlling local tribal territory (eg Roman military roads). Stane Street crosses the proposed site east to west along the bottom of the site which provided a link from Braughing an Iron Age settlement in Hertfordshire to the Iron Age oppida outside Colchester that in the Roman period was formalised to provide links between the important Roman towns of Verulamium (St Albans) and Colchester, both different tribal centres, and now both of national and international significance. The prominence of Stane Street in the landscape seems to set a boundary between land north of Stane Street (B1256) where the fields are larger and those south of the route. The reasons for this are not entirely clear but may relate to a natural thinning of the ancient woodland or ancient settlement areas. Areas of Bardfield and Panfield to the north and east of the proposed site also speak of large open areas or lightly wooded areas through their name formations. The area is also crossed by a network of extensive footpaths and bridleways that possibly represent trading routes and drove roads between isolated farms and market centres.
- 9.1.10 **Community**  
The proposed site has no remaining nuclear community sites within its proposed limits but instead a number of isolated farm units which characterise the historical development of the landscape. Centres for these isolated sites are in nuclear or multi nucleated sites in the adjoining valleys of the Ter, Stebbing Brook, and Pod's Brook. Communities such as Stebbing and its various 'Ends' with Stebbing Green and Stebbingford all must relate to an original settlement. They are a good example of a gradual settlement pattern that may then be followed with the isolated farms of Lucas and Gatehouse. These are examples of wealthy dwellings in the landscape. This reflects the NCA characterisation of the regions as "having a dispersed settlement pattern of scattered farmsteads".

Further away from the site, there is an association with the Great Bardfield artists living in Great Bardfield between 1930 and 1970; the surrounding landscape is reflected in their work.

## 9.2 Summary of future potential development

- 9.2.1 The site at Andrewsfield/Land West of Braintree is proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 10,000 units, divided with 1400 units on the land within Uttlesford District Council and in the region of 9,000 units on the land in Braintree District Council, arranged as housing areas and commercial development interspersed with open spaces.

## 9.3 Brief chronology of historic development of the site

- 9.3.1 The site of the proposed Andrewsfield Garden Village, Great Saling, is located on a plateau in a rolling rural landscape dissected by the valleys of small streams and rivers with the River Pant located to the east of the site, Stebbing Brook to the west and Pods Brook through the southern section. The landscape consists of irregular fields, dating to pre-medieval and medieval periods, interspersed with medieval and post-medieval enclosed common fields. A number of ancient woodlands are also present. Historic settlements are dispersed and include churches, hall complexes, individual farms, moated sites and small hamlets around linear and triangular greens. The road pattern is of twisting narrow roads and sunken hollow-ways.
- 9.3.2 Archaeological evidence attests to the occupation of the area from the Palaeolithic periods, Bronze and Iron Ages, with the valley slopes to the main rivers being the preferred locations from the Middle Bronze Age. The area adjoining the site was settled throughout the Roman Period exploiting its position on along the Colchester to Braughing (Stane Street) running east-west to the south of the site as well as the adjacent river valleys. Burials from the Roman Period have been recorded.
- 9.3.3 The surrounding large settlements of Stebbing to the west, Panfield and Rayne to the east are all recorded in the Domesday Book suggesting their Saxon origins.
- 9.3.4 The maps from the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries show the proposed site as undeveloped farmland land located between the settlements of Bardfield Saling, Panfield, Rayne and Stebbing (Figs 1 to 4)



Fig. 1: Great Saling from Christopher Saxton's Map of Essex 1579 with the settlements Barnfield Sailing to the north, Panfield to the east, Rayne to the south-east and Stebbing to the west.



Fig. 2: Great Saling from John Norden's Map of Essex 1594 with the settlements Barnfield Sailing to the north, Panfield to the east, Rayne to the south-east and Stebbing to the west.



Fig. 3: Great Saling from J Speed's Map of Essex 1610 with the settlements Barnfield Sailing to the north, Panfield to the east, Rayne to the south-east and Stebbing to the west.

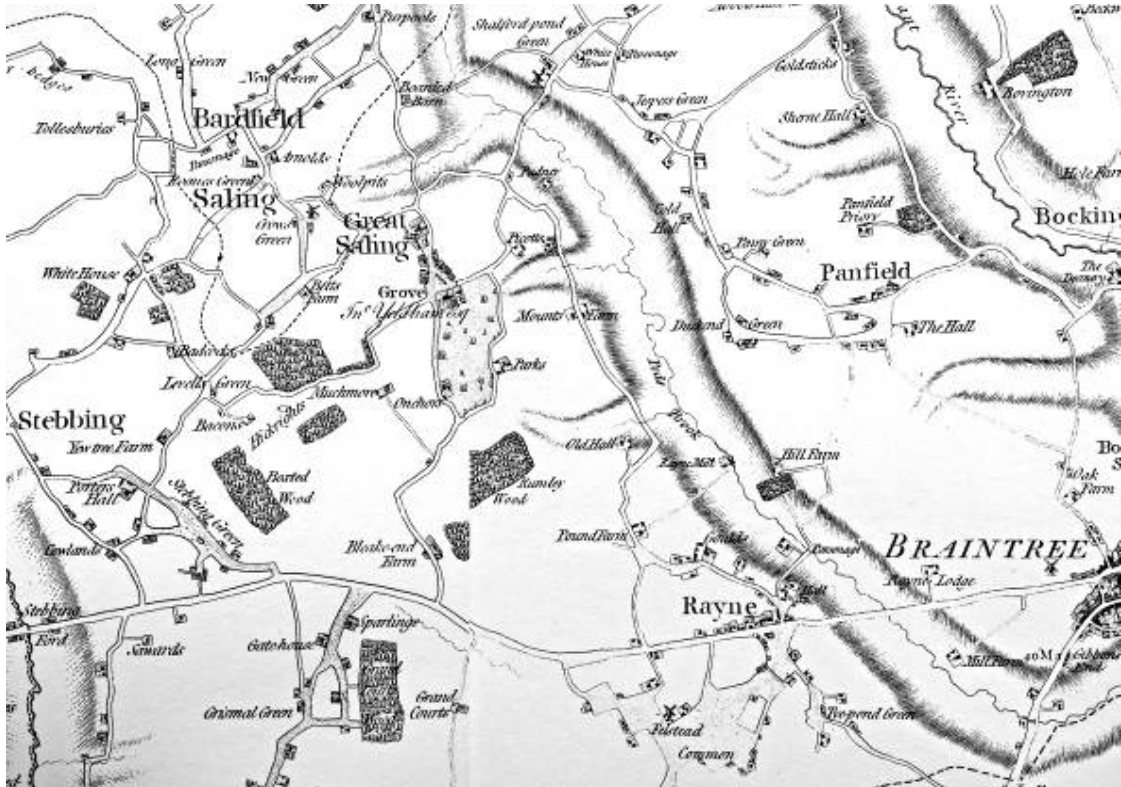


Fig. 4: Great Saling from J Chapman and Peter André's Map of Essex 1777 with the settlements Barnfield Sailing to the north, Panfield to the east, Rayne to the south-east and Stebbing to the west along with farm steads located in the proposed site.

9.3.5 The OS map of 1897 6" to 1 mile shows little change in land use on the site from the latter half of the 18<sup>th</sup> century with the land being employed for agriculture (Fig. 5).



Fig.5: Great Saling and the proposed site the on OS 6" to 1 Mile map of 1897. The land has very little development that is not involved with agriculture. The major settlements are still Barnfield Sailing to the north, Panfield to the east, Rayne to the south-east and Stebbing as the 1579, 1594, 1610 and 1777 maps.

9.3.6 A major change in use occurred in 1942 with the construction of RAF Great Saling, Station Number 485 the construction of which began in 1942, becoming operational in April 1943 and was the first aerodrome in Europe occupied by the United States Army Air Force to become operational. On the 21<sup>st</sup> May 1943 the name changed to RAF Andrewsfield in memory of the overall Commander of American forces in Europe Lieutenant General Frank M. Andrews who had been killed in a flying accident on the 3<sup>rd</sup> May 1943. Field was the American term for an aerodrome (Figs. 6 and 7).



Fig. 6: Plan of RAF Great Saling / Andrewsfield aerodrome in 1943 showing location of the three runways, perimeter track with dispersal hard standings and munitions dump. Great Saling is located top right of the plan.



Fig. 7: Aerial photograph of RAF Great Saling / Andrewsfield in September 1943. The numbers on the ends of the runways are their compass bearings.

- 9.3.7 At the end of the war the aerodrome was closed in November 1945 and the site returned to agricultural use although the concrete runways and hard standings remained until the late 1960s (Fig 8.)



*Fig. 8: Aerial photograph of RAF Great Saling / Andrewsfield in August 1949. Although longer an operational aerodrome the runways, perimeter track, hard standings, hangers, buildings and munitions dumps are still intact.*

- 9.3.8 With the removal of the majority of the concrete runways, perimeter track and hard standings in the mid 1960's the site reverted to agricultural in its use. However, in 1976 a small civilian airfield was licensed to operate from a grass runway located on the western end of the original wartime 09-27 runway.
- 9.3.9 Although the majority of the original aerodrome was removed, there are sections that still exist in their original locations. These include two Type T2 hangers complete with associated sections of the perimeter track sections on the east and south side of the site, the circulation roads to the munitions dump to the south side of the site. The western section of the north perimeter track is now a public highway on which the machine gun synchronisation butts still survive having been re-used as a civilian rifle range.
- 9.3.10 The outline of the original runways are still visible as crop marks in the fields, however the southern end of the concrete 15-33 runway still survives and is used as an agricultural hard standing (Fig. 9).



*Fig 9: Aerial photograph of RAF Great Dunmow / Andrewsfield aerodrome in 2017 showing the remains of the runways and the perimeter track. The location of the runways is clearly visible as crop marks in the fields. The runway and associated buildings of the small airfield are visible centre left of the photo.*

## 9.4 Significance Assessment of Heritage Assets

9.4.1 The range of heritage assets found primarily within the 2 km of the red line site area is shown in map AFGCWB01 and formed the basis of the site visits. The following heritage assets were identified in this area:-

1	Scheduled Monument
2	Registered Park and Garden
1	Non registered/locally important park and garden
6	Grade I Listed Buildings
9	Grade II* Listed Buildings
288	Grade II Listed Buildings
3	Conservation Areas
	Non designated heritage assets

9.4.2 Following the Andrewsfield site visit, the above list was reduced to a shorter list of sites considered to have the potential to be most affected by future development of the site. To this list, additional non-designated assets were added arising from the site assessment. The following short list is shown in Map AFGCWB02:-

### (i) Surrounding the Site:

	<i>Conservation Areas</i>
39	Great Saling
66	Rayne
19	Stebbing

	<i>Listed Buildings close to site or on site boundary</i>	
25	Stebbing Green	
24	Thatch Cottage & The Thatch	GII 1112736 / GII 1112738
24	Burnthouse Farm	GII 1168893
27	Bacons Farm	GII 1112733
29	Gatehouse Farm	GII 1168992
82	Betts Farm	GII 1308769
42	Picotts Farm	GII 1147307 / GII* 1122786
69	Pounds Farm	GII 1338151
26	Yew Tree Farm	GII 1322340
25	Tilehouse Farm	GII 1322302
25	Manor cottages and Old Ryes	GII 1322303/1112737
25	Home farmhouse	GII 1306792

	<i>Scheduled Monuments/Listed Buildings with views to site</i>	
23	Porter's Hall	GII* 1322338 / SM 1008701
1	Sparlings Farm	GII 1147324
1	Gatehouse Farm	GI 1112849
20	Warehouse Road, Stebbing	
22	Cowlands Farm	GII 1306961
28	Lucas Farm	GII 1112747
58	Perry Childs Farm	GII 1337832
55	Listed buildings south west of Panfield	GII 1123366 / GII 1337854

	<i>Registered Park and Garden:</i>	
39	Saling Hall	GII 1000387
39	Saling Grove	GII 1000743

*Non-designated Assets*  
Pillbox  
Air Hangar, Muchmores Farm  
Blake House Farm, Small Arboretum



**(ii) On the Site:**

<i>Listed Buildings</i>		
Site 1	Blake House Farm	GII 1122781
Site 2	Onchor's Farmhouse	GII 1122779
Site 3	Park's Farm	GII 1338119
Site 4	Mount's Farm	GII 1122787
Site 5	Badcock's Farmhouse	GII 1112734

*Non-designated Assets*  
Old Hall (moat and fishponds)  
Airfield buildings & Airfield firing range – the Butts

9.4.3 The assets listed above were identified to be most sensitive to impact from potential development. This is due to proximity to site, the topography of the site and thus views to and from the asset, their inter-relationship with the site or other assets on the site which may contribute to their significance, and other values that link their significance to the site. These are discussed individually in the following paragraphs. Below ground heritage assets (Sites of special archaeological interest) are listed in the spreadsheets and identified on map AFGCWB 04. Specific locational information relevant to the heritage asset is fully listed in the spreadsheet.

9.4.4 As identified in paragraph 6.2, Historic England's planning advice note 3: 'The Setting of Heritage Assets (Historic England 2<sup>nd</sup> edition, 2017) states that setting is not a heritage asset in itself, but can only contribute to the significance of a heritage asset. A series of attributes are set out that can be considered when assessing significance:

**Physical Surroundings of the Asset**

Topography  
Aspect  
  
Other heritage assets (including buildings, structures, landscapes, areas of archaeological remains)  
Definition, scale and 'grain' of surrounding streetscape, landscape and spaces  
Formal design eg hierarchy, layout  
Orientation and aspect  
Historic materials and surfaces  
Green space, trees and vegetation  
Openness, enclosure and boundaries  
Functional relationships and communications  
  
History and degree of change over time

**Experience of the Asset**

Surrounding landscape or townscape character  
Views from, towards, through, across and including the asset  
Intentional intervisibility with other historic and natural features  
  
Visual dominance, prominence or role as focal point  
Noise, vibration and other nuisances  
Tranquility, remoteness, wildness  
Busyness, bustle, movement and activity  
Scents and smells  
Diurnal changes  
Sense of enclosure, seclusion, intimacy of privacy  
Land use  
Accessibility, permeability and patterns of movement  
Degree of interpretation or promotion to the public  
Rarity of comparable survivals of setting  
Cultural associations  
Celebrated artistic representations  
Traditions

## Surrounding the Site

### 9.4.5 Great Saling Conservation Area (Grade II\* Listed Church, Saling Hall, Grade II Buildings and Parks and Gardens)

Great Saling lies to the North of the proposed development site. The village is small, linear and is oriented north/south; the land is flat. The village is surrounded by rural farmland to the north, east and west and Great Saling Park to the south. The Grade II\* listed parish church of St James is situated at the northern end of the settlement.

#### Contribution of Setting to Significance

The setting makes a **major positive contribution** to the significance of the Conservation Area. There are views to the western and eastern areas of site from western, southern and eastern sides of the village including the churchyard, Saling Hall and Saling Grove.

#### Impact of Change to Significance

With potential future development of the site there will be a **moderate to major change** to the setting of the conservation area, and there will be an impact on the wider rural character of the area.

*View south, Great Saling on the left*

### 9.4.6 Rayne Conservation Area (within Braintree District Council area) (Grade I Listed Church, Grade II\* Listed Rayne Hall and 31 Grade II Listed Buildings)

Rayne lies to the South East of the site on land rising from the Pod's Brook valley. The historic core



comprising the Conservation Area including the Grade I listed Parish Church, founded in 1199, with a 16<sup>th</sup> century tower, is situated adjacent to Rayne Hall, to the east of the settlement.

Due to the topography and 20<sup>th</sup> century development of the settlement, the site is not visible from the conservation area. However, there is a potential view to the North West across open fields to a portion of the site boundary extending from Pounds Farm to the Pod's Brook boundary.

#### Impact of Change to Significance

**Negligible** change to the setting of the conservation area. Probable risk : impact on the wider rural character of the area.

### 9.4.7 Stebbing Conservation Area (within Uttlesford District Council area) (Scheduled Monument; Grade I Listed Church, Grade II\* Listed Buildings, Grade II Listed Buildings)

Stebbing lies to the West of the site and is located on the lower East side of the Stebbing Brook valley. The Conservation Area is extensive, covering most of the built development in the settlement. The south part of the Conservation Area contains the Grade I listed Parish Church of St Mary, founded in 1360, and with later restorations. There are a number of heritage assets of high significance in the village including Stebbing Mount, a motte castle and Scheduled Monument (LEN: 1009247); Grade II\* listed buildings (Stebbing Park LEN: 1306764; Stebbing Mill LEN: 1322337; Tan Farmhouse LEN: 1112728).

Due to the topography of the rising land the site is not visible from the conservation area.

**Impact of change to Significance** Minimal change to the setting of the conservation area due to topography of the site. Probable risk : impact on the wider rural character of the area.

## Listed Buildings close to site or on the boundary of site

### 9.4.8 Stebbing Green S25

**Mayview Willow Thatch, Old Leas, St Judes, Byways and Sunnyside** are GII listed cottages located south west of the site, on the boundary, in Stebbing Green, a linear settlement.

The cottages are 17th/ 18<sup>th</sup> century with later additions, timber framed and plastered with plain tile or thatched roof. St Judes has flint and red brick dressed walls.



Map showing listed cottages on northern side of Stebbing Green Road



Old Leas



Byways (St Jude's off the edge of the image, left)

#### Significance : Medium

**Evidential Value:** The cottages are 17th/ 18<sup>th</sup> century with later additions, timber framed and plastered with thatched or plain tile roofs. St Judes has flint and brick cladding (1819 in listing) and was known as 'The Black Horse' Public House 1906.

**Aesthetic Value :** The cottages are of domestic vernacular style, timber framed and plastered with plain tile or thatched roof, with the exception of St Judes with brick and flint cladding.

**Historic Value :** The dwellings have significance as part of a linear settlement of listed buildings. Refer to 1777 Chapman and André Map.

**Communal Value :** The dwellings have value in their arrangement as a linear settlement within a wider rural setting, a characteristic of other settlements in the area.

#### Contribution of the setting to its significance

The immediate setting is domestic, the dwellings are situated off Stebbing Green, a road that runs close to the south western part of the site boundary. The immediate curtilage of the assets are bounded by partial hedges to the north east and Stebbing Green Road to the south west with open views out to the wider agricultural setting.

The physical setting provides a direct visual and historic relationship of the dwellings to their surrounding agricultural landscape. The setting makes a **major positive contribution** to their significance.

#### Impact of Change to Significance

**Moderate to major** change of the immediate and wider agricultural setting due to the proximity of the development site, on the boundary of the site. Probable risk : change of setting from rural to urban.

#### 9.4.9 Thatch Cottage and The Thatch S24

**Thatch Cottage and The Thatch** are located south west of the site in close proximity to the site and north of Stebbing Green. They are Grade II listed (List Entry No. 1112736 and 1112738)

The cottages are dated 17<sup>th</sup>/ 18<sup>th</sup> century with later additions, timber framed, and plastered with thatched roofs.

##### **Significance : Medium**

**Evidential Value:** Cottages as part of the linear settlement along Stebbing Road.

**Aesthetic Value :** The cottages are of domestic vernacular style, timber framed and plastered with thatched roof

**Historic Value :** The dwelling have significance as part of a linear settlement of listed buildings. Refer to 1777 Chapman and André Map.

**Communal Value :** The dwellings have value as part of the linear settlement within a wider rural setting, a characteristic of other settlements in the area.

##### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Stebbing Green, a road that runs close to the south western part of the site boundary. There is partial tree screening to the north within the wider agricultural setting.

The physical setting provides a visual and historic relationship of the cottages to their surrounding agricultural landscape. The setting makes a **moderate positive contribution** to their significance.

##### **Impact of Change to Significance**

**Moderate to minor change** due to the proximity of the site, with open views north to the Andrewsfield area of the site and views south east from the curtilage of the asset. Probable risk : change of setting from rural to urban.

##### **Pagents (List Entry No. 1168917)**

As above. Probable risk : minor change due to potential development mitigating views to site.

#### 9.4.10 Burnthouse Farm S24

Burnthouse Farm is located south west of the site in close proximity to the site and north of Stebbing Green. It is Grade II listed (List Entry No. 1168893)

The principal farmhouse is dated 18<sup>th</sup> century with later additions, early 19<sup>th</sup> century bricking up with earlier timber framed, and plastered rear wing and red tiled roof.

#### **Significance : Medium**

**Evidential Value:** Farmhouse associated with agricultural use.

**Aesthetic Value :** Red Brick with yellow brick bands and window dressings. Central gabled open red brick porch.

**Historic Value :** Farmhouse within the rural agricultural landscape.

**Communal Value :** Its value lies in its location as a farmstead within the linear settlement of Stebbing Green, a rural village settlement.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Stebbing Green, a road that runs close to the south western part of the site boundary, north west of the small settlement. There is partial tree screening and 20<sup>th</sup> century agricultural buildings to the east with open views north out to the wider agricultural setting.

The physical setting provides a visual and historic relationship of the farm to its surrounding agricultural landscape. The setting makes a **moderate to minor positive contribution** to their significance.

#### **Impact of Change to Significance**

**Moderate** change of the immediate and wider agricultural setting due to the proximity of the site, with open views north to the Andrewsfield area of the site and views south east from the curtilage of the asset and proximity to scheduled monument (Porters Hall Site 23). Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.11 Bacons Farm S27

Bacons Farm is located west of the site on the boundary of the site. It is Grade II listed (List Entry No. 1112733).

The principal farmhouse is dated mid 16<sup>th</sup> century or earlier with later additions, timber framed and plastered with plain tile roof. There is a listed barn related to the farmhouse within its curtilage.



*View of Bacons Farm from New Pastures Lane*



*Aerial view of Bacons Farm*

#### **Significance : Medium**

**Evidential Value:** Farmstead associated with agricultural use.

**Aesthetic Value :** The farmstead is of vernacular style.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse and Barn) reflecting the agricultural nature of the area. Refer to 1777 Chapman and André Map. A building is recorded on the site as Walter Bacon's in 1323.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated on a farm track off Newpasture Lane. There are modern agricultural buildings within the assets boundary to the north-west. The immediate curtilage to the farmstead is bounded by partial tree screening to the north-west and south east, within the wider agricultural setting.

The physical setting provides a direct visual, historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate** change of the immediate and wider agricultural setting due to the proximity, on the boundary, of the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.12 Gatehouse Farmhouse, Stebbing S29

Gatehouse Farm is located west of the site. It is Grade II listed (List Entry No. 1168992). It is in close proximity to the site.

The farmhouse is dated 16<sup>th</sup> century or earlier, with later additions and alterations, timber framed and plastered with plain tile roof.

There are potential non-designated farm buildings within the curtilage of the farmhouse (no access to assess).



*Aerial view of Gatehouse Farm*

#### **Significance : Medium**

**Evidential Value:** Farmstead with buildings associated with agricultural use.

**Aesthetic Value :** The farmhouse is of vernacular style.

**Historic Value :** It is significant as farmhouse with associated non-designated farm buildings. Refer to 1777 Chapman and André Map. A farmhouse is recorded on the site 1327.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Whitehouse Road. The immediate curtilage is bounded by partial tree screen along its boundary with wooded area to the north east within a wider open agricultural setting.

Open views out over flat terrain due to topography.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate** change of the immediate and wider agricultural setting due to the proximity of the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

**Potential NDHAs – moderate change:** farm buildings within curtilage of heritage asset could potentially be designated for group value and aesthetic value. (Vernacular building) (no access at time of survey).

#### 9.4.13 Bett's Farm S82

Betts Farm is located north west of the site on the boundary of the site. It is Grade II listed (List Entry No. 1308769). It is surrounded on three sides by the proposed site.

The principal farmhouse is dated 17<sup>th</sup>/18<sup>th</sup> century, timber framed and plastered with plain tile roof. There are additional listed buildings related to the farmhouse within its curtilage. The barn has a half hipped thatched roof.



*View of Betts Farm*

#### **Significance : Medium**

**Evidential Value:** Farmstead with buildings associated with agricultural use. Original bins exist in the loft of the Granary.

**Aesthetic Value :** The farmstead is of vernacular style. The farmhouse has a central gabled porch with ornate timber work and trellising.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse, Barn, Granary and Cartlodge). Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Stebbing Road, a single track lane that follows part of the northern site boundary. The immediate curtilage is bounded by partial tree screening to the south, east and west, to the wider agricultural setting.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate** change of the immediate and wider agricultural setting due to the proximity of the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.



#### 9.4.14 Picot's Farm S42

Picot's Farm is located north of the site on the boundary of the site. It is Grade II listed (List Entry No. 1147307). The farmstead includes a Grade II\* listed barn (List Entry No. 1122786)

The principal farmhouse is dated late 17<sup>th</sup> century, with earlier 17<sup>th</sup> century rear wing, with later additions, timber framed and plastered with plain clay tile roof with gabled rear and service wings. The barn is dated late 14<sup>th</sup> century, early 15<sup>th</sup> century, timber framed and weatherboarded with some plaster, brick plinth. There is also a GII listed Byre related to the farmhouse within its curtilage.



*View south from Picots Lane to Picot's Farm and site beyond*

#### **Significance : Medium**

**Evidential Value:** Farmstead with buildings associated with farm use. The house, late 17<sup>th</sup> century with earlier 17<sup>th</sup> century rear wing, contains former dairy, an open fire-place bread oven and former brew house to rear. The barn retains its brick on edge threshing floor. Internally most of the timber frame remains to the farmhouse and barn. Jowls of scotia above the return pattern in the barn are as those at Powers Hall, Essex (List Entry No. 1306344).

**Aesthetic Value :** The farmstead is of vernacular style.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse, Barn and Byre). Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Piccott's Lane, a single track lane that follows part of the northern site boundary. The immediate curtilage is bounded by partial hedge screening to the south with open views east to the wider agricultural setting.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. There are open views south, due to topography, from Piccott's Lane down to the farmstead within its rural agricultural setting. Its setting makes a **moderate to major positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to major change** of the immediate and wider agricultural setting due to the proximity of the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.15 Pounds Farm S69

Pounds Farm is located south east of the site on the boundary of the site. It is Grade II listed (List Entry No. 1338151).

The principal farmhouse is dated 16<sup>th</sup> century or earlier with later additions, timber framed and plastered with plain tile roof. There are additional listed buildings related to the farmhouse within its curtilage.



*View of Pound Farm*

#### **Significance : Medium**

**Evidential Value:** Farmstead with buildings associated with agricultural use.

**Aesthetic Value :** The farmstead is of vernacular style. The farmhouse has wings at the rear and two red brick chimney stacks and four octagonal shafts with moulded cappings.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse, Barn, Cartlodge, Cottage, Outbuilding formerly stables). Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Shalford Road. The immediate curtilage to the farmstead is bounded by partial tree screening to the west, within the wider agricultural setting.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate to major positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate** of the change of the immediate and wider agricultural setting due to the proximity of the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

**Potential NDHAs – minor change:** Nissen huts to the north of the farmstead could be designated for their landmark status as a WWII building and their group value with other Nissen huts found in the area.

#### 9.4.16 Yew Tree Farm S26

Yew Tree Farm is located west of the site. It is Grade II listed (List Entry No. 1168851). It is in close proximity to the site.

The principal farmhouse is dated 18<sup>th</sup> century, with possible earlier core, timber framed and plastered with plain tile roof. A listed barn related to the farmhouse is within its curtilage.

#### **Significance : Medium**

**Evidential Value:** Farmhouse and barn associated with farm use. A possible bake oven exists to left of house with red tiled roof.

**Aesthetic Value :** The farmstead is of vernacular style. The barn is weatherboarded with thatched roof.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse and Barn). Refer to 1777 Chapman and André Map. A building is recorded on the site 1678.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Newpasture Lane a single track lane. The immediate curtilage is open to the wider agricultural setting.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate to major positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to major** of the change of the immediate and wider agricultural setting due to the proximity of the site and proximity to Scheduled Monument site (S23).

Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.17 Tilehouse Farm S25

**Tilehouse** Farm is located south west of the site in close proximity, on the boundary of the site and south of Stebbing Green. It is Grade II listed (List Entry No. 1322301)

The farmhouse is mid 16<sup>th</sup> century or earlier with later additions, timber framed, and plastered with red plain tile roof.

#### **Significance : Medium**

**Evidential Value:** Farmhouse associated with agricultural use.

**Aesthetic Value :** Timber framed and plastered with red plain tile roof.

**Historic Value :** Farmhouse within the rural agricultural landscape.

**Communal Value :** Its value lies in its location as a farmstead within the linear settlement of Stebbing Green, a rural village settlement.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Stebbing Green, a road that runs close to the south western part of the site boundary, north west of the small settlement. The farmhouse is orientated north east. There is partial tree screening to the boundary of the asset on the east with views north out to the wider agricultural setting.

The physical setting provides a direct visual, historic and functional relationship of the farm to its surrounding agricultural landscape. The setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to major** change to the immediate and wider agricultural setting due to the proximity, on the boundary, of the site; and orientation of the farmhouse.

Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.18 **Manor Cottages and Old Ryes S25** (Stebbing Green)

**Manor Cottages and Old Ryes** are located south west of the site in close proximity to the site and south of Stebbing Green. They are Grade II listed (List Entry No. 1322303 and 1112737)

The cottages are dated 17<sup>th</sup> / 18<sup>th</sup> century with later additions, timber framed, and plastered with red plain tiled roofs.

#### **Significance : Medium**

**Evidential Value:** Cottages, part of the Stebbing Green settlement, set back from Stebbing Road.

**Aesthetic Value :** The cottages are of domestic vernacular style, timber framed and plastered with plain tiled roof

**Historic Value :** Group of small dwellings set back from the linear settlement. Refer to 1777 Chapman and André Map

**Communal Value :** The dwellings have value as part of the Stebbing Green settlement within a wider rural setting, a characteristic of other settlements in the area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated on a lane off Stebbing Green, a road that runs close to the south western part of the site boundary. There is partial tree screening to the north and east within the wider agricultural setting.

The physical setting provides a visual and historic relationship of the cottages to their surrounding agricultural landscape. The setting makes a **moderate positive contribution** to their significance.

#### **Impact of Change to Significance**

**Moderate to major** change to the wider agricultural setting due to the proximity of the site, with views east to the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.19 **Home Farmhouse S25** (Stebbing Green)

**Home Farmhouse** is located south west of the site in close proximity, to the site and south of Stebbing Green. It is Grade II listed (List Entry No. 1306792)

The farmhouse is 16<sup>th</sup>/17<sup>th</sup> century with later additions, timber framed, and plastered with thatched roof.

#### **Significance : Medium**

**Evidential Value:** Farmhouse associated with agricultural use.

**Aesthetic Value :** Timber framed and plastered with thatched roof.

**Historic Value :** Farmhouse within the rural agricultural landscape.

**Communal Value :** Its value lies in its location as a farmstead within the linear settlement of Stebbing Green, a rural village settlement.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Stebbing Green, a road that runs close to the south western part of the site boundary. The farmhouse is orientated north east. There is built development of Tilehouse Farm partially screening views north east to site and out to the wider agricultural setting.

The physical setting provides a historic and functional relationship of the farm to its surrounding agricultural landscape. The setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to major** change to the immediate and wider agricultural setting due to the proximity of the site; and orientation of the farmhouse; potential views from 1<sup>st</sup> floor windows out over site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

## Scheduled monuments and listed buildings with views to the site

### 9.4.20 Porters Hall Farm and Moated Site S23

Porters Hall is located west of the site with views to the site. It is Grade II\* listed (List Entry No. 1322338).

The Hall is on the site of a scheduled monument which includes a moated site. (SM No. 1008701)

The principal house is dated late 16<sup>th</sup> century and earlier with later additions, timber framed and plastered with plain clay tile roof, H plan. There are outbuildings 15<sup>th</sup> to 17<sup>th</sup> century associated with the Hall, within its curtilage.



*View of Porters Hall Barn*



*View of Porters Hall*

#### **Significance : Medium / High**

**Evidential Value:** The farmstead, associated with agricultural use, is on a moated site on a hill top overlooking and 1.25km south-east of Stebbing Brook. It includes a rectangular moated area which measures 110m NW-SE by 65m NE-SW. The arms are between 12m and 6m in width and are water-filled, except to the south-west where they have dried out.

**Aesthetic Value :** The farmstead is of vernacular style. The hall retains its original 16<sup>th</sup> century five diagonal attached shaft and internally has heavily moulded beams, stop chamfered ceiling beams and 17<sup>th</sup> century panelling.

**Historic Value :** It is significant for the Scheduled moated site and as part of a group of listed farm buildings (Hall, Outbuildings and Barn). Refer to 1777 Chapman and André Map

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The scheduled moated site is situated on a hill top overlooking the surrounding rural landscape.

The immediate setting is domestic and is situated off Porters Hall Road and Newpastures Lane. The immediate curtilage is bounded by partial hedge screening to the east with open views north, of the wider agricultural setting.

The physical setting provides a direct visual historic and functional relationship of the farm and moat to the surrounding agricultural landscape. Its setting makes a **major positive contribution** to its significance.

### **Impact of Change to Significance**

**Moderate to major** change to the wider agricultural setting. Probable risk : change of setting from rural to urban. There are open views north to the Andrewsfield area of the site.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.



## Listed Buildings with views to the Site

### 9.4.21 Sparlings Farm S1

Sparling Farm is located south of the site. It is Grade II listed (List Entry No. 1147324). It is in close proximity to the site with views to the site.

The principal farmhouse is dated 16<sup>th</sup> century with later alterations, timber framed and plastered with pargetting, with plain tile roof. A listed C19 farm pump is within its curtilage.



*Aerial View of Sparlings Farm*

#### **Significance : Medium**

**Evidential Value:** Farmhouse with associated farm pump. House retains original fireplace to off centre red brick chimney stack.

**Aesthetic Value :** The farmhouse is of vernacular style.

**Historic Value :** It is significant as a farmhouse. Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Braintree Road B1417. The immediate curtilage is open to the wider agricultural setting with the A120 Highway nearby to the north and C20 agricultural buildings to the east. The farm is raised above the A120 due to topography with views over the agricultural landscape.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate to minor positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to minor change** due to the proximity of the site and views to site due to topography. Probable risk : change of setting from rural to urban. Built development to the north, within the curtilage of the farmhouse, partially mitigates views to site.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.22 Gatehouse Farm S1

Gatehouse Farm is located south of the site south of the A120. It is Grade I listed (List Entry No. 1112849). It is in close proximity to the site with views to site.

The principal farmhouse is dated C1300 with later alterations, two bay hall and two storey crosswing with mixed clay tile roof. The barn and outbuilding within the curtilage of the farmhouse are included for their group value.



*View of Gatehouse Farm*

#### **Significance : Medium / High**

**Evidential Value:** The crosswing was former service wing and retains crown post roof and one service door with oak four centred head. Some original sooted rafters to the hall remain. Original first floor stair well and joists fitted by means of soffit tenons (introduced at Winchester Cathedral by Lyngwode A.D. 1307-9). Hall was spanned by a low tie beam mounting two Queen posts (which survive complete). Design of the Queen posts is without parallel for so early a date.

**Aesthetic Value :** The farmstead is of vernacular style.

**Historic Value :** It is significant as a farmhouse. Refer to 1777 Chapman and André Map. Origin of house probably monastic.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Braintree Road B1417. The immediate curtilage is bounded by trees along the assets boundary within a wider agricultural setting with the A120 Highway nearby to the north. The farm is raised above the A120 due to topography with views over the agricultural landscape.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate** change of the wider agricultural setting due to the proximity of the site and partial views to site due to topography. Probable risk : change of setting from rural to urban. Potential impact to significance is mitigated by the current use of the site and proximity to the main highway.

Current use of the farm house is assessed to be residential, with other buildings and land formerly related to the farm in separate use (aggregate and quarrying).

#### 9.4.23 **Warehouse Farm S20** (Warehouse Road)

**Warehouse Farm** is located west of the site with views north east to the site. It is Grade II listed (List Entry No. 1112741)

The principal farmhouse is dated 15<sup>th</sup> century and 17<sup>th</sup> century with later alterations, exposed timber frame, with plaster infill and hipped thatched roof. There are listed outbuildings associated with the farmhouse within its curtilage.

#### **Significance : Medium**

**Evidential Value:** Former farmstead with associated farm buildings converted from agricultural to domestic use, originally part of the isolated farmsteads and now part of the linear settlement, from Stebbing, along Warehouse Road.

**Aesthetic Value :** The house is domestic vernacular style, exposed timber frame with plastered infill and hipped thatched roof.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse, Barn and Barn with attached Cartlodge). The farmstead has significance as part of a linear settlement of listed buildings. Refer to 1777 Chapman and André Map for sporadic isolated development along Warehouse Road.

**Communal Value :** Its value lies in its location as a former farmstead, once isolated and now within the linear settlement on Warehouse Road.

#### **Contribution of the setting to its significance**

The immediate setting is domestic within a linear settlement. It is situated off Warehouse Road and Collops Villas Oakfield. There is partial tree screening along the boundary of the asset and built development to the east, with views north east to site.

The physical setting provides a visual and historic relationship of the house to the surrounding agricultural landscape. The setting makes a **moderate to minor positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate** change of the wider agricultural setting due to views north east to the development site. Probable risk : change of wider setting from rural to urban.

9.4.24 (i) **March Cottage S20** (Warehouse Road)

**March Cottage** is located west of the site with open views to site. It is Grade II listed (List Entry No. 1112743)

The house is dated 15<sup>th</sup> century with later alterations, timber framed and plastered with red plain tile roof.

**Significance : Medium**

**Evidential Value:** The house is part of the linear settlement, from Stebbing, along Warehouse Road.

**Aesthetic Value :** The house is domestic vernacular style, timber framed and plastered with plain tile roof.

**Historic Value :** The dwelling has significance as part of a linear settlement of listed buildings. Refer to 1777 Chapman and André Map for sporadic isolated development along Warehouse Road.

**Communal Value :** The cottage has value as part of the linear settlement within a wider rural setting, a characteristic of other settlements in the area.

**Contribution of the setting to its significance**

The immediate setting is domestic and is situated off Warehouse Road. There is partial tree screening to the north, east and south east within the wider agricultural setting.

The physical setting provides a visual and historic relationship of the cottage to the surrounding agricultural landscape. The setting makes a **moderate positive contribution** to its significance.

**Impact of Change to Significance**

**Moderate change** to the wider agricultural setting due to views east to the development site. Probable risk : change of wider setting from rural to urban.

(ii) **Nutlands S20** (Warehouse Road)

**Nutlands** is located west of the site with open views to site. It is Grade II listed (List Entry No. 1168966)

The house is dated 18<sup>th</sup> century with later alterations, timber framed, with painted brick cladding and hipped grey slate roof.

**Significance : Medium**

**Evidential Value:** The house is part of the linear settlement, from Stebbing, along Warehouse Road.

**Aesthetic Value :** The house is domestic vernacular style, timber framed with painted brick cladding and hipped grey slate roof. 18<sup>th</sup> century balusters and handrail. 18<sup>th</sup> century doors and several good fireplaces.

**Historic Value :** The dwelling has significance as part of a linear settlement of listed buildings. Refer to 1777 Chapman and André Map for sporadic isolated development along Warehouse Road.

**Communal Value :** The dwelling has value as part of the linear settlement within a wider rural setting, a characteristic of other settlements in the area.

### Contribution of the setting to its significance

The immediate setting is domestic and is situated off Warehouse Road. There is partial tree screening to the north, east and south east within the wider agricultural setting.

The physical setting provides a visual and historic relationship of the house to the surrounding agricultural landscape. The setting makes a **moderate positive contribution** to its significance.

### Impact of Change to Significance

**Moderate** change of the wider agricultural setting due to views east to the development site. Probable risk : change of wider setting from rural to urban.

#### 9.4.25 Cowlands Farm S22

Cowlands Farm is located south west of the site with partial views to the site. It is Grade II listed (List Entry No. 1306961).

The principal farmhouse is dated mid 18<sup>th</sup>/19<sup>th</sup> century, gault brick with grey slate roof. There are additional listed buildings related to the farmhouse within its curtilage.



*View of Cowlands Farm*

### Significance : Medium

**Evidential Value:** Farmstead associated with previous agricultural use. Outbuildings converted to domestic use.

**Aesthetic Value :** The farmhouse is gault brick with hipped grey slate roof and a central four panelled door with reveal panels, plain pilasters with capitals, frieze and flat canopy.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse, Outbuilding and Barn). Refer to 1777 Chapman and André Map. Farmhouse recorded on the site in 1517.

**Communal Value :** Its value lies in its location as a farmstead with other farms, a characteristic of other building types in that area.

### Contribution of the setting to its significance

The immediate setting is domestic and is situated off Porters Hall Road. The farmhouse is located within a small group of dwellings within the wider agricultural setting. The outbuildings have been converted from agricultural to domestic use reducing the significance of the contribution of setting to the farmstead's significance.

The physical setting provides a visual, historic and previous functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate to minor positive contribution** to its significance.

### Impact of Change to Significance

**Minor to negligible** change to the wider agricultural setting to urban. Probable risk : change of wider setting from rural to urban. The asset is orientated away from site reducing the impact of change. The change of use from agricultural to domestic use for the farmstead has degraded its significance reducing the contribution of the setting to its significance.

**Potential NDHA:** Collops Farmhouse (to north-west of heritage asset) - for group value with Collops Farm and aesthetic value – vernacular style farmhouse.

#### 9.4.26 Lucas Farm S28

Lucas Farm is located west of the site with views to the site. It is Grade II listed (List Entry No. 1112747).

The farmhouse is dated early 19<sup>th</sup> century, with later alterations, gault brick with plain clay tile roof with yellow brick band and window dressings.



*View of Lucas Farmhouse*

#### **Significance : Medium**

**Evidential Value:** Farmhouse associated with agricultural use.

**Aesthetic Value :** The farmhouse is of gault brick with plain clay tile roof with yellow brick band and window dressing and central part glazed door with pediment to brick porch.

**Historic Value :** It is significant as a farmhouse. Refer to 1777 Chapman and André Map for evidence of building on site.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic, off Whitehouse Road. The immediate curtilage is bounded by trees along the north east and west with open views south east to the wider agricultural setting.

The physical setting provides a direct visual historic and functional relationship of the farmhouse to its surrounding agricultural landscape. There are open views south east to site. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate change** as a result of the change of the wider agricultural setting due to views to the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

**Potential NDHA:** Farm buildings associated with farmhouse could potentially be designated for their group value and aesthetic value. (no access at the time of survey). Moderate change.

#### 9.4.27 Perry Child's Farm S58

Perry Childs Farm is located north east of the site with views to the site. It is Grade II listed (List Entry No. 1337832).

The farmhouse is dated 17<sup>th</sup> century, with later alterations, timber framed and plastered with plain clay tile roof with two parallel bays each with internal stack in the front bay against outside wall.



*View of Perry Child's Farmhouse  
(Photo by Robert Edwards geography.org)*

#### **Significance : Medium**

**Evidential Value:** The house structure incorporates re-used timber from a medieval house. Ground floor hearth has two salt recesses with V heads.

**Aesthetic Value :** The farmhouse is of vernacular style.

**Historic Value :** It is significant as a farmhouse. Refer to 1777 Chapman and André Map for evidence of building on site.

**Communal Value :** Its value lies in its location as a farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic, on the edge of a small group of dwellings, situated off Hall Road, a single track lane south of Panfield. The immediate curtilage is bounded by trees to the west and partial hedge screening running south wards with open views east to the wider agricultural setting.

The physical setting provides a direct visual historic and functional relationship of the farm to its surrounding agricultural landscape. There are open views south west, due to topography, from Perry Child's Farm to site. Its setting makes a **moderate positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate change** as a result of the change of the wider agricultural setting due to views to the development site. Probable risk : change its setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

## Surrounding the Site / on the Site - Registered Park and Garden

### 9.4.28 Saling Hall – S39

Saling Hall is located north of the site and north of Great Saling village (Conservation Area). It is a Grade II listed Registered Park and Garden (List Entry No. 1000387). Saling Grove south of the village and close to the site boundary is also Grade II listed Registered Park and Garden.



#### Summary Description

Saling Hall occupies a c 5 ha site; it is bounded to the north by a minor country road, to the east by the main village street and to the south west by the parish church, Hall Farm buildings and agricultural land. Great Saling is a small village in a rural setting and the grounds of the Hall are screened along the road boundaries by tree plantations.

Saling Hall is a Grade II\* listed timber framed country manor house, faced in red and blue brick with a tiled roof. The core of the existing house was built by the Maxey family c 1570 and refaced in 1699.

The garden surrounds the Hall comprising lawns and ornamental trees to the south east, walled garden to the south west constructed in the later 17<sup>th</sup> century. Other areas of the garden, lawns with fruit trees include gardens laid out by Lady Carlyle in the early 20<sup>th</sup> century. Beyond the walled garden is the old orchard, Arboretum and a long canal, known as The Moat, possible of 16<sup>th</sup> century origin.

#### Significance : Medium

Evidential Value: Lies in the present form of the gardens reflecting the work of the two owners with earlier features dating from the 17<sup>th</sup> century.

Aesthetic Value: The gardens are an example of a designed landscape with a visual relationship with Great Saling village, the parish church, conservation area and surrounding countryside. The park contains a good and varied collection of specimen trees.

Historic Value: The listed house and garden reflect developments from the refacing of the main house and construction of the walled garden in the 17<sup>th</sup> century and work of the two latest owners, Lady Carlyle from 1936-1970 and Hugh and Judy Johnson from 1970-2013.

#### Contribution of the setting to its significance

The immediate setting is domestic within a designed landscape. The wider setting is agricultural to the north, east and west. There is a physical, historic and visual relationship between the two designed landscapes and Great Saling village at the centre. Its setting makes a **moderate to major contribution** to its significance.

#### Impact of Change to Significance

**Major change** to the immediate and wider agricultural setting due to the proximity of Saling Hall to the development site. Probable risk : change of setting from rural to urban and its relationship with the village settlement of Great Saling.



#### 9.4.29 Saling Grove – S39

Saling Grove is located just north of the northern boundary of the site and south of Great Saling village (Conservation Area). It is a Grade II listed Registered Park and Garden (List Entry No. 1000743). Saling Hall north of the village is also a Grade II listed Registered Park and Garden.



*Aerial View of Saling Grove*

#### **Summary Description**

Saling Grove occupies a 23 ha site on virtually flat ground, bounded to the north by the village of Great Saling and surrounded by farmland to the east and west.

The large Georgian house is of plastered brick, built in three storeys with a grey hipped slate roof and raised parapet. The main entrance stands in the centre of the north facade flanked by stone dogs on either side of the portico. To the east is a gault-brick extension, to the rear of which is a large clock tower, also of gault brick. The south facade faces formal gardens and looks out over the park. Saling Grove was built around 1754 by John Yeldham and was extended in the mid-19<sup>th</sup> century by William Fowke.

The grounds to the west and north of the house are laid to lawn planted with a variety of trees and shrubs, some of a great age, and are cut through with meandering paths. An informal pool created by Humphry Repton in 1791 stands around 150m to the west of the house (estate map, 1795). The main area of gardens and pleasure grounds lie to the south and east. An axial path from the south front leads south for around 50m between rows of clipped yew to a terrace planted with a scroll parterre. The division between the parterre terrace and park is marked by a low hedge, the centre of which extends into the park in a semicircle containing a circular path. The axial path is flanked by lawns which are bordered to east and west by wooded pleasure grounds, planted during the mid-19<sup>th</sup> century.

The walled kitchen garden, which was moved here by 1795, probably following advice from Humphry Repton, is around 200m to the east of the house. It is laid to lawn, divided into six compartments by gravel paths lined with clipped box hedges, and has scrolled and square box patterns along the northern boundary. One of the compartments contains a circular dipping pool. The gardens are linked to the house by a walk through the eastern pleasure ground wood. A small mid-19<sup>th</sup> century red-brick gardener's cottage stands on the outside of the north-east corner of the garden. Beyond the north wall is a large lawn planted with orchard trees.

The park at Saling Grove lies primarily to the south of the house. It remains principally under grass (2018) and retains some mature parkland trees of mainly 19<sup>th</sup> century origin. A tennis court has been erected to the south of the eastern wooded pleasure ground. The boundary plantations proposed by Repton to the west and north survive, while the north-eastern boundary is defined by a dense plantation of more recent origin. To the south is a long strip of pasture known as The Lawn. A row of trees that span this strip towards its southern boundary marks the location of the plantation depicted on the estate map of 1795. This had become a single row of trees by the publication of the first edition Ordnance Survey map of 1881.

Part of the park extends to the south and into the allocation site. This part of the designed landscape, known as The Lawn, was retained by Repton following the production his red book for the site in 1790, and thus appears on the 1795 estate plan. Following assessment in 2018, the Lawn is included in the Registered Park and Garden designation.

### **Significance : Medium to High**

Evidential value: It is a park and pleasure ground for which Humphry Repton produced a Red Book in 1790, with subsequent mid-19<sup>th</sup> century and late 20<sup>th</sup> century additions. Its significance is evident in its Grade II listing as a Registered Park and Garden.

Historic Value: It is a well preserved example of a late 18<sup>th</sup> century park and pleasure grounds associated with the Georgian period. It retains many key elements – trees, shrubs, walled kitchen garden and views over the parkland to the south. Together with the Grade II listed Saling Grove House and other listed structures on the site, the park forms a group of elements that are historically significant and associated with the Georgian period.

Aesthetic Value: : The gardens are an example of a designed 18<sup>th</sup> century landscape with a visual relationship with Great Saling village, conservation area and surrounding countryside.

Communal Value: Saling Grove was designed by Humphry Repton, one of the most important and influential landscape designers of the late C18 and early C19 Georgian period. The bicentenary of Humphry Repton took place in 2018.

### **Contribution of the setting to its significance**

The immediate setting is domestic within a designed 18<sup>th</sup> century landscape. The wider setting is agricultural to the east and west and historically the park extended southwards into farmland, which further reinforces the relationship between designed landscape and agricultural land. . There is a physical, historic and visual relationship between the two designed landscapes and Great Saling village at the centre. Its setting makes a **major contribution** to its significance.

### **Impact of Change to Significance**

**Major change** of the immediate and wider agricultural setting due to the position of Saling Grove on the allocation site boundary. The historic projection of parkland to the south and extending into the site makes this area particularly sensitive. Probable risk : change of setting from rural to semi urban and its relationship with the village settlement of Great Saling.

## **Non-designated assets (surrounding the site)**

### **9.4.30 Pillbox (Great Saling Conservation Area) : NDA**

World War II pillbox located within Conservation Area on The Street / junction with Piccots Lane Adjacent to wall at Saling Grove.

Potential significance associated with Andrewsfield Airfield.

## On the site - Listed Buildings

### 9.4.31 Blake House Farm - Site 1

Blake House Farm is located within the central southern area of the site. It is Grade II listed (List Entry No. 1122781).

The principal farmhouse is dated 17<sup>th</sup> century or earlier with later alterations, timber framed and rough rendered with hipped red plain tile roof. There are additional listed buildings related to the farmhouse within its curtilage.



*Aerial view of Blake House Farm*



*Blake House Farmhouse*



*Farm outbuilding range*

#### **Significance : Medium**

**Evidential Value:** Former farmstead with associated farm buildings converted from agricultural to commercial use.

**Aesthetic Value :** The farmstead is of vernacular style with timber framed weatherboarded outbuildings and gault brick built with gauged brick arches single storey outbuildings onto the road.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse, Cartlodge, Farm Outbuilding Range and Barn). Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated former farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic for the farmhouse and commercial for the farm buildings. The change of use from agriculture to commercial use has degraded the significance of the heritage asset. The former farmstead is situated on Blake End Road. The immediate curtilage to the farmstead is bounded by Blake End Road to the east with open views from the farmhouse out over the road to the wider agricultural landscape and the small arboretum (NDA) and bounded to the east with 20<sup>th</sup> century buildings with Blackbush Wood beyond. There is partial tree screening to the northern boundary of the farmhouse with views out over to the wider agricultural rural setting.

The physical setting provides a direct visual, historic and previous functional relationship of the former farm to its surrounding agricultural landscape. Its setting makes a **moderate to minor positive contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to minor change** due to the location of the former farmstead within the site.  
Probable risk : change of setting from wider rural to urban.

#### 9.4.32 Onchor's Farm - Site 2

Onchor's Farmhouse is located within the central northern area of the site. It is Grade II listed (List Entry No. 1122779).

The farmhouse is dated 17<sup>th</sup> century or earlier with C18 facade, timber framed and panel pargetted with red plain tile roof. There are additional non-designated buildings related to the farmhouse within its curtilage (not accessible to assess if NDAs).



*Aerial view of Onchor's Farm*

#### **Significance : Medium**

**Evidential Value:** Farmstead with buildings associated with agricultural use.

**Aesthetic Value :** The farmhouse is of vernacular style with pargetted panels.

**Historic Value :** It is significant as farmhouse with associated non-designated farm buildings. Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic for the farmhouse and is situated on Blake End Road. The immediate curtilage to the farmstead is bounded by Blake End Road to the south west with open views from the farmstead out over the road to the wider agricultural landscape, there is partial tree screening to the north and Jubilee Spinney to the north east, and it is bounded to the east by 20<sup>th</sup> century buildings with the wider agricultural landscape beyond.

The physical setting provides a visual, historic and previous functional relationship of the former farm to its surrounding agricultural landscape. Its setting makes a **moderate to major contribution** to its significance.

#### **Impact of Change to Significance**

**Moderate to major change** of the immediate and wider agricultural setting due to the location of the farmstead within the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

**Potential NDHAs :** farm buildings within curtilage of heritage asset. Group value and Aesthetic value, vernacular building. (no access at time of survey).

### 9.4.33 Park's Farm – Site 3

Park's Farm is located within the central northern area of the site, east of Onchor's Farm. It is Grade II listed (List Entry No. 1338119).

The principal farmhouse is dated 16<sup>th</sup> century or earlier with later alterations, timber framed and rough rendered with red plain tile roof. There are additional listed buildings related to the farmhouse within its curtilage.



*Park's Farmhouse*



*Aerial view of Park's Farm*



*Cartlodge at Park's Farmhouse*

#### **Significance : Medium**

**Evidential Value:** Farmstead with buildings associated with agricultural use.

**Aesthetic Value :** The farmstead is of vernacular style with timber framed weather boarded barn and cartlodge.

**Historic Value :** It is significant as part of a group of listed farm buildings (Farmhouse and Barn and Cartlodge). Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic for the farmhouse and is situated on a farm track off Blake End Road. The immediate curtilage to the farmstead is bounded by tree screening to the north, east and south east and partial tree screening to the west. The farmstead sits within a wider rural agricultural setting.

The physical setting provides a visual, historic and functional relationship of the farm to its surrounding agricultural landscape. Its setting makes a **moderate to major contribution** to its significance.

#### **Impact of Change to Significance**

**Major change** of the immediate and wider agricultural setting due to the location of the farmstead within the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.34 Mounts Farmhouse - Site 4

Mounts Farmhouse is located within the north east area of the site. It is Grade II listed (List Entry No. 1122787)

The farmhouse is dated 17<sup>th</sup> century or earlier with later alterations, timber framed and plaster with red plain tile roof.



*Aerial view of Mounts Farm*

#### **Significance : Medium**

**Evidential Value:** Farmhouse associated with agricultural use.

**Aesthetic Value :** The farmhouse is of vernacular style. A long range building with central and right forward gabled crosswings and feature gable to left and five red brick chimney stacks.

**Historic Value :** It is significant as a farmhouse associated with farm use. Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as part of an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic for the farmhouse and is situated on Shalford Road. The farmhouse curtilage is bounded by trees to the north west. The house is orientated south west and has open views south west over the rural agricultural landscape. Shalford Road runs along the north eastern boundary of the farmhouse with the farm across the road sitting within the wider agricultural landscape.

The physical setting provides a direct visual, historic and functional relationship of the farmhouse to its surrounding agricultural landscape. Its setting makes a **moderate to major contribution** to its significance.

#### **Impact of Change to Significance**

**Major change** of the immediate and wider agricultural setting due to the location of the farmstead within the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

#### 9.4.35 Badcocks Farmhouse - Site 5 9.4.35

Badcocks Farmhouse is located within the north western area of the site, on the boundary. It is Grade II listed (List Entry No. 1112734)

The farmhouse is dated 17<sup>th</sup> century recently restored with 20<sup>th</sup> century additions, timber framed and plastered with 20<sup>th</sup> century parquetry.

There are additional non-designated farm buildings within the curtilage of the farmhouse (not accessible to assess).



*Aerial view of Badcocks Farm*

#### **Significance : Medium**

**Evidential Value:** Farmstead with buildings associated with agricultural use.

**Aesthetic Value :** The farmhouse is of vernacular style. 17<sup>th</sup> century crosswing recently restored with 20<sup>th</sup> century additions. A camber tie beam and a finely moulded ceiling beam from the collapsed hall are incorporated in the 20<sup>th</sup> century build; original chimney stack.

**Historic Value :** It is significant as a farmhouse associated with agricultural use. Refer to 1777 Chapman and André Map.

**Communal Value :** Its value lies in its location as part of an isolated farmstead with other farms, a characteristic of other building types in that area.

#### **Contribution of the setting to its significance**

The immediate setting is domestic for the farmhouse, it is situated on a farm track off Stebbing Road with Rogue's Green (track) running along its northern boundary. The farmhouse has partial tree screens along its curtilage on the south and western boundary; farm buildings to the north, within its curtilage, and C20 farm buildings beyond; open views east. is bounded by trees to the north west. The house is orientated east with open views west over the rural agricultural landscape.

The physical setting provides a direct visual, historic and functional relationship of the farmhouse to its surrounding agricultural landscape. Its setting makes a **moderate contribution** to its significance.

#### **Impact of Change to Significance**

**Major change** of the immediate and wider agricultural setting due to the location of the farmstead within the site. Probable risk : change of setting from rural to urban.

Regarding the current use of the Heritage Asset, it is unclear whether it remains a functioning farm. Potential for change and/or fragmentation of use to impact on significance and reducing the contribution of the setting to its significance.

## Non-designated assets (on the site)

9.4.36

### (i) Air Hangar (Muchmores Farm) NDA, west of Site 2

T2 Air Hangar. Former air hangar within a wider rural setting with open views out over flat terrain. Potential moderate positive significance associated with Andrewsfield Airfield.

9.4.36

### (ii) Small Arboretum (Blake House Farm) NDA : RPG, Site 1

Small Victorian arboretum. Situated west of Blake House Farm within a wider rural setting of open farmland. Potential moderate positive significance.

9.4.36

### (iii) Old Hall, south of Site 4

Old Hall, within eastern area of site, is a late Victorian house with historic moat and fishpond. There are mature trees on the boundary with views out through trees over flat open agricultural terrain.

**Aesthetic value:** several moats are nearby, within the area.

**Archaeological Value:** potential archaeological site which could inform understanding of the historic development and past human activity in the area.

#### Contribution of Setting to Significance

The setting makes a **moderate positive contribution** to the significance of the non-designated asset.

#### Impact of Change to Significance

**Moderate** change to the setting of the asset, replacing the rural agricultural setting with urban.

### 9.4.37 Andrewsfield Aerodrome: (Airfield Buildings, Airfield firing range – the Butts and Pill Box) Non-designated assets on and around Site related to the Aerodrome

Andrewsfield Aerodrome was formerly called RAF Great Saling, Station Number 485. It was the first aerodrome occupied by the United States Army Air Force to become operational in Europe. Construction began in 1942, becoming operational in April 1943.

**Evidential Value:** Airfield Buildings (T2 Hanger) and Airfield firing range – the Butts, WWII, are located within the western area of site within the Andrewsfield Aerodrome area adjacent to the remaining runway still active for light aircraft, the majority of the airfield has reverted to agricultural use.

**Group Value:** Non-designated assets associated with the airfield are both within, Type 2 Hangar and the Butts and out of the site boundary, pill box to Saling Hall garden wall (within Great Saling Conservation Area) and Type 2 Hangar to the south west of Great Saling.

**Social and Communal Value:** On the 21<sup>st</sup> May 1943 the name changed to RAF Andrewsfield in memory of the overall Commander of American forces in Europe Lieutenant General Frank M. Andrews who had been killed in a flying accident on 3<sup>rd</sup> May 1943. Field was the American term for an aerodrome.

The Andrewsfield Aviation club on the site of the aerodrome forms a community hub and should be considered within the community aspect of the Site development.

The publication Historic Military Aviation Sites (Historic England : 2003, 2016) provides conservation guidance for the significance of military aviation sites such as Andrewsfield. Uttlesford High Level Heritage Archaeological Impact Assessment (Place Services : July 2018) assesses Andrewsfield's contribution of Setting to its Significance as **Minor Positive**. Site sensitivity map AFGCWB-05 assesses the airfield to be of medium sensitivity. This is due to: proximity of airfield to the registered park and garden; potential archaeology; impact on wider setting. This is detailed further in 9.6.10 Consideration of Mitigation Measures.



## Contribution of Setting to Significance

The non-designated assets within and out of the site boundary relate to the Andrewsfield Aerodrome and sit within flat terrain in open rural landscape, the physical setting and the relationship between the non-designated assets makes a **moderate positive contribution** to the significance of the non-designated assets. There are possible connections to Easton Park aerodrome nearby, also a USAF site during WWII.

## Impact of Change to Significance

Probable risk of the introduction of built development around the assets within the site boundary, replacing the open rural landscape with built development : **moderate change** to their setting and degrading of the historic connection between non-designated assets associated with Andrewsfield Aerodrome.

## 9.5 Archaeological Potential

9.5.1 Archaeological data for each of the three larger sites is included on the maps in each section. Data was obtained from digital sources, including HER and Essex Environment Record (EHER). Archaeological deposits using point data sets are indicated on the plan. Concentration of point data indicates a wider distribution of archaeological deposits across the sites.

9.5.2 The site of Andrewsfield Garden Community is located to the north side of the Colchester to Braughing Roman road (Stane Street) and is bounded by the river Pant to the east. Stebbing Brook and Pods Brook bound the southern site boundary. Evidence of human occupation has been recovered through surface finds and archaeological excavations

During World War II the northern section of the designated site area was utilised to construct the first airfield for the United States Army Airforce. After the war the site was sold for agriculture and the runways broken up for hardcore for the road works to the A120. In 1972 a civilian light airfield with a grass landing strip was laid out on the line of original main runway.

It must be considered that the potential below ground archaeology would be well preserved. However, the limited impact of post-war shallow ploughing should be considered.

9.5.3 Site and surrounding area contains evidence of human occupation from previous historic periods and from the HER records and the excavation reports the following archaeological potential of the site can be assessed as follows:

Period	Archaeological Potential
Palaeolithic, Mesolithic and Neolithic Periods:	Low
Bronze Age:	Low
Iron Age:,	Moderate
Roman Period: Present in the form of villa complex with bath house, industrial site with tile kiln, metal working, workshop, building. Pottery, tile, tesserae, ditches, sculpture, road	High
Saxon Period: Existence of Saxon settlements surrounding the site recorded in the Domesday Book	Moderate
Medieval Period: Present in the form of field boundaries, possible church remains, ancient woodlands.	Moderate
Post Medieval Period:	Moderate

Any development undertaken on the site would have the potential to adversely impact upon the below ground archaeological remains. It is essential that any development must be take into account the below ground archaeology and designed to minimise its impact upon it.

- 9.5.4 Over the whole Andrewsfield/West of Braintree site, paragraph 128 of the NPPF must be observed. Arising from this and in respect of evidence already exposed on the site there is a high risk that any area may lead to less than substantial harm or substantial harm to the Heritage Asset. Refer to AFGCWB05 indicating site sensitivity.
- 9.5.5 Specifically with Andrewsfield Airfield site, although a non-designated asset, historical documentation points to the existence of buried archaeological assets. Any potential significance needs to be explored if development is considered on the site. Possible mitigation would be to respect the airfield layout and historic routes through the site.

## 9.6 Assessment of Potential Site Allocation

- 9.6.1 In line with Historic England's Advice Note 3 'The Historic Environment and Site Allocations in Local Plans' identifies that, following Stage 1: Evidence Gathering (which assesses the significance of heritage assets and their setting), Stage 3 highlights specific criteria against which a development may be judged.
- 9.6.2 The following paragraphs suggest criteria for the Andrewsfield/Land West of Braintree site based on the assessment of the heritage assets likely to be affected and the size and nature of the site.
- 9.6.3 Proposal: The site at Andrewsfield/Land West of Braintree is proposed by developers and landowners as a possible new settlement in the form of a garden village. The size is expected to be in the region of 10,000 units, divided between 1400 units on the land within Uttlesford District Council and in the region of 9,000 units on the land in Braintree District Council, arranged as housing areas and commercial development interspersed with open spaces.
- 9.6.4 Development of the Andrewsfield / Land West of Braintree site has the potential to harm the significance of heritage assets on the site and surrounding the site. These heritage assets include listed buildings and registered park and gardens (at Great Saling). There are also non-designated assets on the site which, despite the designation, may relate to earlier development and further research would add to the heritage information on the significance of these sites. There is also evidence of buried archaeology on the site and in the wider area. These include the remains of a Roman estate. This will further add to the understanding and significance of the area and inter-relationships between heritage assets.
- 9.6.5 The landscape is discussed in detail in the Landscape Visual Assessment (Chris Blandford Associates: Uttlesford District Council Land at West of Braintree Landscape and Visual Appraisal: 2017c). This report offers opportunities for the site. The site is within and surrounded by gently undulating landform with gentle slopes, wide flat tops and wide valley sides. The gentle gradient has accommodated the development of Andrewsfield Aerodrome in the 20<sup>th</sup> century. Land to the east falls towards Pod's Brook; views into and across the site are typically restricted due to the gentle topography and tree and hedgelines. There are, however, views into the site from east and south west. There are three areas of ancient woodland on the site, a small arboretum and two GII listed Registered Parks and Gardens at Saling Hall and Saling Grove on the northern site boundary.

The LVA concludes that the landscape sensitivity to a new settlement within the Site would be moderate to high, with the highest sensitivity to development in the easternmost part of the Site associated with the valley slopes of Pod's Brook corridor, reducing in sensitivity towards the southern edge of the Site adjoining the B1256 and A120 road corridor.

- 9.6.6 Development proposals should demonstrate how harm to the significance of the heritage assets caused by development might be avoided or mitigated.
- 9.6.7 The National Planning Policy Framework (NPPF) states that

*'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm or loss of a grade II listed building, park or garden should be exceptional' (paragraph 132).*

*'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss' (paragraph 133).*

9.6.8 Diagram map AFGCWB06: Development concept and mitigation identifies measures that may mitigate the visual impact of a new development on heritage assets within the site and those in close proximity to the site; the transition between rural and urban settings. Historic England's 'The Setting of Heritage Assets (GPA 3 2017) states that there are a number of factors that may be considered to establish the contribution of setting to the significance of a heritage asset. These apply to the wider and immediate setting and may include noise, light pollution, traffic. Attributes are set out in 9.4.4.

9.6.9 With reference to the sensitivity plan, the following commentary is provided to explain the identifications made:

#### **Map AFGCWC 05 : Site Sensitivity Built Heritage & Archaeology**

There are differing areas of sensitivity within the red line site area ranging from low to high sensitivity in terms of built heritage and archaeology.

Areas marked as high sensitivity are as follows:

Area A	Eastern section of the site: immediate setting with Old Hall and protected lane; extended setting with land to east.
Area B	Northern section of the site : immediate setting with Heritage Assets (Registered Park and Garden and Conservation Area)
Area C	Southern perimeter: evidence of archaeology along Stane Street and at Roman villa site at Stebbing Green

Areas marked as medium sensitivity are as follows:

Area D	Transition / buffer margin between airfield and areas of high sensitivity, areas of ancient woodland.
Area E	Area of airfield : immediate setting with Heritage Assets (Registered Park and Garden and Conservation Area) and with wider landscape.

Areas marked as low sensitivity are as follows:

Area F	Central section of the site; rural character of site.
Area G	Western section of airfield

9.6.10 Development concept criteria:

Respecting the open rural character of the site in design principles to avoid harm to heritage assets on the site or adjacent to the site. This includes:

Density, scale, form, materials of new development against existing in area

Existing boundaries, routes reflected in new development – this includes respecting the existing vegetation structure

Acknowledge and work with the topography and geology when planning buffer zones / areas of open land with limited or no development

Andrewsfield Airfield was nominated as an 'Asset of Community Value' (Localism Act 2011).

Identifying three separate uses: Airfield, Open Space, Club-house. The nomination of Andrewsfield Airfield as an asset of community value was rejected (date of decision 24/1/2018). Further study will inform the significance of the airfield and its associated buildings, in particular the butts in the north west area of the site, currently in use as a civilian rifle range.

9.6.11 Consideration of Mitigation measures identified on Diagram map AFGCWB06:

The proposed Garden Community site at Andrewsfield / West of Braintree is situated within an area of moderate to high sensitivity. Heritage assets on the site comprise built heritage, known and unknown archaeology, non-designated assets and a registered park and garden. In addition there are heritage assets, conservation areas, scheduled monuments, known and unknown archaeology surrounding the site. Development on the site has the potential to cause harm to these heritage settlements and contrast with the present dispersed settlement pattern. Map AFGCWB05 provides a diagrammatic assessment of different site sensitivity across the site area for built heritage and archaeology. Areas of high sensitivity is assessed to be to the east of the site, to the north around the RPG and along the southern perimeter.

There have been historic changes across the site, notable in the area of Andrewsfield Airfield, Most of the land has reverted to agricultural use with part used by the Andrewsfield Aviation Club. This area has been assessed as medium sensitivity; however, there may be the potential for below ground archaeology from recent military occupation or from earlier periods.

At Andrewsfield, site mitigation approaches and measures will be required to guide potential development to ensure all heritage assets are respected and impacts minimised. Any potential harm will need to be weighed against the public benefits of potential development. Assessments relating to site sensitivity and mitigation measures include:

*Areas graded 'High Sensitivity':*

- Eastern area of the site with visual and other connections in and outside the site area, potential for known and unknown archaeology, protected lane and area around Old Hall (potentially significant, a non-designated asset).
- Northern area of the site including area around Great Saling RPG.
- Southern area of the site to carry out a programme of recording and investigation to provide a further understanding of the potential archaeology at the Roman villa site at Stebbing Green (1239) and along Stane Street.
- Retain the character of historic routes through the site, protected lanes and tree lines.

*Areas graded 'Medium Sensitivity':*

- Areas around zones assessed as low sensitivity. These are effectively buffer or transition zones and respond to the topography and cross valley views, potential for archaeology to the south and east, zones around areas of ancient woodland, protected lanes and registered park and gardens.
- Andrewsfield Airfield within Braintree area. Potential to form buffer zone to the RPG to the east. Respect change on the site, reflect earlier routes on the Airfield in any development proposals. The majority of the airfield runways and hard standings have been returned to agricultural use. Carry out a programme of recording, historic development leading to publication of the history and surviving elements of the airfield.

*Areas graded 'Low Sensitivity':*

- Central areas of the site due to lower visual impact, western part of Andrewsfield Airfield.

*Generally:*

- Archaeology– Due to the archaeology on the site NPPF 128 should apply across the site “where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment, and, where necessary, a field evaluation.

## Panoramic Views from Heritage Assets



View from Bacon's Farm



View from Bett's Farm



View from Saling Hall

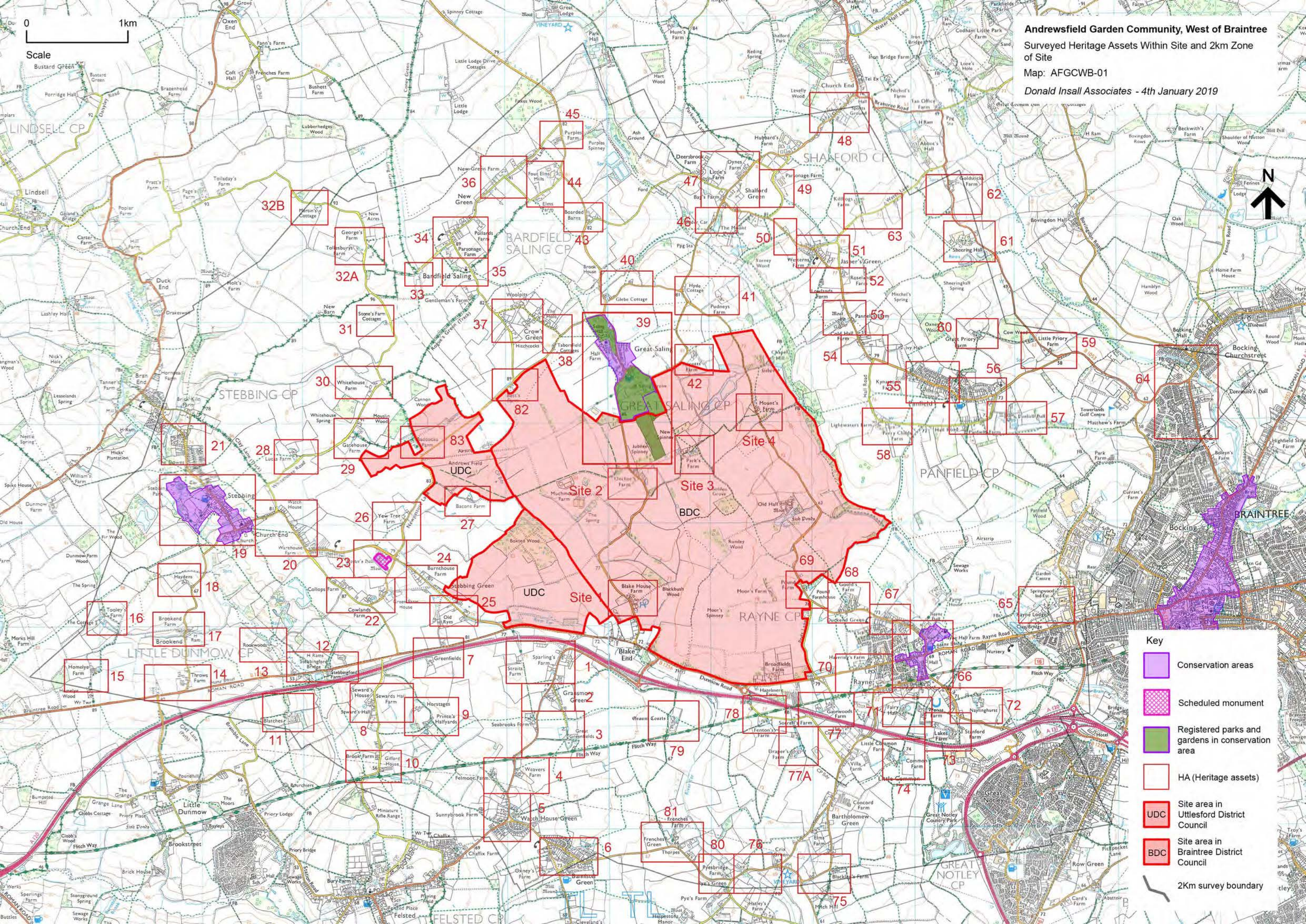


View onto Great Saling

0 1km

Scale

**Andrewsfield Garden Community, West of Braintree**  
Surveyed Heritage Assets Within Site and 2km Zone of Site  
Map: AFGCWB-01  
Donald Insall Associates - 4th January 2019



- Key**
-  Conservation areas
  -  Scheduled monument
  -  Registered parks and gardens in conservation area
  -  HA (Heritage assets)
  -  Site area in Uttersford District Council
  -  Site area in Braintree District Council
  -  2Km survey boundary

0 1km

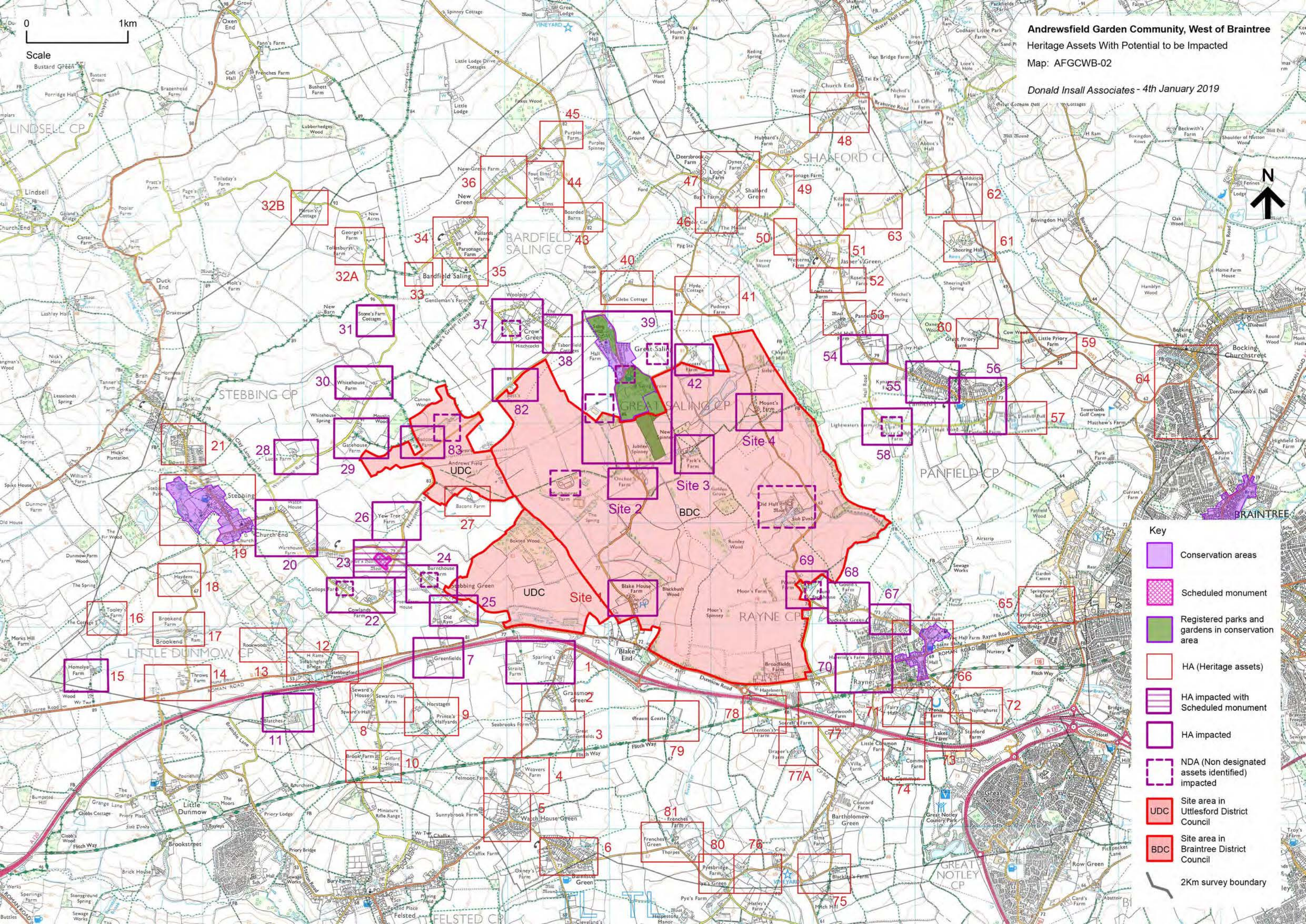
Scale

# Andrewsfield Garden Community, West of Braintree











Heritage Assets With Potential to be Impacted

Map: AFGCWB-02

Donald Insall Associates - 4th January 2019



### Key

-  Conservation areas
-  Scheduled monument
-  Registered parks and gardens in conservation area
-  HA (Heritage assets)
-  HA impacted with Scheduled monument
-  HA impacted
-  NDA (Non designated assets identified) impacted
-  UDC Site area in Uttlesford District Council
-  BDC Site area in Braintree District Council
-  2Km survey boundary

0 1km

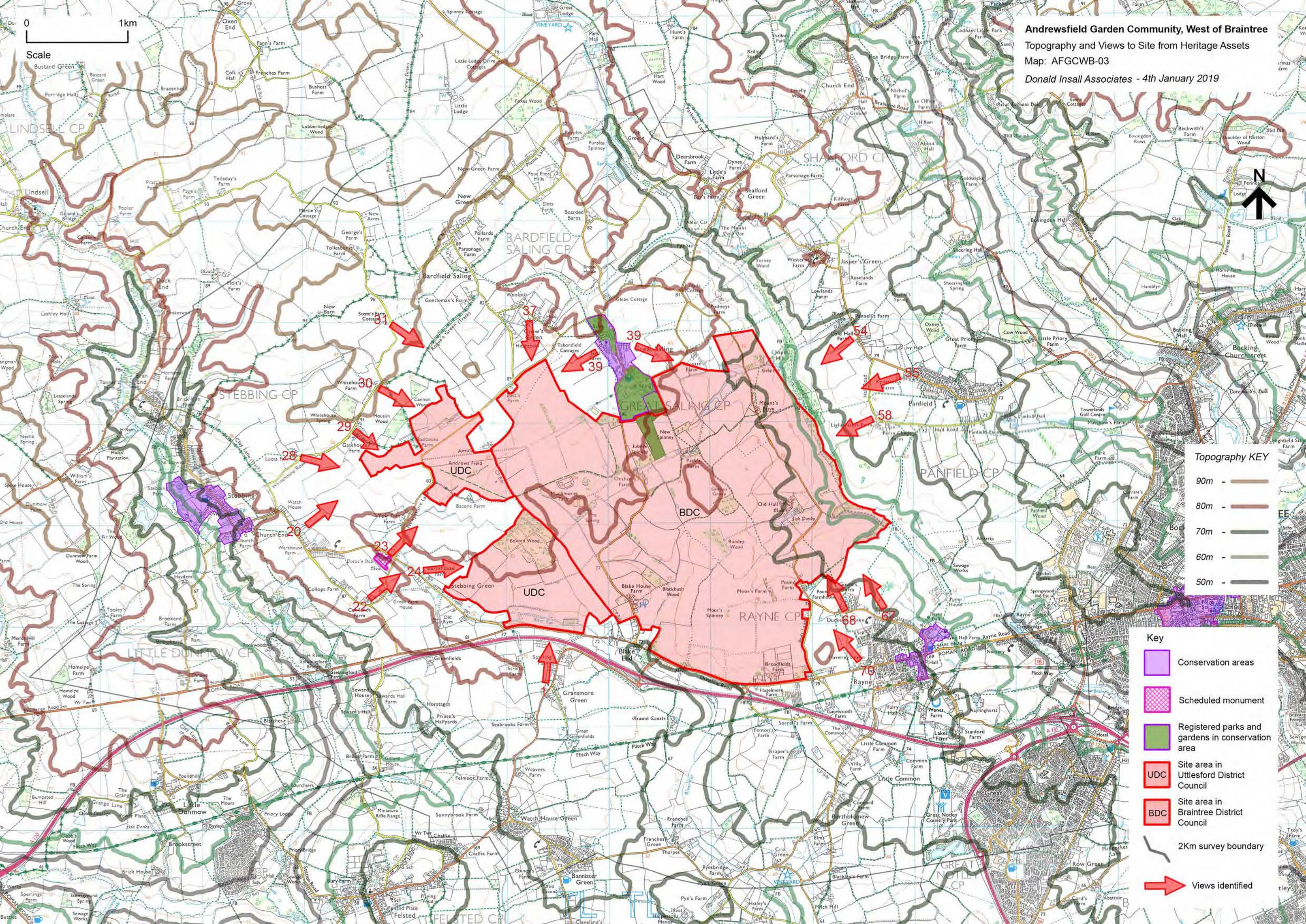
Scale

# Andrewsfield Garden Community, West of Braintree

## Topography and Views to Site from Heritage Assets

Map: AFGCW-03

Donald Insall Associates - 4th January 2019



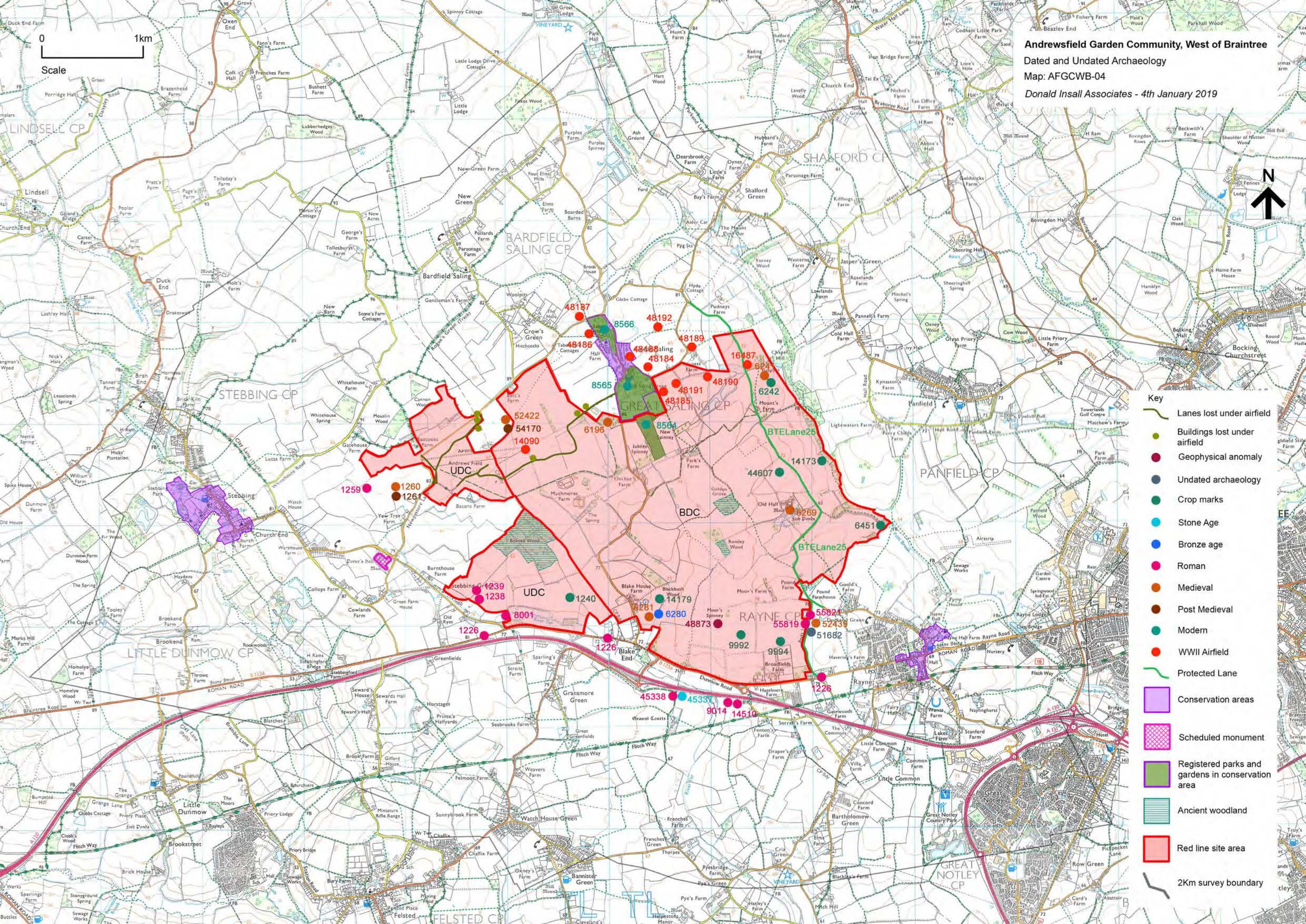
### Topography KEY

- 90m -
- 80m -
- 70m -
- 60m -
- 50m -

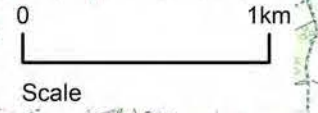
### Key

- Conservation areas
- Scheduled monument
- Registered parks and gardens in conservation area
- Site area in Uttlesford District Council
- Site area in Braintree District Council
- 2Km survey boundary
- Views identified





**Andrewsfield Garden Community, West of Braintree**  
 Dated and Undated Archaeology  
 Map: AFGCWB-04  
 Donald Insall Associates - 4th January 2019



- Key**
- Lanes lost under airfield
  - Buildings lost under airfield
  - Geophysical anomaly
  - Undated archaeology
  - Crop marks
  - Stone Age
  - Bronze age
  - Roman
  - Medieval
  - Post Medieval
  - Modern
  - WWII Airfield
  - Protected Lane
  - Conservation areas
  - Scheduled monument
  - Registered parks and gardens in conservation area
  - Ancient woodland
  - Red line site area
  - 2Km survey boundary

0 1km

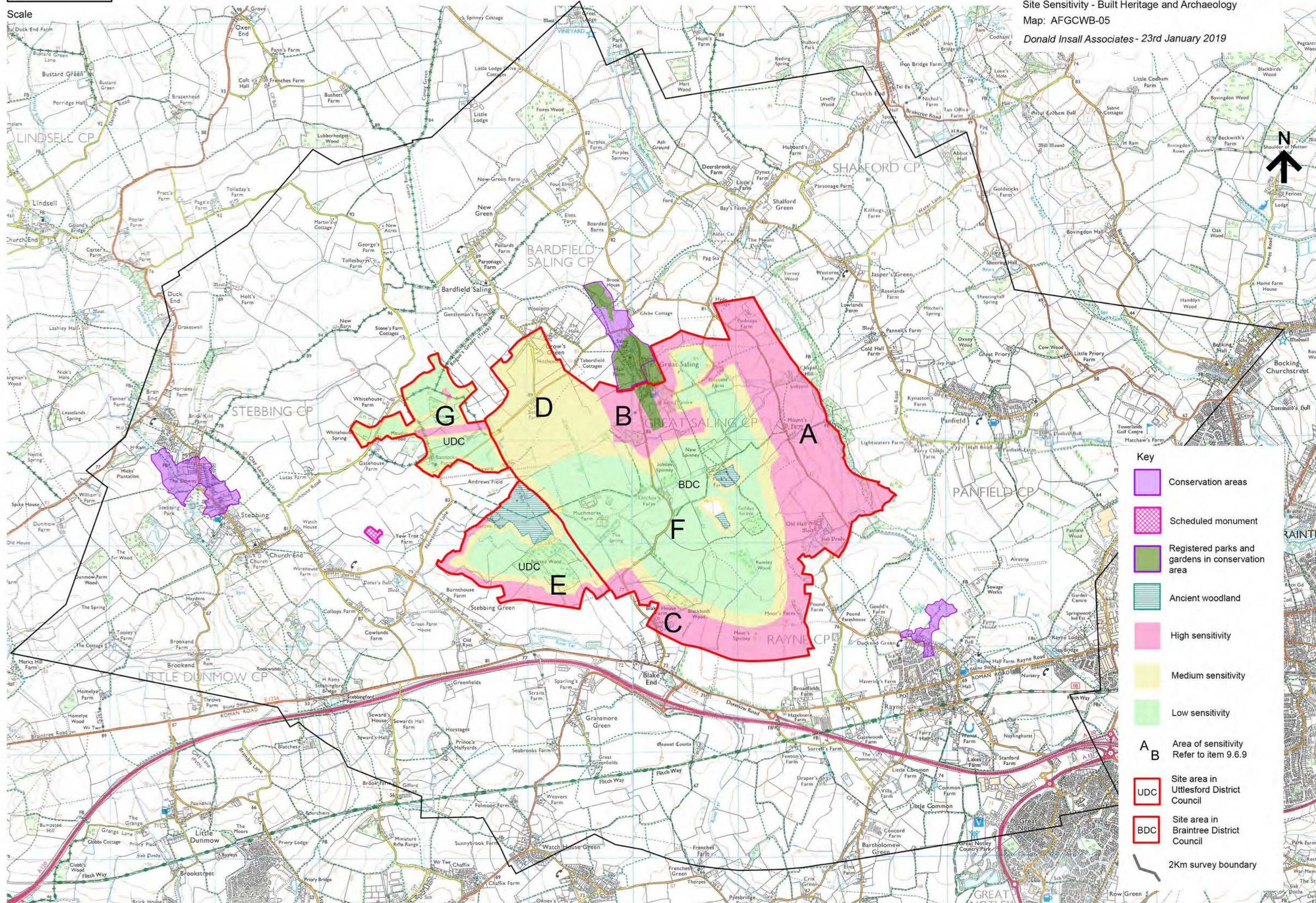
Scale

# Andrewsfield Garden Community, West of Braintree

Site Sensitivity - Built Heritage and Archaeology

Map: AFGCW-05

Donald Insall Associates - 23rd January 2019



- Key**
-  Conservation areas
  -  Scheduled monument
  -  Registered parks and gardens in conservation area
  -  Ancient woodland
  -  High sensitivity
  -  Medium sensitivity
  -  Low sensitivity
  - A** Area of sensitivity
  - B** Refer to item 9.6.9
  -  UDC  
Site area in Uttlesford District Council
  -  BDC  
Site area in Braintree District Council
  -  2Km survey boundary

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

**Site: Andrewsfield Garden Community, West of Braintree**

**1.1 Listed Buildings**

**Site 1. Blake House Farm:**

CARTLODGE BLAKE END, Great Saling	(100m SE of Blake House Farmhouse) C19. Timber framed and weatherboarded, vertical boarding to rear. Grey slate roof. 9 bays. V-struts to side purlin roof. Central posts with straight bracing to support wide span tie beams. Included as part of a farm complex. National Grid Reference: TL 70245 23203	1122782	Grade II	Farm outbuilding, part of former farmstead now in commercial use within a wider rural setting, connected with its former use, with open views out over flat terrain	Moderate-minor positive  Degraded by change of use from agricultural to commercial use.	Moderate - Minor change  Asset within proposed site. Introduction of built development around asset replaces rural with urban setting.	Less than substantial  Loss of relationship, historic connection, of the asset to its rural setting.	Potential to be sensitively incorporated into a planned commercial development area	Sensitively incorporate former farmstead into development area.
FARM OUTBUILDING RANGE BLAKE END, Great Saling	(20m SW of Blake House Farmhouse) Farm outbuilding range including stables, cartlodges etc. C19. Mainly gault with some red brick. 2 level red tiled roof. A long single storey range following the line of the road. 15 various windows to farmyard and 5 vertically boarded doors. Good King post roof structure. Included as part of a farm complex. National Grid Reference: TL 70219 23224	1365611	Grade II	Farm outbuilding, part of former farmstead now in commercial use within a wider rural setting, connected with its former use, with open views out over flat terrain	Moderate-minor positive  Degraded by change of use from agricultural to commercial use	Moderate - Minor change  Asset within proposed site. Introduction of built development around asset replaces rural with urban setting.	Less than substantial	Potential to be sensitively incorporated into a planned commercial development area	Sensitively incorporate former farmstead into development area.
BARN BLAKE END, Great Saling	(60m SE of Blake House Farmhouse) Barn. Early C17. Timber framed, part plaster, part weatherboarded. Brick plinth. Half hipped corrugated iron clad roof with 2 gabled midstreys. These with projecting eaves. 2 entries to rear. 8 bays. Queen strut roof, with staggered side purlins. Arched bracing. National Grid Reference: TL 70234 23245.	1365607	Grade II	Farm outbuilding, part of former farmstead now in commercial use within a wider rural setting, connected with its former use, with open views out over flat terrain	Moderate-minor positive  Degraded by change of use from agricultural to commercial use	Moderate - Minor change  Asset within proposed site. Introduction of built development around asset replaces rural with urban setting.	Less than substantial	Potential to be sensitively incorporated into a planned commercial development area	Sensitively incorporate former farmstead into development area.
FARM OUTBUILDING RANGE BLAKE END, Great Saling	(15m S of Blake House Farmhouse) C19. Gault brick, 2 level red tiled roof. Single storey. 6 small paned casements. 4 vertically boarded doors and a pair of double vertically boarded doors, all with	1238998	Grade II	Farm outbuilding, part of former farmstead now in commercial use within a wider rural setting, connected with its former use, with	Moderate-minor positive  Degraded by change of use from agricultural to	Moderate - Minor change  Asset within proposed site. Introduction of built development around	Less than substantial	Potential to be sensitively incorporated into a planned commercial development area	Sensitively incorporate former farmstead into development area.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
	gauged brick arches. Included as part of a farm complex.  National Grid Reference: TL 70216 23268.			open views out over flat terrain	commercial use	asset replaces rural with urban setting.			
IRON RAILINGS BLAKE END, Great Saling	Iron railings enclosing front garden of Blake House Farmhouse.  C19. Ornate cast iron railings with ornate arrow heads to rails and moulded capitals and bases to posts surmounted by ornamental crowns forming good group value with house and farm outbuildings listed.  National Grid Reference: TL 70174 23276.	1338121	Grade II	Immediate domestic setting enclosing farmhouse, adjacent to farm outbuilding, part of former farmstead now in commercial use within a wider rural setting, connected with its former use, with open views out over flat terrain	Moderate - Minor positive  Degraded by change of use of adjacent farm buildings from agricultural to commercial use	Moderate - Minor change  Asset within proposed site. Introduction of built development around asset replaces rural with urban setting.	Less than substantial	Potential to be sensitively incorporated into a planned commercial development area	Sensitively incorporate former farmstead into development area.
BLAKE HOUSE FARMHOUSE BLAKE END, Great Saling	C17 or earlier with C18 and later alterations and additions. Timber framed and rough rendered. Hipped red plain tiled roof. Right and left red brick chimney stacks. 2 storeys. 3 window range of 3 or 4 light diamond leaded casements, those to ground floor bay windows. Central gabled timber porch with red plain tiled roof. Vertically boarded door. Sidelights to match other windows. The right rear wing, one storey with attics with 2 gabled dormers and 3 window range of vertically sliding sashes with margins. Central French doors.  National Grid Reference: TL 70185 23286.	1122781	Grade II	Immediate domestic setting adjacent to farm outbuilding, part of former farmstead now in commercial use within a wider rural setting, connected with its former use, with open views out over flat terrain	Moderate - Minor positive  Degraded by change of use of adjacent farm buildings from agricultural to commercial use	Moderate – Minor change  Asset within proposed site. Introduction of built development around asset replaces rural with urban setting.	Less than substantial	Potential to be sensitively incorporated into a planned commercial development area	Sensitively incorporate former farmstead into development area.
<b>Site 2.</b>									
ONCHOR'S FARMHOUSE BLAKE END, Great Saling	C17 or earlier with C18 facade and other alterations. Timber framed and panel pargetted. Red plain tiled roofs. That to rear, half hipped to right. Central red brick chimney stacks to front and rear ranges. 2 storeys to front range. One storey and attics to rear wing. 3 window range of small paned vertically sliding sashes, central 2 panel, 2 light door with fluted pilasters and pediment over to front range. One gabled dormer and 2 windows to rear wing of various and C19 casements. C20 lean-to porch to left of this wing and pump attached to right of wall.	1122779	Grade II	Immediate domestic setting as part of a farmstead within a wider rural setting	Moderate - Major positive	Moderate - Major change  Asset within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset within its rural setting		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<p><b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b></p>									
	National Grid Reference: TL 70288 24517.								
<b>Site 3.</b>									
PARK'S FARMHOUSE BLAKE END, Great Saling	C16 or earlier with later alterations. Timber framed and rough rendered. Red plain tiled roof. Off centre right red brick chimney stack. 2 lower level, in line ranges at rear. 2 storeys. 3 window range of small paned vertically sliding sashes. Off centre right 6 panelled door in plain surround. Storey posts with jowls to first floor and top plate. Halved bracing to walls.  National Grid Reference: TL 70773 24716.	1338119	Grade II	Immediate domestic setting as part of a former farmstead within a wider rural setting  Tree screens to immediate boundary of asset on north and east with open views out over flat terrain south and west	Moderate - Major positive	Major change  Asset within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		
CART LODGE BLAKE END, Great Saling	35m SW of Park's Farmhouse  C18/C19 Timber framed and weatherboarded. Corrugated iron roof. 4 bays, those to right enclosed. Through bracing to walls. Side purlin roof with ridge board. Included for group value with house and barn. q.v. 4/99 and 4/100.  National Grid Reference: TL 70743 24674.	1338120  NB – at risk	Grade II	Immediate agricultural setting, part of a former farmstead, within a wider rural setting, open views out over flat terrain south and west	Moderate - Major positive	Major change  Asset within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		
BARN BLAKE END, Great Saling	35m W of Park's Farmhouse  C17. Timber framed and plastered. Corrugated iron roof. Central gabled midstreys with vertically boarded double doors. 5 Bays. Jowled storey posts. Straight braces to tie beams. Later re-roof.  National Grid Reference: TL 70726 24717.	1122780	Grade II	Immediate agricultural setting, part of a former farmstead, within a wider rural setting, open views out over flat terrain south and west t	Moderate - Major positive	Major change  Asset within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		
<b>Site 4.</b>									
MOUNTS FARMHOUSE SHALFORD ROAD, Great Saling	C17 or earlier with C18 and later alterations and additions. Timber framed and plastered. Red plain tiled roofs. 5 red brick chimney stacks visible from road. One storey and attics. A long range building with central and right forward gabled crosswings and a feature gable to left. Red plain tiled lean-to extensions to left and centre. Gabled dormers to centre and right. 0:1:1:1:1 window range to first	1122787	Grade II	Immediate domestic setting as part of a working farmstead within a wider rural setting, open views out over flat terrain	Moderate - Major positive	Major change  Asset within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
	floor, 1:1:1:1:1 range to ground floor of mainly vertically sliding sashes with glazing bars in moulded surrounds. Vertically boarded door to right returns of centre and right crosswings, the latter with a red tiled porch on brackets. The rear of this building has a range of gabled dormers. RCHM 6.  National Grid Reference: TL 71438 25097.								
<b>Site 5.</b>									
BADCOCKS FARMHOUSE  SALING ROAD, Stebbing	C17 timber frame house  C17 crosswing recently restored with C20 additions. Timber framed and plastered with C20 pargetting and C20 range to left and rear. 2 storeys and attic. 2 windows to first floor, 2 to ground floor and 1 to attic of C20 leaded casements. C20 board door to hipped, enclosed red tiled porch. Side purlin roof, jowled storey posts, original chimney stack. A cambered tie beam and a finely moulded ceiling beam from the collapsed hall are incorporated in the C20 build. Red brick chimney stack. Record of a farm on the site in 1472.  National Grid Reference: TL 68095 24838.	1112734  36700 SMR no.	Grade II	Immediate domestic setting as part of a working farmstead within a wider rural setting, open views out over flat terrain	Moderate positive	Major change  Asset within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		
<b>1: Minor to Moderate change, views north to site across A120</b>									
SPARLINGS FARM HOUSE  GRANSMORE GREEN, Felsted	C16. 2 Storeys with late C16 long wall jetty to front and rear wing. Plain red tile roof. Timber framed and plastered with pargetting. Heavy jowled storey posts, arch bracing and 2 mullions, side purlin roof. 3 brackets to jetty. Rear wing with inserted C16 floor. C20 alterations to rear C20 3 window casement range with inserted bay under jetty. Plank and muntin door to left. Original fireplace to off centre red brick chimney stack. RCHM 78.  National Grid Reference: TL 69548 22683.	1147324	Grade II	Immediate domestic setting as part of a farmstead, within wider rural setting. A120 highway to the north nearby	Moderate-minor positive	Moderate – Minor change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (slight)  Degradation of relationship of asset to its wider rural historic setting.  Existing built development partially mitigates views to site.		Reinforce tree screen to south boundary of site
SPARLINGS FARM PUMP  GRANSMORE	(5m N of house)  C19. Ornamented cast iron pump with handle.	1112848	Grade II	Historic farm feature within setting of farmstead within wider rural setting. A120 highway to the north	Moderate-minor positive	Minor change	Less than substantial (slight)  Degradation of		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)									
GREEN, Felsted	National Grid Reference: TL 69559 22689.			nearby			relationship of asset to its wider rural historic setting.  Built development partially screens views to site		
GATEHOUSE FARMHOUSE  GRANSMORE GREEN, Felsted	C1300 2 bay hall and 2 storey crosswing. Formerly jettied to east. Mixed clay tile roofs with gabled dormer. C20 casement windows. C16 red brick chimney stack, rebuilt at top. Crosswing was former service wing and retains crown post roof and 1 service door with oak 4 centred head. Some original sooted rafters to hall remain. Original first floor stair well and joists fitted by means of soffit tenons (introduced at Winchester Cathedral by Lyngwode A.D. 1307-9). Hall was spanned by a low tie beam mounting 2 Queen posts (which survive complete). These are hollow octagonal with water holding bases and capitals with half rolls and frontal fillets. Date of moulding by comparison (Forrester: Medieval Gothic Mouldings) between c1220-c1230 at St. Alban's Cathedral West Nave piers and c1250 at Navestock Church, Essex. S. arcade, also of timber. Origin of house probably monastic. Design of Queen post roof is without parallel for so early a date. RCHM 9.  National Grid Reference: TL 69442 22577.	1112849	Grade I	Immediate domestic setting within setting of former farmstead now in domestic use within wider rural setting. A120 highway to the north nearby. Views north over highway due to topography. Partial tree screens to perimeter of asset boundary.	Moderate positive	Moderate to change  Views north towards site through tree screens	Less than substantial  Degradation of relationship of asset to its wider rural historic setting.  Orientated south east, away from site. Partial tree screens mitigate views out.		
GATEHOUSE FARM. BARN AND OUTBUILDINGS  GRANSMORE GREEN, Felsted	(10m E of house)  Barn and outbuilding at angle to each other. Red plain tile roof with hip and gablet to one end. Timber framed and weatherboarded. Brick plinth. Included for Group Value.  National Grid Reference: TL 69459 22562.	1147326	Grade II	Former farmstead now in domestic use within wider rural setting with A120 highway to the north nearby. Built development north of asset. Views north over highway due to topography.	Moderate positive	Moderate change  Partial views north through built development	Less than substantial (slight)  Degradation of relationship of asset to its wider rural historic setting.  Built development and orientation screens views to site		
STRAITS	C17/C18 with later additions and alterations. 2 Storeys, timber framed and plastered with hipped red plain tiled roof. 3	1112843	Grade II	NOT ACCESSIBLE  Viewed from B147 by	NOT ACCESSIBLE (unknown)	Moderate change	NOT ACCESSIBLE (unknown)	NOT ACCESSIBLE (unknown)	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
FARMHOUSE. DUNMOW ROAD, Felsted	range casement windows. C20 Central door. National Grid Reference: TL 69103 22649.			Gatehouse Farm. Farmhouse sited above A120 highway. Topography allows potential clear views to site					
STRAITS FARM PUMP DUNMOW ROAD, Felsted	(5m NE of Straits Farmhouse) C19 Cast Iron with spout and handle. National Grid Reference: TL 69132 22680.	1147270	Grade II	NOT ACCESSIBLE Viewed from B147 road, by Gatehouse Farm.  Sited above A120 highway. Topography allows potential clear views to site	NOT ACCESSIBLE (unknown)	Moderate change	NOT ACCESSIBLE (unknown)	NOT ACCESSIBLE (unknown)	
<b>2: No change, views north mitigated by built development and flat terrain</b>									
BROOK COTTAGE		1112850	Grade II	Rural settlement south of A120	Moderate Positive	Neutral	Neutral	Neutral	
<b>3: No change, views north mitigated by built development and flat terrain</b>									
GREAT GREENFIELDS		1147331	Grade II	Rural settlement south of A120	Moderate Positive	Neutral	Neutral	Neutral	
POPLARS		1112851	Grade II	Rural settlement south of A120	Moderate Positive	Neutral	Neutral	Neutral	
<b>4: No change, views north mitigated by distance, trees along Flich Way and flat terrain</b>									
WEAVERS		1146732	Grade II	Rural settlement south of A120	Moderate Positive	Neutral	Neutral	Neutral	
FELMOOR FARMHOUSE		1146724	Grade II	Rural settlement south of A120	Moderate Positive	Neutral	Neutral	Neutral	
FELMOOR FARMHOUSE PUMP	To W of House	1112895	Grade II	Rural settlement south of A120	Moderate Positive	Neutral	Neutral	Neutral	
<b>5: No change, due to distance and built development</b>									
THE WATCH HOUSE		1112894	Grade II	Village settlement south of A120 away	Moderate Positive	Neutral	Neutral	Neutral	



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)

				from site					
<b>6. Bannister Green: No change, due to distance and built development</b>									
QUAKER MOUNT		1322280	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
QUAKER MOUNT PUMP	20m S of Site 6	1112863	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
THE THREE HORSESHOES		1322278	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
OXNEY'S FARMHOUSE		1112860	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
HOUSE AND THE STORES		1322277	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
WITNEY'S		1112859	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
SILVER LEY'S COTTAGE		1112900	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
WATCH HOUSE COTTAGE		1112858	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
CRESSAGES		1112862	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
YEW TREE COTTAGE		1112861	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	
STEVENS FARM BARN		1322279	Grade II	Village settlement south of A120 away from site	Moderate Positive	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
				from site					
<b>7: Moderate change, open views north to site across A120</b>									
GREENFIELDS DUNMOW ROAD, Felsted	C16 or earlier with later additions and alterations. 1 Storey and attic with 2 gabled dormers. Red plain tiled roof. Timber framed and plastered. 7 window range of C20 small paned casements. Board door with red plain tile porch. Wing at rear. 2 red brick chimney stacks. Internal arch bracing. Original mullion window, side purlin roof. RCHM 72.  National Grid Reference: TL 68278 22661.	1322271	Grade II	NOT ACCESSIBLE  Sited above A120 highway. Topography allows potential clear views to site	NOT ACCESSIBLE (unknown)	Moderate - Minor change	NOT ACCESSIBLE (unknown)	NOT ACCESSIBLE (unknown)	
GREENFIELDS BARN DUNMOW ROAD, Felsted	(5m SE of house)  Probably C17/C18. 4 Bays and midstrey. Timber frame and weatherboarded. Half hip asbestos clad roof. Arched braces to tie beams. Through bracing to wall.  National Grid Reference: TL 68278 22661.	1147267	Grade II	NOT ACCESSIBLE  Sited above A120 highway. Topography allows potential clear views to site	NOT ACCESSIBLE (unknown)	Moderate change	NOT ACCESSIBLE (unknown)	NOT ACCESSIBLE (unknown)	
<b>8: No change</b>									
SEWARDS HALL		1168117	Grade II	Rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
SEWARDS FARM HOUSE		1168110	Grade II	Rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
BARN	(20m South of Swards Farm House)	1112825	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
<b>9: Negligible change, due to trees to boundary of asset and orientation of asset</b>									
HORSTAGES BARN	(15 metres west of house)  Barn C17/C18. 5 Bays with gabled midstrey. Timber framed and weatherboard with corrugated iron roof. Side purlin roof. Knee braces to storey posts. Through bracing. Halved and bridled scarf.  National Grid Reference: TL 68110 22202	1112842	Grade II	Immediate agricultural as part of a farmstead within wider rural setting. Trees on asset boundary to north.	Moderate positive	Negligible change  Orientated away from site. Tree on asset boundary to north and east	Less than substantial (slight)  Degradation of relationship of asset to its wider rural historic setting. Trees and orientation screens views to site		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
HORSTAGES	House, C17 with later additions and alterations, 2 storeys, with stair turret at rear. Red plain tiled roof. Timber framed and plastered. 5 window range of half paned casements. Plain board door with flat canopy and brackets. 2 red brick chimney stacks  National Grid Reference: TL 68144 22206	1147264	Grade II	Immediate domestic as part of a farmstead within wider rural setting. Trees on asset boundary to north.	Moderate positive	Negligible change  Orientated away from site. Tree on asset boundary to north and east	Less than substantial (slight) Degradation of relationship of asset to its wider rural historic setting.  Trees on asset boundary and orientation screens views to site		
PRINCE HALFYARDS	House. C15 with later additions and alterations. 1 storey and attic with 2 gabled dormers to hall and right wing. Two storeys to left wing. Red plain tile roof. Timber framed and plastered. Various windows of small paned casements and sashes, with 3 range to front of small paned sashes with sidelights. Panelled doors with moulded surrounds and moulded pediments to front and rear. 3 square red brick chimney stacks.  National Grid Reference: TL 68228 22020	1112826	Grade II	Immediate domestic as part of a farmstead within wider rural setting. Trees on asset boundary to north.	Moderate positive	Negligible change  Tree on asset boundary	Less than substantial (slight) Degradation of relationship of asset to its wider rural historic setting.  Trees on asset boundary screens views to site		
<b>10: No change, no views to site due to topography</b>									
Chelmer Cottage		1112828	Grade II	Rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
BROOK FARM HOUSE		1168125	Grade II	Rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
BROOK FARM HOUSE BARN	10m SW of house	1112827	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
<b>11. Blatches:</b>									
BLATCHES BRAMBLE LANE, STEBBINGFORD, Little Dunmow	C16 L shape, timber framed and rough cast rendered with plain red tiled roof. 3 range casement windows. Off centre board door. Wooden gabled porch on brackets. Brick plinth. Off centre red brick chimney stack with original fireplace. Chamfered bridging joists. Some C18 internal doors.  National Grid Reference: TL 66883 22151.	1168273	Grade II	Former domestic setting within former farmstead, now in commercial use as a hotel reception to the hotel accommodation sited in the former farm buildings, within wider rural setting, situated on upward rise of valley with open views north	Minor positive  Degraded by change of use from agricultural to commercial use	Minor change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (slight) Degradation of relationship of asset to its wider rural historic setting.  Asset already degraded by change of use from agricultural to commercial		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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				east to site due to topography			use		
PUMP BRAMBLE LANE, STEBBINGFORD, Little Dunmow	25m NW of Blatches  Cast iron pump, C19. Fluted head, handle and finial.  National Grid Reference: TL 66852 22170.	1322290	Grade II	Historic farm feature adjacent to Blatches	Minor-moderate positive	Minor change	Less than substantial (slight) Degradation of relationship of asset to its wider rural historic setting.  Asset already degraded by change of use from agricultural to commercial use		
<b>12: No change due to topography, on downward slope away from site</b>									
STEBBING FORD COTTAGES		1112770	Grade II	Asset close to A120	Minor positive	Neutral	Neutral	Neutral	
STEBBINGFORD		1307087	Grade II	Asset close to A120	Minor positive	Neutral	Neutral	Neutral	
STEBBINGFORD		1112798	Grade II	Asset close to A120	Minor positive	Neutral	Neutral	Neutral	
STEBBINGFORD		1322289	Grade II	Asset close to A120	Minor positive	Neutral	Neutral	Neutral	
STEBBINGFORD		1112797	Grade II	Asset close to A120	Minor positive	Neutral	Neutral	Neutral	
<b>13: No change due to topography, asset in valley obscuring views to site</b>									
ROOKWOODS		1322287	Grade II	Asset close to A120	Minor positive	Neutral	Neutral	Neutral	
ROOKWOODS TWO ADJOINING BARNs	25m S of Rookwoods	1112796	Grade II	Asset close to A120	Minor positive	Neutral	Neutral	Neutral	
<b>14: No change due to topography and immediate tree screens to boundary of asset</b>									
ROUND HOUSE		1112795	Grade II	Asset along Stane Street	Moderate positive	Neutral	Neutral	Neutral	
<b>15.</b>									
HOMELYE FARMHOUSE BRAINTREE ROAD,	C18/C19 with C19 alterations. Timber framed and plastered. Half hip plain red tile roof. 2 Storeys, 3 range double hung sliding sash windows with glazing bars.	1322287	Grade II	Former domestic setting within former farmstead, now in possible commercial	Moderate-minor positive  Degraded by change of	Minor - Negligible change  Introduction of built	Less than substantial (slight)		Reinforce tree screens to south boundary of site

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
Great Dunmow	Central 2 panel door with 2 lights, surround with frieze and flat canopy. Dentilled eaves. Two symmetrically placed red brick chimney stacks. Brick plinth.  National Grid Reference: TL 64924 22594.			use as a hotel within wider rural setting.  Buildings to east screen immediate view to site from farmhouse	use from agricultural to commercial use	development within view of asset replaces rural wider setting of asset with urban setting.	Degradation of relationship of asset to its wider rural historic setting.  Asset already degraded by change of use from agricultural to commercial use		
HOMELYE FARMHOUSE COTTAGE  BRAINTREE ROAD, Great Dunmow	C17 or earlier. Timber framed and plastered, with weatherboarded end wall. Brick extension to left. Thatched roof. Plain board door and one small paned casement. 1 gabled dormer. Red brick chimney stack.  National Grid Reference: TL 64926 22566.	1142498	Grade II	Former domestic setting within former farm complex, now in commercial use as a hotel reception within wider rural setting.	Minor-negligible positive  Degraded by change of use from agricultural to commercial use	Minor - Negligible change	Less than substantial (slight) Degradation of relationship of asset to its wider rural historic setting.  Asset already degraded by change of use from agricultural to commercial use		
<b>16: No change</b>									
TOOLEYS FARMHOUSE		1333643	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
BARN	50m NE of Tooleys farmhouse	1098287	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
<b>17: Negligible-no change</b>									
BROOK END FARMHOUSE		1112799	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
BROOK END FARMHOUSE SUMMERHOUSE	10m N of house	1322291	Grade II	Ancillary structure associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
BROOK END FARMHOUSE FRONT WALL	To W of house 50m Long approx.	1168274	Grade II	Ancillary structure associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	
OLD WHITEHOUSE BARN	30m SW of House adjacent to road	1112800	Grade II	Ancillary building associated with main dwelling	Moderate Positive	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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<b>18: Negligible-no change</b>									
HAYDENS COTTAGE		1307090	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
HAYDENS COTTAGE DETACHED BANKHOUSE		1112801	Grade II	Isolated rural dwelling	Moderate Positive	Neutral	Neutral	Neutral	
<b>19. Stebbing Conservation Area – 66 listed buildings: Negligible change, views towards site obscured by topography along Clay lane.</b>									
STEBBING CONSERVATION AREA				Village settlement and Conservation Area to west of site allocation	Moderate Positive	Minor - Negligible change	Less than substantial (Slight)		
CHURCH OF ST MARY THE VIRGIN		1112777	Grade I	Within village settlement and Conservation Area High significance	Moderate to Major Positive	Negligible change	Less than substantial		
PARSONAGE FARMHOUSE	House c.1400. Hall and crosswing with later additions and alterations. C20 alterations incorporating a 3 bay late C15 building at rear with soot encrusted crown post roof. Exposed timber framed with plaster infill. Red plain tile roof, dropped to right and hipped and dropped to left.	1322281	Grade II*	Within village settlement and Conservation Area High significance	Moderate to Major Positive	Negligible change	Less than substantial		
STEBBING MILL	A working watermill, producing animal feed. C18. Timber framed and weatherboarded. Red plain tiled gambrel roof ½ hipped to left with gabled weatherboarded hoist loft with arched timber brackets and 3 light small paned window.	1322337	Grade II*	Within village settlement and Conservation Area High significance	Moderate to Major Positive	Negligible change	Less than substantial		
STEBBING PARK	House mid C16 with later additions. L shape timber framed and plastered. Stair turret to right return with crown post roof and barge boards to gable.	1306764	Grade II*	Within village settlement and Conservation Area High significance	Moderate to Major Positive	Negligible change	Less than substantial		
TAN FARMHOUSE	House C15 with C17 extension to road front right. L shape. Exposed timber frame with plaster infill. Red plain tiled roofs with ½ hip and gablet to right. 2 storeys. 4 windows range of C20 diamond leaded casements.	111278	Grade II*	Within village settlement and Conservation Area High significance	Moderate to Major Positive	Negligible change	Less than substantial		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
HAYDENS COTTAGE DETACHED BANKHOUSE		1112801	Grade II	Isolated rural dwelling to west of site allocation	Moderate Positive	Neutral	Neutral	Neutral	
<b>20: Moderate to minor change, open views across to site</b>									
FAIRVIEW		1112744	Grade II	Rural dwellings west of site allocation, east of Stebbing	Moderate Positive	Moderate to minor	Less than substantial (Slight)		
FAIRVIEW PUMP	East of cottage	1306746	Grade II	Listed structure related to Fairview	Minor Positive	Minor	Less than substantial (Slight)		
TYE COTTAGE		1112745	Grade II	Rural dwellings west of site allocation, east of Stebbing	Moderate Positive	Moderate to minor	Less than substantial (Slight)		
STANE COTTAGE		1306752	Grade II	Rural dwellings west of site allocation, east of Stebbing	Moderate Positive	Moderate to minor	Less than substantial (Slight)		
WATCH HOUSE		1322304	Grade II	Rural dwellings west of site allocation, east of Stebbing	Moderate Positive	Moderate to minor	Less than substantial (Slight)		
NUTLANDS WAREHOUSE ROAD, Stebbing	House. C18 (Deed dated c1718) altered in early C19. Timber framed with painted brick cladding. Hipped grey slate roof. 2 storeys, 3 windows first floor, 2 ground floor of small paned vertical sliding sashes. Central enclosed, C20 flat canopy porch with Tuscan columns and capitals. Panelled door. Red brick chimney stack to right and left. C18 balusters and handrail, C18 doors and several good fireplaces.  National Grid Reference: TL 66884 24010.	1168966	Grade II	Immediate domestic setting within a linear settlement from Stebbing, within a wider rural setting, with views to site due to topography.	Moderate positive	Moderate -change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (Slight)  Degradation of relationship of asset to its wider rural historic setting.		
MARCH COTTAGE WAREHOUSE ROAD, Stebbing	Cottage, C15 2 bay hall house with C16 inserted floors and chimney stack and later additions and alterations. Timber framed and plastered with red plain tiled roof extending to right and left off centre over C20 porches, and with gabled dormer. 1 storey and attic, 5 window range, including porches of C20 casements. C20 board door. Off centre chimney stack.	1112743	Grade II	Immediate domestic setting within a linear settlement from Stebbing, within a wider rural setting, with views to site due to topography.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial  Degradation of relationship of asset to its wider rural historic setting.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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	National Grid Reference: TL 66952 23936.								
WAREHOUSE FARM BARN & ATTACHED CARTLODGE  WAREHOUSE ROAD, Stebbing	15m NW of house.  National Grid Reference: TL 67044 23800.	1168957	Grade II	Former farmstead now in domestic use within part of a linear settlement from Stebbing, within a wider rural setting, with views to site due to topography.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (Slight)  Degradation of relationship of asset to its wider rural historic setting.		
WAREHOUSE FARM BARN TO NORTH OF HOUSE  WAREHOUSE ROAD, Stebbing	Small barn and attached cartlodge. C17/18 timber framed part plastered, part weatherboarded. Thatched roof, hipped to left of cartlodge and half hipped to barn. Side purlin roof, with Queen struts to barn which is of 2 builds, with through bracing to walls. Cartlodge of 4 bays with arched braces to top plate. Halved and bladed scarf joints.  National Grid Reference: TL 67055 23795.	1112742	Grade II	Former farmstead now in domestic use within part of a linear settlement from Stebbing, within a wider rural setting, with views to site due to topography.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (Slight)  Degradation of relationship of asset to its wider rural historic setting.		
WAREHOUSE FARMHOUSE  WAREHOUSE ROAD, Stebbing	House C15 and C17 with later alterations. Exposed timber framed with plaster infill. Hipped, thatched roof, outshot at rear. 2 storeys. 3 window range of small paned casements. Open red plain tiled gabled porch. Plank and muntin door. Inglenook fireplace, mullion windows, halved and bladed scarf. Central red brick chimney stack.  National Grid Reference: TL 67064 23771.	1112741	Grade II	Immediate domestic setting within former farmstead, now in domestic use, within part of a linear settlement from Stebbing, within a wider rural setting, with views to site due to topography.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial  Degradation of relationship of asset to its wider rural historic setting.		
<b>21: No change</b>									
SHEPHERDS		1168933	Grade II	Rural settlement north of Stebbing	Moderate Positive	Neutral	Neutral	Neutral	
SHEPHERDS PUMP AT REAR		1112740	Grade II	Rural settlement north of Stebbing	Moderate Positive	Neutral	Neutral	Neutral	
BENT MARSHALL'S HOUSE NEXT TO SHEPHERDS	To N of Plant Hire Yard	1167943	Grade II	Rural settlement north of Stebbing	Moderate Positive	Neutral	Neutral	Neutral	
<b>22: Moderate to Major change</b>									



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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GREEN FARMHOUSE PORTERS HALL END, Stebbing	House C16 timber framed and plastered front range circa 1700 rear range. Double range red plain tiled roof. C20 single storey red tiled porch extension to right. 2 storey and attics. 2 window range of square leaded casements and sliding sashes, with small central casement to first floor. C20 plank and muntin door to extension. Red brick chimney stack to each range. Original circa 1700 staircase handrails and newels and some doors and ironmongery remain. Incorporated is a C16 3 bay building with raised floor and rebuilt chimney stack. RCHM 63.  National Grid Reference: TL 67880 23297.	1322339	Grade II	Rural dwelling	Moderate Positive	Moderate Change	Less than substantial		
CANONFYLDE PORTERS HALL END, Stebbing	House Mid C16 or earlier with later additions and alterations. Gable at East end of crosswing has date 1616. Red plain tile roof to centre range, and left and right crosswings. The right crosswing is jettied to first floor with 2 brackets. Single storey central hall with 2 storeys to crosswings. 1:2:1 window range of leaded casements. 3 red brick chimney stacks, the centre a modern diagonal shaft. Plank and muntin door. RCHM 64.  National Grid Reference: TL 67804 23374.	1112732	Grade II	Immediate domestic setting within small settlement within wider rural setting, with views to site due to topography, mitigated by distant tree screen	Moderate positive	Minor change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial  Degradation of relationship of asset to its wider rural historic setting.		
COWLANDS FARMHOUSE COLLOPS ROAD, Stebbing	House C18/19. Gault brick built with hipped grey slate roof. 2 storeys. 3 window range of small paned sliding sashes to first floor. 2 range to ground floor with gauged brick arches. Central 4 panelled door with reveal panels, plain pilasters with capitals, frieze and flat canopy. Gault chimney stacks to left and right. Square plan. Farmhouse recorded on the site - 1517.  National Grid Reference: TL 67637 23245.	1306961	Grade II	Immediate domestic settling within former farmstead now converted to domestic use within small settlement within wider rural setting	Moderate to Minor positive	Minor to Negligible change  Orientated away from site	Less than substantial (slight)		
COWLANDS FARM OUTBUILDINGS COLLOPS ROAD, Stebbing	(40m NW of house). C18 probably a former stable, now a pig sty. Timber framed and weatherboarded. Red plain tiled side purlin roof. Hanging knees to tie beams, through bracing to walls. 6 stable doors.	1168498	Grade II	Farm outbuilding, part of former farmstead, now in domestic use, within small settlement within wider rural setting	Moderate to Minor positive	Minor - Negligible change  Orientated away from site	Less than substantial (slight)		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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	National Grid Reference: TL 67648 23284.								
COWLANDS FARM BARN COLLOPS ROAD, Stebbing	(40m NW of house) Mid C18. Timber framed and weatherboarded with some brick and plaster. Corrugated iron clad gambrel roof with 2 gabled midstreys. 8 bays. National Grid Reference: TL 67629 23291.	1112787	Grade II	Farm outbuilding, part of former farmstead, now in domestic use, within small settlement within wider rural setting	Moderate - Minor positive	Minor - Negligible change Orientated away from site	Less than substantial (slight)		
COLLOPS FARM PUMP		1112784	Grade II	Structure associated with farmstead	Moderate positive	Neutral	Neutral		
COLLOPS FARM OUTBUILDINGS	(probably a granary).	1262800	Grade II	Ancillary building associated with main building	Moderate positive	Neutral	Neutral		
COLLOPS FARM CARTLODGE	(25m W of house).	1112786	Grade II	Ancillary building associated with main building	Moderate positive	Neutral	Neutral		
COLLOPS FARM OUTBUILDINGS	(30m NW of house)	1168486	Grade II	Ancillary building associated with main building	Moderate positive	Neutral	Neutral		
COLLOPS FARMHOUSE		1168481	Grade II	Farm building	Moderate positive	Neutral	Neutral		
COLLOPS FARM BARN	(30m N of house)	1112785	Grade II	Ancillary building associated with main building	Moderate positive	Neutral	Neutral		

**23: Major to Moderate change, open views to site**

PORTERS HALL OUTBUILDING TO E OF HALL PORTERS HALL END, Stebbing	Probably C16/C17. Timber framed and weatherboarded, with red plain tiled roof. 2 single and 3 double doors to front. Single storey. 5 bays with jowled storey posts and arched braces to tie beams. Side purlin roof structure. National Grid Reference: TL 67761 23645.	1306802	Grade II	Immediate agricultural setting adjacent to scheduled monument, Porters Hall and moat, with clear open views to site due to topography, orientated north-east to airfield area of site	Major positive	Moderate to major change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial Degradation of relationship of asset to its wider rural historic setting.		
PORTERS HALL OUTBUILDINGS AT REAR AND TO W OF	Outbuilding, once used as a Dovecote but originally a dwelling. C15/16. Timber framed and plastered with exposed long	1112731	Grade II	Immediate agricultural setting adjacent to scheduled monument,	Major positive	Moderate to major change	Less than substantial Degradation of		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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<p>PORTERS HALL. PORTERS HALL END, Stebbing</p>	<p>wall jetty to east wall. 2 storeys. Red plain tiled roof. 6 light mullions windows to front and rear of ground and first floor, some now blocked. 2 bays, with arched braces to stop chamfered, cambered tie beam. 2 arm crownpost to roof. Jowled storey posts. Original board door, and a C18 six panel door to left, leading to oak tread and riser stairs. 4 curved braces to jetty. Halved and bridled scarf to top plates.</p> <p>National Grid Reference: TL 67745 23662.</p>			<p>Porters Hall and moat complex with clear open views to site due to topography, orientated north-east to airfield area of site</p>		<p>Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.</p>	<p>relationship of asset to its wider rural historic setting.</p>		
<p>PORTERS HALL PORTERS HALL END, Stebbing</p>	<p>House C16 and earlier with later additions. Timber framed and plastered with red plain tiled roof.</p> <p>House C16 and earlier with later additions and alterations. Timber framed and plastered. H plan with red plain tiled roof. 2 storeys and attics. Left crosswing with 2 storey bay window with early C19, 3 light sliding sash windows and modillion cornice and small paned casement above. Remaining window range, 3:1 to first floor, 2:1 to ground floor of various casements and sliding sashes, including several C17 iron casements. Early C18, 4 panel door with flat topped, swept canopy on heavy brackets. Original C16, 5 diagonal attached shaft. Red brick chimney to right and square red brick chimney stack to left. Internally are heavy moulded beams, stop chamfered ceiling beams and C17 panelling. RCHM 5. Moated site.</p> <p>National Grid Reference: TL 67757 23668.</p>	1322338	Grade II*	<p>Immediate domestic setting within historic moat adjacent to farmstead, scheduled monument, with clear open views to site due to topography, orientated north-east to airfield area of site</p>	Major positive	<p>Moderate to major change</p> <p>Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.</p>	<p>Less than substantial</p> <p>Degradation of relationship of asset to its wider rural historic setting.</p>		
<p>PORTERS HALL BARN PORTERS HALL END, Stebbing</p>	<p>(40m N of house)</p> <p>Barn. C17 large barn with 3 hipped midstreys to south. Timber framed, part weatherboarded, part plastered. Half hipped red plain tiled roof. Probably 11 bays. Through bracing to walls. Jowled storey posts. Straight braces to tie beams. Halved and bladed top plate scarfs. Double side purlin roof, with later struts from tie beams to lower purlins. RCHM 5. Moated site.</p> <p>National Grid Reference: TL 67764 23744.</p>	1112730	Grade II	<p>Immediate agricultural setting adjacent to scheduled monument, Porters Hall and moat, with clear open views to site due to topography, orientated north-east to airfield area of site</p>	Major positive	<p>Moderate to major change</p> <p>Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.</p>	<p>Less than substantial</p> <p>Degradation of relationship of asset to its wider rural historic setting.</p>		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<p><b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b></p>									

<b>24: Moderate to Major change, close proximity and open views to site</b>									
PAGENTS STEBBING GREEN, Stebbing	Cottage C17/18 with later additions and alterations including C20 single storey flat roofed extension porch. Timber framed and plastered. Thatched roof with 2 flat head dormers. 1 storey and attics. 4 range small paned casement windows. C20 glazed door to extension. One left external, and one red brick chimney stack to right.  National Grid Reference: TL 68216 23350.	1168917	Grade II	Immediate domestic setting within linear settlement within wider rural setting, partial views through built development to site	Moderate positive	Minor change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (slight)		
BURNTHOUSE FARMHOUSE STEBBING GREEN, Stebbing	House early C19 bricking-up with C18 or earlier timber framed and plastered rear wing. Red plain tiled roofs. Red brick with yellow brick bands and window dressings. 2 storeys. 4 range casement windows. Central gabled, open red brick porch with red tiled roof and barge boards to gable. 4 panel door with 2 lights. Central red brick chimney stack.  National Grid Reference: TL 68259 23476.	1168893	Grade II	Immediate domestic setting within former farmstead now in domestic use, within linear settlement, within wider rural setting. Views south east to site	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (slight)		
THE THATCH STEBBING GREEN, Stebbing	Cottage C17/18 with later additions and alterations. Timber framed and plastered. Thatched roof with two gabled dormers and with central extension forming a porch over the C20 board door with light. 1 storey and attics. 4 window range of diamond leaded casements. Central red brick chimney stack, now plastered. RCHM 62.  National Grid Reference: TL 68186 23534.	1112736	Grade II	Immediate domestic setting within linear settlement within wider rural setting, partial views north to site	Moderate positive	Moderate - Minor change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (slight)		
THATCH COTTAGE STEBBING GREEN, Stebbing	Cottage C17/18 or earlier with later additions and alterations. Timber framed and plastered jettied to right. Thatched roof with 3 flat headed dormers. 1 storey and attics. 3 window range of diamond leaded casements. C20 red tiled, enclosed gabled porch with 2 centre arched headed door to right. 2 red brick chimney stacks.  National Grid Reference: TL 68076 23540.	1112738	Grade II	Immediate domestic setting within linear settlement within wider rural setting, partial views north to site	Moderate positive	Moderate - Minor change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (slight)		
<b>25. Stebbing Green: Moderate to Major change, close proximity and open views to site</b>									
MAYVIEW WILLOW	2 cottages C18 or earlier with later alterations and additions. Timber framed	1322302	Grade II	Immediate domestic setting within linear	Moderate-major	Moderate-major	Less than substantial		

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THATCH STEBBING GREEN, Stebbing	and plastered ½ hipped, thatched roof with 4 flat headed dormers. 1 storey and attics. 4 window range of C19 and C20 casements. 2 doors - one a C20 board door with glazing, the other, a C20 plank and muntin door. 2 red brick chimney stacks. There is a red tiled lean-to to right with boarded door.  National Grid Reference: TL 68381 23336.			settlement within wider rural setting, site to the rear of asset, on asset boundary	positive	change  Asset on site boundary. Introduction of built development to rear of asset replaces rural setting of asset with urban setting	Degradation of setting on boundary of asset which informs the character and historic context of the asset.		
TILEHOUSE FARMHOUSE  STEBBING GREEN, Stebbing	House and crosswing mid C16 or earlier with later and C20 additions and alterations. Timber framed and plastered. Red plain tile roof. Main range with gablet and ½ hipped to left, gabled and jettied crosswing and gabled and outshot to right. 2 storeys 1:3 first floor window range, 1:2 ground floor range of small paned casements. C20 gabled, red tiled, open porch and board door with lights. Red brick chimney stack at rear. RCHM 59. National Grid Reference: TL 68618 23133.	1322301	Grade II	Immediate domestic setting within linear settlement within wider rural setting, site to the rear of asset, on asset boundary	Moderate positive	Moderate-major change  Asset on site boundary. Introduction of built development to rear of asset replaces rural setting of asset with urban setting	Less than substantial  Degradation of wider setting which informs the character and historic context of the asset.		
HOME FARMHOUSE  STEBBING GREEN, Stebbing	Cottage C16/C17 with later additions and alterations. Timber framed and plastered. Thatched roof, half hipped to right, hipped to left and outshot over lean-to. 2 storeys. 2 window range first floor, 4 range to ground floor of C20 casements. C20 gabled enclosed porch and C20 board door with light. Red brick chimney stacks to left and right.  National Grid Reference: TL 68578 23092.	1306792	Grade II	Immediate domestic setting within linear settlement within wider rural setting	Moderate positive	Moderate change  Potential views to site from 1 <sup>st</sup> floor window (not accessible). Views to open countryside setting replaced with urban settlement.	Less than substantial (slight) Degradation of wider setting which informs the character and historic context of the asset.		
OLD RYES  STEBBING GREEN, Stebbing	Cottage C17/18, with matching C20 wing to left. Timber framed and plastered. Red plain tiled gambrel roof with 2:3 range cat slide dormers. 1 storey and attics. 3 window range of small paned casements with french window and board door to C20 wing. Red tiled gabled porch to right with C20 panelled door. One central and one external red brick chimney stack to right. Small cote to ridge at left. Exposed timber framing internally. Side purlin roof.  National Grid Reference: TL 68343 23042.	1112737	Grade II	Immediate domestic setting set back from linear settlement within wider rural setting	Moderate positive	Moderate – Minor change	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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MANOR COTTAGES STEBBING GREEN, Stebbing	Cottage C17/18 with C18 extension to right and C20 wing at rear. Timber framed and plastered. Red plain tiled roofs, with lower level to right, and 3 gabled dormers. 1 storey and attics. 3 window range of C20 leaded casements. Off centre red tiled and weatherboard porch with C20 window and C20 door to right return. 2 red brick chimney stacks. Mentioned as a Baymakers house in "Essex Countryside", October 1982. J. Gibson.  National Grid Reference: TL 68302 23076.	1322303	Grade II	Immediate domestic setting set back from linear settlement within wider rural setting	Moderate positive	Moderate - Minor change	Less than substantial (slight) Degradation of wider setting which informs the character and historic context of the asset.		
BYWAYS SUNNYSIDE BYWAYS, STEBBING GREEN, Stebbing	2 adjoining cottages, C17 or earlier with later alterations. Timber framed and plastered. Two level thatched roof, hipped to left, with four eyebrow dormers. 1 storey and attic, 5 window range of horizontal sliding sashes and small paned casements. Two C20 doors. 2 red brick chimney stacks.  National Grid Reference: TL 68524 23224.	1168880	Grade II	Immediate domestic setting within linear settlement within wider rural setting, site to the rear of asset, on asset boundary	Moderate - Major positive	Moderate - Major change  HA on site allocation boundary. Introduction of built development to rear of asset replaces rural setting of asset with urban setting	Less than substantial  Degradation of setting on boundary of asset which informs the character and historic context of the asset.		
ST JUDES STEBBING GREEN, Stebbing	House C17 or earlier core, with circa 1819 flint and red brick dressed cladding and matching C20 addition to left, this addition with archway and crosswing. Red plain tiled roof, ½ hipped to crosswing and to right. 2 storeys. 1:3 window range first floor. 1:2 range to ground floor of gothic windows in dressed round head openings. Board door with pointed arch head in matching dressed opening. Dressed quoins and band. Original inglenook fireplace and incorporated bakehouse. Off centre red brick chimney stack. Known as "The Black Horse". Public House 1906.  National Grid Reference: TL 68499 23243.	1112735	Grade II	Immediate domestic setting within linear settlement within wider rural setting, site to the rear of asset, on asset boundary	Moderate - Major positive	Moderate - Major change  HA on site allocation boundary. Introduction of built development to rear of asset replaces rural setting of asset with urban setting	Less than substantial  Degradation of setting on boundary of asset which informs the character and historic context of the asset.		
OLD LEAS STEBBING GREEN, Stebbing	Cottage C17 or earlier, with later alterations. Timber framed and plastered 1/2 hipped thatched roof with 2 flat head dormers. 1 storey and attic. 3 window range of various small paned casements and horizontal sliding sashes. Plain board door with pentice board over. 1 external and one central red brick chimney stack.	1168887	Grade II	Immediate domestic setting within linear settlement within wider rural setting, site to the rear of asset, on asset boundary	Moderate - Major positive	Moderate - Major change  HA on site allocation boundary. Introduction of built development to rear of asset replaces rural setting of asset with urban setting	Less than substantial  Degradation of setting on boundary of asset which informs the character and historic context of the asset.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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National Grid Reference: TL 68471 23268.									
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**26: Moderate to Major change, close proximity to site**

YEW TREE FARM BARN SALING ROAD, Stebbing	(20m S of house) Barn possibly C18. Timber framed, part weatherboard, part plaster, with thatched roof hipped to left. Red plain tiled gabled midstreys. National Grid Reference: TL 68004 24056.	1168851	Grade II	Immediate agricultural setting as part of a farmstead within wider rural setting with open views and wider views of farmstead within its rural, open farmland setting. Asset in close proximity to site	Moderate - Major positive	Moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial Degradation of setting on boundary of asset which informs the character and historic context of the asset.		Reinforce tree screens around boundary to north and north east of Yew tree farm
YEW TREE FARMHOUSE SALING ROAD, Stebbing	House C18 with possibly earlier core and later additions and alterations. Timber framed and plastered. Red plain tiled roof outshots and rear. 2 storeys. 2 window range to ground floor, 3 to first floor, the central window with round head and glazing bars, the remainder all small paned vertical sliding sashes. Central 6 panel door approached by steps with pediment over. Red brick chimney stacks to right and left. Possible bake oven to left with red tiled roof. A building recorded on the site 1678. National Grid Reference: TL 67984 24060.	1322340	Grade II	Immediate domestic setting within farmstead within wider rural setting with open views and wider views of farmstead within its rural, open farmland setting. Asset in close proximity to site	Moderate - Major positive	Moderate - Major change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial Degradation of setting on boundary of asset which informs the character and historic context of the asset.		Reinforce tree screens around boundary to north and north east of Yew tree farm

**27: Major change, close proximity to site**

BACONS FARM BARN SALING ROAD, Stebbing	(20m W of house). Barn. Possibly C18. Timber framed and weatherboarded. Central midstreys. Corrugated asbestos roof. Through bracing to walls. National Grid Reference: TL 68628 24259.	1168859	Grade II	Immediate agricultural setting as part of a farmstead within wider rural setting with open views and wider views of farmstead within its rural, open farmland setting, Asset on site boundary	Moderate positive	Moderate change HA on site allocation boundary. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting	Less than substantial Loss of relationship, historic and functional connection, of the asset to its rural setting		
BACONS FARMHOUSE SALING ROAD, Stebbing	House, mid C16 or earlier with later additions and alterations. Timber framed and plastered with jettied crosswing to right. Red plain tiled roof ½ hipped to left, crosswing hipped with gable. 2 storeys 2:1: window range of small paned casements. C20 enclosed gabled porch and board door. 2 red brick chimney	1112733	Grade II	Immediate domestic setting within a farmstead, within a wider rural agricultural setting with open views and wider views of farmstead within its rural, open farmland	Moderate positive	Moderate change HA on site allocation boundary. Introduction of built development adjacent to asset replaces rural setting of	Less than substantial Loss of relationship, historic and functional connection, of the asset to its rural setting		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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	stacks. Small red tiled lean-to to left. A building was recorded on the site as Walter Bacon's in 1323.  National Grid Reference: TL 68656 24262.			setting, Asset on site boundary		asset with urban setting			
<b>28: Moderate to Major change, close proximity to site</b>									
LUCAS FARMHOUSE  WHITEHOUSE LANE, Stebbing	House EC19.Gault brick with red plain tile roof.2 storeys.3 window range of vertical sliding sashes.Central part glazed door with pediment to brick porch.Yellow brick band and window dressings. Gault brick chimney stacks to left and right wing at rear.  National Grid Reference: TL 66905 24724.	1112747	Grade II	Immediate domestic setting within wider rural agricultural setting with clear open views due to topography of flat terrain	Moderate positive	Moderate change  Asset in close proximity to site. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial  Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site and clear open views out.		
<b>29: Moderate to Major change, close proximity to site</b>									
GATEHOUSE FARMHOUSE  WHITEHOUSE LANE, Stebbing	House with crosswing to right C16 or earlier,with later additions and alterations.Timber framed and plastered.Red plain tiled roof, with 3 flat head dormers and outshot over C20 glazed porch with board door.2 storeys 2:2 range of C20 square leaded casement windows.2 red brick chimney stacks.There is a red tiled single storey extension to right.Records of a farmhouse on this site date to 1327. RCHM53.  National Grid Reference: TL 67508 24876.	1168992	Grade II	Immediate domestic setting within wider rural agricultural setting with clear open views due to topography of flat terrain and close proximity to site	Moderate positive	Moderate change  Asset in close proximity to site. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial  Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site		
<b>30. Minor-moderate change</b>									
WHITEHOUSE FARM COTTAGES  WHITEHOUSE LANE, Stebbing	House and crosswing mid C16 or earlier with later additions and alterations.Timber framed and plastered with 4 curved braces to crosswing jetty.Red plain tiled roof with gabled dormer.2 storeys. 1:1 small paned casement windows.Half glazed door with pediment and brackets.2 red brick chimney stacks. RCHM 53.  National Grid Reference: TL 67725 25402.	1112746	Grade II	Immediate domestic setting, isolated dwelling, within wider rural setting and open views over rural landscape	Moderate positive	Minor - Moderate change  Views to site partially mitigated by wooded areas  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.		



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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**31. Moderate change**

STONES FARMHOUSE LUBBERHEDGES LANE, Stebbing	House, now 2 dwellings C17/18 with C20 addition to West and other alterations. Timber framed and rough cast rendered. L shaped, with red plain tiled roof hipped to left and ½ hipped to right. 2 storeys. 4 window range first floor, 5 range ground floor of C20 casements with glazing bars. ½ glazed C20 door with slanting red tiled porch. 2 red brick chimney stacks. House recorded on the site AD 1412. RCHM 52.  National Grid Reference: TL 67820 25998.	1168742	Grade II	Immediate domestic setting, isolated dwelling, within wider rural setting and open views over rural landscape. Open views to site	Moderate positive	Moderate change  Site in close proximity to asset.  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Less than substantial  Degradation of wider setting which informs the character and historic context of the asset.		
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**32.a: No change**

TOLLESBURYS		1112768	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
GEORGES		1306876	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	

**32.b: No change**

MARTIN'S FARMHOUSE		1322314	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
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**33: Negligible change, trees along Rogue's Green (Track) and topography obscure views to site**

LONG GREEN FARMHOUSE		1122839	Grade II	Immediate domestic setting as part of a farmstead within wider rural setting	Moderate positive	Negligible change  Topography and trees obscure views to site	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.	-	-
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**34: No change**

PARSONAGE FARMHOUSE		1338108	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
THATCHES		1122838	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
MARCH COTTAGE		1146889	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06	
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COTTAGE	Adjoining Clyro to the right (NE)	1338129	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
STUCLEYS		1338109	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
POLLARD'S FARMHOUSE		1338129	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
<b>35: No change, distance, trees and topography screen views to site</b>										
ARUNDELS		1122803	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
CHURCH OF ST PETER AND ST PAUL		1122802	Grade I	Rural parish church	Moderate to major positive	Neutral	Neutral	Neutral		
LANE COTTAGE		1338131	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
<b>36: No change</b>										
THE POPLARS		1122799	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
NEW GREEN FARMHOUSE		1146927	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
BARN	Approx. 25m SE of New Green Farmhouse	1122840	Grade II	Ancillary building to main dwelling	Moderate positive	Neutral	Neutral	Neutral		
WHYMERS		1122801	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
HOLLYTREE		1338130	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
YEW TREE COTTAGE		1122800	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral		
<b>37: Minor change</b>										
HITCHCOCK'S CROW'S GREEN, Bardfield Saling, Braintree	House. C17 or earlier. Exposed timber frame. Red plain tiled roof. Left and right red brick chimney stacks. 3 hipped gables. 2 storeys. 3 window range of casements with glazing bars. Central vertically boarded door. No entry at time of re-survey.  National Grid Reference: TL 69106 25850.	1122835	Grade II	Immediate domestic setting on edge of village within wider rural setting. Trees on dwelling boundary screen views out, site in close proximity	Moderate positive	Minor change  Site in close proximity to asset.  Tree screens to asset boundary partially mitigate views to site.	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.			

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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PUMP E OF PUMP COTTAGE CROW'S GREEN, Bardfield Saling, Braintree	C19 cast iron. Fluted head and cap with pointed finial. Ornate bucket hook. Acorn handle. Lion rampant label and the words Made in England.  National Grid Reference: TL 69009 25934.	1338106	Grade II	Pump within immediate domestic setting on edge of village within wider rural setting, site in close proximity	Moderate positive	Minor change  Site in close proximity to asset.  Tree screens to asset boundary partially mitigate views to site.	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.		Reinforce tree screen along site boundary to north
PUMP COTTAGE CROW'S GREEN, Bardfield Saling, Braintree	Cottage. C17 or earlier. Timber framed and plastered. Thatched roof half hipped to right, with one gabled dormer. Right red brick chimney stack. One storey and attics. Five window range of diamond leaded casements or horizontal sliding sashes with pentice boards over. Off centre tusk tenon. Vertically boarded door to left return. Reputed to have been used as a Quaker Meeting House at one time.  National Grid Reference: TL 68996 25932.	1146857	Grade II	Immediate domestic setting on edge of village within wider rural setting, site in close proximity	Moderate positive	Minor change  Site in close proximity to asset.  Tree screens to asset boundary partially mitigate views to site.	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.		Reinforce tree screen along site boundary to north
CROW'S GREEN COTTAGE		1146851	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Less than substantial (slight)		
DOVECOTE	(15m E of Woolpits Farmhouse).	1338132	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Less than substantial (slight)		
<b>38: Minor change, topography rises and hedgerows and trees screen views to site, due to proximity wider rural setting changed</b>									
TABORSFIELD COTTAGES CROW'S GREEN, Bardfield Saling, Braintree	A pair of cottages. C17/C18 with possibly earlier origin and later alterations. Timber framed and plastered. Half hipped thatched roof with 2 gabled dormers. Central and right external red brick chimney stacks. One storey and attics. 4 window range of small paned casements. 2 thatched porches with C20 glazed doors. Exposed timber frame internally, original brick floors to No. 2. Restored brick fireplace to No. 2. RCHM 8.  National Grid Reference: TL 69467 25771.	1338107	Grade II	Immediate domestic setting on edge of village within wider rural setting, site in close proximity	Moderate positive	Minor change	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.		
APRIL COTTAGE WOOLPITS ROAD, Great Saling, Braintree	Cottage. C17 or earlier with later alterations. Timber framed and rough rendered. Brick plinth. Half hipped red plain tiled roof with 2 gabled dormers. Off centre red brick chimney stack. One storey and	1122794	Grade II	Immediate domestic setting on edge of village within wider rural setting, site in close proximity	Moderate positive	Minor change	Less than substantial (slight)  Degradation of wider setting which informs the		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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	attics. 2 window range of C19 casements. Right vertically boarded door with pentice board over. Internal chamfered bridging joists, inglenook fireplace, halved and bladed scarfs to top plate. Side purlin roof.  National Grid Reference: TL 69461 25953.						character and historic context of the asset.		
<b>39. Great Saling Conservation Area (18 Heritage Assets within Conservation Area): Moderate to Major, close proximity, built development, agricultural buildings and hedgerows obscure some views from assets on the west of the conservation area towards site</b>									
GREAT SALING CONSERVATION AREA				Village settlement located north of the site surrounded by rural farmland to north east and west. Great Saling Park and Garden to south, within conservation area	Major positive	Moderate-major change  Conservation Area on site boundary	Less than substantial  Degradation of wider setting which informs the character and historic context of the asset.		Assessed within Conservation Area Section 9.0
CHURCH OF ST JAMES  THE STREET, Great Saling, Braintree	National Grid Reference: TL 69999 25805.	1147381	Grade II*	Great Saling Conservation Area	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0
HALL FARMHOUSE  THE STREET, Great Saling, Braintree	National Grid Reference: TL 70021 25748.	1122789	Grade II	Great Saling Conservation Area	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0
BARN  THE STREET, Great Saling, Braintree	At rear and 20m W of Hall Farmhouse  National Grid Reference: TL 69996 25754.	1338122	Grade II	Great Saling Conservation Area	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0
CARTLODGE  THE STREET, GREAT SALING, BRAINTREE	Adjoining barn listed 1/120 to NW and 30m NW of Hall Farmhouse  National Grid Reference: TL 69975 25760.	1147396	Grade II	Great Saling Conservation Area	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0
THE WHITE HART INN  THE STREET, Great	National Grid Reference: TL 70150 25482.	1122790	Grade II	Great Saling Conservation Area	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation Area	Assessed within Conservation Area

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
Saling, Braintree					Section 9.0	Section 9.0	Section 9.0	Section 9.0	Section 9.0
THREE PINS THE STREET, Great Saling, Braintree	National Grid Reference: TL 70121 25431.	1308561	Grade II	Great Saling Conservation Area	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0	Assessed within Conservation Area Section 9.0
<b>40: No change, due to topography and built development of Great Saling</b>									
LOWER HDYE COTTAGE		1122785	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
LOWER HYDE BUNGALOW		1122784	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
PUMP	On roadside verge opposite Lower Hythe Bungalow	1147303	Grade II	HA related to rural settlement	Moderate positive	Neutral	Neutral	Neutral	
<b>41: No change , due to topography</b>									
HYDE COTTAGE		1122783	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
PUDNEY'S FARMHOUSE		1147606	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>42: Major change, site boundary borders curtilage of farm complex</b>									
PICOT'S FARMHOUSE PICOTTS LANE, Great Saling, Braintree	Late C17 with earlier C17 rear wing and late C18 service wing; C20 alterations. Rendered timber frame; half-hipped plain tile roof with gabled rear and service wings; brick ridge and end stacks. 3-unit plan extended either side in late C18 to make L-plan with rear right wing 2 storeys; front has 3-window range to right remodelled in the late C18 with 4/12/4 - pane tripartite sashes and C18 six-panelled door with carved brackets to hood to extreme left is a C20 window to former dairy; lower one-storey service range to right returns to rear brewhouse range with C19 plank door 3-light casement and large external stack to rear gable. Rear of main range has late C19 3-light casements, outshut housing stair to right, jettied early C17 rear wing and C19 plank service door to left. Interior stop-chamfered ground-floor beams and chamfered first-floor tie beams; room to left	1147307	Grade II	Immediate domestic setting as part of a farmstead within wider rural setting with open views south from Picots Lane of farmstead within its rural, open farmland setting	Moderate - Major positive	Moderate - Major change  Asset on site boundary. Introduction of built development replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
	of centre has ovdo-moulded lintel over fireplace with flanking cupboards. Late C18 bay to left has latticed door to former ground-floor dairy; chamfered beams of light scantling to service wing on right, which has open fire- place, bread oven and copper to, former brewhouse to rear which is open to clasped purlin roof.  National Grid Reference: TL 70831 25696.								
BARN PICOTTS LANE, Great Saling, Braintree	Adjoining road and approx. 50m N of Piccott's Farmhouse  Late C14, early C15. Timber framed and weatherboarded with some plaster. Brick plinth. Corrugated iron clad roof, hipped to left, half hipped to right, with gables. 2 midstreys, that to left hipped, with catslide to right. Aisled of 7 bays. Arched braces to tie beams and top plates. Halved and bridled scarfs to top plates. Reversed outshot eaves assembly. Jowled wall posts in line with top plate. All jowls of scotia above return pattern as at Powers Hall and Bradwell-Juxta-Coggeshall barns. Arched braces to aisle ties, wall and storey posts. The tall square 4 armed crown posts are braced to centre purlin and tie beam. On edge brick threshing floor. (C.A. Hewett. Development of Carpentry 1200-1700). RCHM 5.  National Grid Reference: TL 70832 25696.	1122786	Grade II*	Immediate agricultural setting as part of a farmstead within wider rural setting with open views south from Picots Lane of farmstead within its rural, open farmland setting	Moderate - Major positive	Moderate - Major change  Asset on site boundary. Introduction of built development replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		
BYRE PICOTTS LANE, Great Saling, Braintree	Approx. 30m E of Piccott's Farmhouse  Byre. C16/C17. Timber framed, part weatherboarded, part plastered. Brick plinth. Grey slate roof, hipped to left. Stable door to left. Of 3 bays. Arched braces to tie beams. Side purlin roof. On edge brick floor.  National Grid Reference: TL 70868 25686.	1308569	Grade II	Immediate agricultural setting as part of a farmstead within wider rural setting with open views south from Picots Lane of farmstead within its rural, open farmland setting	Moderate - Major positive	Moderate - Major change  Asset on site boundary. Introduction of built development replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		
<b>43: No change, topography screens site</b>									
BARN	Approx. 50m N of Boarded Barns Farmhouse	1146829	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

**44: No change, topography screens site**

FOUR ELMS COTTAGE		1122834	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
ELMS FARMHOUSE		1308775	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	

**45: No change**

PURPLES FARMHOUSE		1308797	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
BARN	Approx. 40m NE of Purples Farmhouse	1338105	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	

**46: No change, Little Martins in secluded location, topography screens views for other HAs**

LITTLE MARTINS		1123346	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
CHAPEL COTTAGE		1337844	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
ASH TREE COTTAGE		1123345	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	

**47: No change**

BAY'S FARMHOUSE		1123342	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
BARN	Approx. 40m NW of Wittle's Farmhouse	1337842	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	
WHITE HALL		1123344	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
ELM COTTAGE AND POTTERY COTTAGE		1337843	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
DNYES FARMHOUSE		1123343	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
CONSTABLES		1123341	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	

**48: No change, topography screen views to site**

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
LITTLE GABLES		1147721	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
GRUBB'S COTTAGE		1123377	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>49: No change, topography and trees screen views to site</b>									
GARRETT'S		1147765	Grade II*	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>50: No change</b>									
APRIL COTTAGE		1147805	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
BRONZE AGE BURIAL GROUND		NDA			Unknown	Unknown	Unknown	Unknown	
<b>51: No change</b>									
THE OLD PLACE		1123381	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
GRANARY AND CART SHED	30m NW of 1 and 2 Westerns Cottages	1306733	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	
WESTERN'S COTTAGES		1147820	Grade II	Isolated rural dwellings	Moderate positive	Neutral	Neutral	Neutral	
K6 KIOSK		1140093	Grade II	Structure related to rural settlement	Moderate positive	Neutral	Neutral	Neutral	
KING'S CROFT		1337822	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
BURNTHOUSE FARMHOUSE		1123382	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>52: Negligible change, tree screen to south boundary of Lowlands Farm screens views to site and topography and tree screens on boundary of farm complex screen views to site from Roseland's Farmhouse</b>									
ROSELAND'S FARMHOUSE		1307198	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
LOWLANDS FARMHOUSE		1307197	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>53: Negligible-no change, topography obscures site</b>									



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
COLD HALL COTTAGES		1123383	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
COLD HALL FARMHOUSE		1337855	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
PANNELL'S FARMHOUSE		1337856	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>54: Moderate change</b>									
PHEASANT COTTAGE SHALFORD ROAD, Panfield, Braintree	House. Late medieval, altered in late C16 and C20. Timber framed, plastered, roof thatched. 2-bay hall facing SE, with late C16 axial stack in right bay, parlour/solar bay to left, service bay to right. C19 external stack to rear of right bay. One storey with attics. Ground floor, 3 C19 horizontally sliding sashes of 24 lights. 2 C20 casements in eyebrow dormers. C19 door of horizontal boards. Roof half-hipped at both ends. The interior has jowled posts, heavy studding, unglazed windows each with 3 diamond mullions in the rear wall of the 2 left bays, shutter rebate and diamond mortices for main hall window in front of second bay from left. All floors are inserted, with chamfered axial beams with lamb's tongue stops, and plain joists of horizontal section, late C16. Roof structure not accessible.  National Grid Reference: TL 72526 25649.	1123367	Grade II	Immediate domestic setting as part of sporadic development within a wider rural setting	Moderate positive contribution	Moderate - Minor change  Site visible due to topography	Less than substantial  Degradation of wider setting which informs the character and historic context of the asset.		
LITTLE TIMBERS SHALFORD ROAD, Panfield, Braintree	House. Late medieval, altered in C20. Timber framed, partly plastered with imitation framing, partly weatherboarded, partly shingled, roofed with interlocking concrete pantiles. 2-bay hall range facing S with axial stack near left end. 2-bay crosswing to right, breaking forwards from hall range, with internal stack at junction. Small C18/C19 extension to left, large C20 single-storey extension at rear. Large C20 porch on right return wall. One storey with attics. 3 C20 casements, and 2 more in flat-roofed dormers. Roof of shallow pitch, extending over C20 rear range. Grouped diagonal shafts on left stack. The external appearance is misleading, for the jetty of the crosswing has been underbuilt, and the	1147560	Grade II	Immediate domestic setting as part of sporadic development within a wider rural setting	Moderate positive contribution	Moderate – Minor change  Site visible due to topography	Less than substantial  Degradation of wider setting which informs the character and historic context of the asset.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<p><b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b></p>									
	<p>roof and upper part of the building has been altered after a thatch fire of c.1953 to form one continuous range. The crosswing has a chamfered binding beam with broach stops, and plain joists of horizontal section. The hall range has close studding with fixing pegs for a former bench against the right wall, and a late C16 inserted floor with deeply chamfered axial beam and chamfered joists of horizontal section, all with lamb's tongue stops. The beam terminates a little short of the early C17 stack, supported on a corbel, implying that there was a timber framed chimney earlier. Left side and back of hearth partly rebricked. The short bay to the left of this stack has thin longitudinal joists. Most of the upper storey is plastered internally. RCHM 7.</p> <p>National Grid Reference: TL 72572 25652.</p>								
<p><b>55: Moderate change to Kynaston Farmhouse and 119-123 Kynaston Road. Built development screens views to site for other HAs.</b></p>									
<p>KYNASTON FARMHOUSE</p> <p>KYNASTON ROAD, Panfield, Braintree</p>	<p>House. C16 or earlier, much altered in C20. Timber framed, roughcast, rendered, roofed with interlocking concrete tiles. 3 bays facing NE with axial stack, C20 extension at left end with end stack. C20 conservatory at rear. 2 storeys. 3 C20 casements on ground floor, 2 more on first floor, of which one is in a gabled half-dormer. C20 door. Low-pitched roof. A transverse beam extends through the front and rear walls, mortised and tusk-tenoned outside. The interior of the right bay has exposed studding in the end wall, heavy and widely-spaced, and heavy longitudinal joists of horizontal section. The next bay has the inserted beam already noted, chamfered with lamb's tongue stops, and chamfered joists of vertical section, all with lamb's tongue stops. The original wallplates are just above first-floor level. The walls were raised approx. 1.30 metres and the roof rebuilt in c.1954, following a thatch fire. Little of the original structure is exposed, but the inserted floor is C17, and the joists of the right bay suggest a late medieval origin which cannot be confirmed on evidence visible at time of survey. All internal tiebeams severed or removed.</p>	1123366	Grade II	Immediate domestic setting as part of a farmstead on edge of village within wider rural setting	Minor-moderate positive contribution	Minor-moderate change	Less than substantial (slight)	Degradation of wider setting which informs the character and historic context of the asset.	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

	National Grid Reference: TL 72961 25450.								
OLD ROSES		1123364	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
114 KYNASTON ROAD		1337853	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
119-123 KYNASTON ROAD KYNASTON ROAD, Panfield, Braintree	House, divided and extended to form 3 cottages. Early C17, altered in C19 and C20. Timber framed, roughcast, roofed with handmade red clay tiles. 4 bays facing NE, with C19 extensions at both ends. 3 axial stacks, and external stack at left end. Small C20 extensions to rear of no. 123 (right end) and to left of no. 119 (left end). Nos. 119 and 123 have been extended forward in C20, with catslide roofs. One storey with attics. No. 119, 4 C20 casements on ground floor, C20 door. No. 121, 3 C20 casements on ground floor and one more in gabled dormer, C20 door. No. 123, 3 C20 casements and one more in gabled dormer, C20 door. The original house (nos. 121 and 123) has jowled posts, arched bracing trenced inside close studding, and chamfered axial beams. The central stack of no. 123 was originally an external stack, rebuilt in C19 above first-floor level. The other stacks are C19, with some re-used C16 bricks. Clapsed purlin roof.  National Grid Reference: TL 73003 25438.	1337854	Grade II	Immediate domestic setting in village within wider rural setting	Minor-moderate positive contribution	Minor-moderate change  Tree screens and built development close to asset partially mitigate views to site	Minor  Degradation of wider setting which informs the character and historic context of the asset.		
ROSE COTTAGE		1337852	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
JONATHANS		1337828	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
WILLOW COTTAGE		1123363	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
<b>56: Negligible change, wider rural context changed, no change to immediate setting of Heritage Assets</b>									
PARISH CHURCH OF ST MARY THE VIRGIN		1123400	Grade II*	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
ROSE COTTAGE AND LITTLE ORCHARD COTTAGE		1308563	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									

THE COTTAGE		1123401	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
PANFIELD FARMHOUSE		1123402	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
RAILINGS AND GATE	5m N of Panfield Farmhouse	1147414	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
OLD DAIRY BARN AT PANFIELD FARM		1380195	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	
THE BELL PUBLIC HOUSE		1123365	Grade II	Village settlement	Moderate positive	Neutral	Neutral	Neutral	

**57: Negligible change, wider rural context changed, no change to immediate setting of Heritage Asset due to topography**

PANFIELD HALL		1337833	Grade I	Village settlement	Moderate to major positive	Neutral	Less than substantial (slight)		
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**58: Moderate change, views to site across valley**

PERRY CHILD'S FARMHOUSE HALL ROAD, Panfield, Braintree	House. C17, altered in C19. Timber framed, plastered, roofed with handmade red clay tiles. 2 parallel ranges aligned approx. E-W each of 2 bays, facing E, each with an internal stack in the front bay against the outside wall. External stack on right return wall of rear bay, enclosed by single-storey lean-to extension. C20 lean-to conservatory on left return wall. 2 storeys with attics. 4-window range of late C19 sashes grouped in pairs. One C19 casement in each gable. C20 door in gabled porch. Chamfered axial beams with lamb's tongue stops in each floor of each range, joists plastered to the soffits. The structure incorporates re-used timber from a medieval house. Left ground floor hearth has 2 salt recesses with V heads, and a chamfered mantel beam with lamb's tongue stops. In the attic there is a door of 3 plain rebated boards, C17 or later, on re-used medieval strap hinges with incised lines.	1337832	Grade II	Immediate domestic setting as part of a farmstead on edge of small group of dwellings within wider rural setting	Moderate positive contribution	Moderate change Site will be highly visible due to topography	Less than substantial (slight) Degradation of wider setting which informs the character and historic context of the asset.		
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Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

	National Grid Reference: TL 72746 24965.								
LIGHTWATER COTTAGE HALL ROAD, Panfield, Braintree	House. C17, altered in C20. Timber framed, plastered, roofed with handmade red clay tiles. 4 bays facing SW, with axial stack one bay from right end. Single- storey extension behind right end, c.1970. One storey with attics. Ground floor, 3 C20 casements with diamond leading and louvred external shutters. 3 C20 casements with diamond leading in gabled dormers. C20 door in left return. Roof half-hipped at both ends. The interior has chamfered axial beams, with and without lamb's tongue stops, and exposed plain joists of horizontal and vertical sections. Face-halved and bladed scarf in front wallplate. Large hearth facing to left, extensively altered.  National Grid Reference: TL 72720 25025.	1147395	Grade II	Immediate domestic setting within small group of dwellings in wider rural setting	Moderate positive contribution	Negligible change  Tree screening to south of cottage boundary and built development to immediate south screen views to site	Less than substantial (slight) Degradation of wider setting which informs the character and historic context of the asset.		

**59: No change, topography, in valley**

LITTLE PRIORY FARMHOUSE		1337830	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
BARN	50m E of Little Priory farmhouse	1337831	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	
BARN	65m E of Little Priory Farmhouse	1123399	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	

**60: No change, in a secluded location**

GREAT PRIORY FARMHOUSE		1123396	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
GRANARY	40m W of Great Priory Farmhouse	1123398	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	
BARN	60m W of Great Priory farmhouse	1123397	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	
BARN	80m NW of Great Priory Farmhouse	1337829	Grade II*	Ancillary building	Moderate positive	Neutral	Neutral	Neutral	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
				related to main dwelling					
<b>61: No change, within valley</b>									
SHEERING HALL FARMHOUSE		1147609	Grade II	Isolated rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
BARN	50m E of Bovington Hall	1235058	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>62: No change, within valley</b>									
SLEEPY HOLLOW		1307140	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
CUT HEDGE COTTAGE		1337858	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
STABLE BLOCK	50m S of Abbott's Hall	1147599	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
ABBOTT'S HALL		1123370	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
CROZIERS		1123371	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
BARN	10m NE of Goldsticks Farmhouse	1123376	Grade II	Ancillary building related to main dwelling	Moderate positive	Neutral	Neutral	Neutral	
GOLDSTICKS FARMHOUSE		1147700	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
WILLOW TREE COTTAGE		1147707	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>63: No change</b>									
BROOK COTTAGE		1123348	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
BELLOWS		1168122	Grade II	Rural dwelling	Moderate positive	Neutral	Neutral	Neutral	
<b>64: No change, topography, in valley</b>									

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
BOCKING HALL		1338237	Grade II*	Rural building now part of larger development north of Braintree	Moderate to Minor positive	Neutral	Neutral	Neutral	
WALL TO BOCKING HALL		1305822	Grade II	Structure related to Bocking Hall	Moderate to Minor positive	Neutral	Neutral	Neutral	
OUTBUILDINGS	30m E of Bocking Hall	1122531	Grade II	Ancillary buildings related to Bocking Hall	Moderate to Minor positive	Neutral	Neutral	Neutral	
CHURCH OF ST MARY THE VIRGIN		1122530	Grade I	Rural parish church	Moderate to Major positive	Neutral	Neutral	Neutral	
WALL TO THE CHURCH OF ST MARY THE VIRGIN		1305850	Grade II*	Structure related to parish church	Moderate to Minor positive	Neutral	Neutral	Neutral	
7-17 CHURCH ST		1338276	Grade II	Village settlement	Moderate to Minor positive	Neutral	Neutral	Neutral	
THE DEANERY		1122496	Grade II	Village settlement	Moderate to Minor positive	Neutral	Neutral	Neutral	
DOVECOTE TO THE DEANERY		1171101	Grade II	Village settlement	Moderate to Minor positive	Neutral	Neutral	Neutral	
<b>65: No change, (Note building site to north west of Rayne Lodge)</b>									
RAYNE LODGE		1305302	Grade II	Building close to Stane Street	Minor positive	Neutral	Neutral	Neutral	
CLAPBRIDGE FARM HOUSE	Below 65 across Rayne Rd off Pods Brook Rd	1122716	Grade II	Building close to Stane Street	Minor positive	Neutral	Neutral	Neutral	
<b>66. Rayne Conservation Area - 33 listed buildings: Moderate to Minor change to Rayne Hall and Church of All Saints, elsewhere negligible to no change</b>									
RAYNE CONSERVATION AREA				Village settlement located south east of the site surrounded by rural farmland to north	Major-moderate	Moderate change Conservation Area on site boundary	Less than substantial Degradation of wider setting which informs the character and historic context of the asset.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)

RAYNE HALL  SHALFORD ROAD, RAYNE HALL GREEN, RAYNE, Braintree	House. Early/Mid C14 origin extensively altered for Sir William Capell late C15 with later alterations and additions. Timber framed and rough rendered with some brickwork. Red plain tiled roofs. Red brick chimney stack with square plinth and 3 octagonal shafts to right of central range. Left single chimney stack and rear large square attached shaft stack. Coved eaves cornice. Central range with gabled forward wing to left and gabled crosswing to right. This crosswing with long wall jetty with moulded bressumer to right return. 2 storeys and attics. 2:4:2 window range of mainly cross transom casements. Ground floor windows to left, garage door to right. Central gabled porch with 6 panelled door. Rear building joined to the hall by a passage. Of complex plan. The central C14 range with a long wall jetty now underbuilt. Roof arch braced to principal collars, with secondary collars above and jowled principal rafters. Rear stair tower may relate to this build. The extension to the north end with crown post roof and collar purlins and the east chimney appear to date from some time soon after 1486. C16 south wing probably built for Sir Gyles Capell. Solid tread staircase. The west extension to the north end early C17, presumably built during Henry Capell's residence 1614-1622. The rear outbuilding may have been a medieval kitchen but was so altered C17 onwards, that its age is uncertain. The hall in the centre range has heavy moulded ceiling beams and above the fireplace are 5 brick arches with 4 centred heads. The walls are lined with C16 linenfold panelling, other rooms lined with C17 panelling. C16 doorways with 4 centred heads, anchor badge of the Capells in spandrels. Original mullion windows, original doors. RCHM 4.  National Grid Reference: TL 73217 22962.	1147693	Grade II*	NOT ACCESSIBLE  Rayne Conservation Area  Domestic setting on edge of Rayne Conservation Area within wider rural setting to north and east, potential views west to site	NOT ACCESSIBLE  Major positive contribution	NOT ACCESSIBLE  Potential views west to site from Hall but no access	Less than substantial	NOT ACCESSIBLE	NOT ACCESSIBLE
WALL ENCLOSING GARDEN  SHALFORD ROAD, RAYNE HALL GREEN,	To east of Rayne Hall and adjoining church yard  National Grid Reference: TL 73259 22954.	1122768	Grade II	Rayne Conservation Area	Moderate positive	Moderate to minor change	Neutral		



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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RAYNE, Braintree									
<p>CHURCH OF ALL SAINTS</p> <p>SHALFORD ROAD, RAYNE HALL GREEN, RAYNE, Braintree</p>	<p>Parish church. Believed to be circa 1510 west tower. Built for Sir William Capell. C19 Nave, Chancel, Choir, Vestry and South Porch. Circa 1914 Sanctuary and Clergy Vestry. Red brick. Red tiled roofs. Stone dressings to C19 windows moulded red brick C20 windows. The very fine west tower, 11 ft. by 10 ft. of 3 stages with some blue brick diapering. Stepped buttresses, diagonal to west, set back to north east with octagonal stair turret to south east, this with moulded band to first and third stages, crenellated to second stage and pyramidal 4 stage capping. Moulded plinth with a panelled course, 4 contain shields, 2 blank, a lion and an anchor in the other 2, other panels with quaterfolles. Slit lights to each stage. Plinth and stage bands follow through all faces. Crenellated parapet with panels under, crocketed pinnacles at the angles. A small window with 4 centred head to north and south walls. 4 walls of bell chamber each with transomed 2 light louvre openings under a 4 centred head. Slightly projecting west doorway and window plastered, right and left oriel niches to half window height. Doorway with continuously moulded jambs and 4 centred arch under a square head with label. 3 light window with 4 centred head and label. Moulded brick crow stepped pediment surmounted by crocketed pinnacle. The sunken centre panel now with clock face. C19 Nave with angle buttresses surmounted by pinnacles. Three 2 stage buttresses and four 2 light windows to north and south walls. South porch with doorway similar to windows. Parapet to gable. Circular window to east wall gable apex with single light windows to north and south. C20 sanctuary with domed angle buttresses, angled clergy vestry with flat roof. The east window of 3 moulded brick lights with cusping and circles with tracery, in semi-circular head with label extending to buttresses. Cusped 3 light window to vestry, 2 lights with moulded 4 centred heads and one light with cusped segmental head. Moulded brick plinth. The west door now used as the main door. Interior. Tower arch now double, the eastern arch C19.</p>	1308377	Grade I	<p>Rayne Conservation Area</p> <p>Immediate ecclesiastical setting on edge of Rayne Conservation Area within wider rural setting to north and east</p>	Major positive contribution	<p>Moderate-major change</p> <p>Curtilage of church yard overlooks site to west</p>	Less than substantial		

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	Original 4 centred west arch responds shafted with moulded capitals to east and chamfered to west. Replica Capell helm in tower. Nave with arched braces and side struts to Queen post roof with circular bracing over. Pendants to Queen posts arched braces on corbels to tie beams. Coloured glass to windows. Arms of Earls of Essex over south door. C17 plain stone font. C14 octagonal restored font, with carved panels depicting lion, eagle, ox and man, IHS, cross, dove, hand of God. 2 carved wooden angels believed to be from the old church. C19 carved oak pulpit. Carved oak choir screen 1901, memorial to Queen Victoria, carved by J.L. Rudken. Chancel. Rector's stall C16 carved oak. C15 carved oak panel above entrance to clergy vestry. Bevington of London organ. c.1480 stone slabs in front of altar with indents of a man in armour and a woman with a butterfly head-dress. Sanctuary C15 sedilia and aumbry of carved oak. c.1914 reredos with 15 carved oak panels of C17. C14 altar rail with carved panels. Stained glass to all windows of Saints, 1914 by the Norwich Glass Company. RCHM 1.  National Grid Reference: TL 73309 22913.								
STOCKS FARMHOUSE		1122759	Grade II	Rayne Conservation Area	Moderate positive	Neutral	Neutral	Neutral	
25 AND 27, THE STREET		1338156	Grade II	Rayne Conservation Area	Moderate positive	Neutral	Neutral	Neutral	
TURNER'S COTTAGE		1122476	Grade II	Rayne Conservation Area	Moderate positive	Neutral	Neutral	Neutral	
NAGLINGHURST		1122477	Grade II	Rayne Conservation Area	Moderate positive	Neutral	Neutral	Neutral	
<b>67: Moderate impact to 78 &amp; 80 Shalford Road and no change to Thatched Cottage</b>									
THATCHED COTTAGE		1147679	Grade II	Rural dwelling within small rural settlement	Moderate positive	Neutral	Neutral	Neutral	
78 AND 80, SHALFORD ROAD	House now 2 dwellings. C17 or earlier with later alterations and additions. Timber framed and rough rendered. Half hipped	1122766	Grade II	Immediate domestic setting on edge of small settlement within a	Moderate positive contribution	Moderate-minor change	Less than substantial (slight)		Create buffer zone along site boundary

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SHALFORD ROAD, Rayne, Braintree	red plain tiled roof. C20 gabled wing to centre front. Original wing to rear. Central red brick chimney stack. 2 storeys. 1:1:1 window range of small paned casements. Chamfered bridging joists exposed. Pump with fluted head and spout attached to rear wall. RCHM 14.  National Grid Reference: TL 72725 23096.			wider rural setting		Views north west to site	Degradation of wider setting which informs the character and historic context of the asset.		
<b>68: Moderate-minor change to Easter Cottage and negligible change to Gould's farm complex</b>									
GOULD'S FARMHOUSE  SHALFORD ROAD, Rayne, Braintree	House. C17 with later alterations and additions. Timber framed and plastered. Red plain tiled roof. Off centred red brick chimney stack. 2 storeys. Rear outshot. 4 window range of small paned vertically sliding sashes. C20 open gabled porch with 2 light 2 panelled door. Back to back inglenook fireplace, chamfered brick edging and chamfered mantel beam. Chamfered bridging joists. Inscribed date DC 1725 to side brace, probably relating to C18 alterations. Halved and bladed scarf to top plate. C17 moulded fire surround.  National Grid Reference: TL 72448 23168.	1122764	Grade II	Immediate domestic setting to east of farmstead comprising of 20 <sup>th</sup> C industrial agricultural buildings.	Minor positive  Asset degraded by adjacent 20 <sup>th</sup> C agricultural buildings	Negligible change  Built development of industrial agricultural buildings obscure views to site	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.		
GRANNARY  SHALFORD ROAD, Rayne, Braintree	4m N of Gould's Farmhouse  Granary. Probably C18 of re-used medieval timber. Timber framed and plastered. Red pantiled roof. Central vertically boarded door. On staddle stone, 3 or 4 to each side.  National Grid Reference: TL 72448 23182.	1122765	Grade II	Granary building east of farmstead	Moderate-minor positive	Negligible change  Built development of industrial agricultural buildings obscure views to site	Less than substantial (slight)		
BARN  SHALFORD ROAD, Rayne, Braintree	12m SW of Gould's Farmhouse  Barn. C16/C17. Timber framed and plastered. Corrugated iron clad roof half hipped to right. Central gabled midstrey. 5 bays. Side purlin roof. Some serpentine braces to top plates and tie beams. Through bracing to walls. 2 pairs of Queen struts to roof.  National Grid Reference: TL 72422 23151.	1147670	Grade II	Immediate agricultural setting part of farmstead within wider rural setting	Moderate positive	Negligible change  Built development of industrial agricultural buildings obscure views to site	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
WALNUT TREE COTTAGE SHALFORD ROAD, DUCK END GREEN, Rayne, Braintree	Cottage. C16/C17 or earlier with later alterations and additions. Timber framed and plastered, weatherboarded plinth. Red plain tiled roof with 2 gabled dormers. Gault brick chimney stack to left. External red brick chimney stack to right. One storey and attics. C20 single storey extension to right. 2:1 window range of 3 light small paned casements with pentice boards over. Enclosed red tile gabled porch with vertically boarded door. Chamfered bridging and ceiling joists exposed.  National Grid Reference: TL 72318 23124.	1308441	Grade II	Immediate domestic setting within small settlement to west within a wider rural setting	Minor	Neutral/uncertain  Possible views to site from rear of cottage. Not accessible	Less than substantial (slight)  Possible views to site from rear of cottage. Not accessible	-	-
EASTER COTTAGE ENDLEY SHALFORD ROAD, DUCK END GREEN, Rayne, Braintree	A pair of cottages. C16/C17 with later alterations and additions. Timber framed and plastered with some weatherboarding. Thatched roof with 2 eyebrow dormers to left and gabled dormer to right. Red brick chimney stack. Single storey red tiled extension to left. 4 window range of small paned casements. C20 enclosed gabled porch to left. Vertically boarded door to right. Inglenook fireplace. Exposed ceiling beams. There is a pump with fluted head and spout attached to the front wall of Endley Cottage. RCHM 16.  National Grid Reference: TL 72272 23125.	1122763	Grade II	Immediate domestic setting on edge of small settlement to west within a wider rural setting	Moderate positive	Moderate - Minor change  Views north-west to site	Less than substantial (slight)  Degradation of wider setting which informs the character and historic context of the asset.  Asset orientated east – west away from site.		Create buffer zone along site boundary
<b>69: Major change, site boundary borders curtilage of farm complex</b>									
POUND FARMHOUSE SHALFORD ROAD, Rayne, Braintree	House. C16 or earlier origin with C18 and later additions and alterations. Timber framed and plastered. Red plain tiled roof. Wings at rear. 2 red brick chimney stacks, that to right of 4 octagonal shafts with moulded capping. 2 storeys. 4 window range of small paned vertically sliding sashes. Off centre right 6 panelled door in moulded surround, flat canopy on brackets. Single storey extension to left with C20 casement. RCHM 18.  National Grid Reference: TL 71946 23335.	1338151	Grade II	Immediate domestic setting as part of a farmstead within wider rural open farmland setting	Major Positive	Major change  Asset on boundary of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		Create buffer zone around boundary to cottage and north of farm complex to include open rural zone
OUTBUILDING SHALFORD ROAD,	Adjacent to rear of Pound Farmhouse  Outbuilding, formerly stables with loft over. C17/C18. Timber framed and plastered.	1122760	Grade II	Immediate agricultural setting as part of farmstead within wider	Major Positive	Major change  Asset on boundary of site. Introduction of built	Less than substantial  Loss of relationship, historic and functional		Create buffer zone around boundary to cottage and north of farm complex to

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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Rayne, Braintree	Red plain tiled roof. 2 double vertically boarded doors and loft door to left gable apex. Included for group value.  National Grid Reference: TL 71960 23352.			rural setting		development adjacent to asset replaces rural setting of asset with urban setting.	connection, of the asset to its rural setting		include open rural zone
BARN AND CART LODGE  SHALFORD ROAD, Rayne, Braintree	30m NW of Pound Farmhouse and adjacent to road  Barn and cartlodge range. C18/C19. The barn timber framed, the cartlodge red brick built. Grey slate roof to barn, red pantiled roof to cartlodge. L-plan. 5 bays to cartlodge, 7 pilaster strips to road face. 2 loft doors and double vertically boarded doors to barn. Iron weathervane to apex.  National Grid Reference: TL 71915 23374.	1122761	Grade II	Immediate farm setting part of farm complex within wider rural setting	Major Positive	Major change  Asset on boundary of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		Create buffer zone around boundary to cottage and north of farm complex to include open rural zone
COTTAGE  SHALFORD ROAD, Rayne, Braintree	On opposite side of road, 70m NW of Pound Farmhouse, Pound Farm  Cottage. C16/C17 with later alterations and additions. Timber framed and plastered, brick plinth. Red plain tiled roof with double catslide dormer. 2 red brick chimney stacks. One storey and attics. 3 window range of C20 small paned casements. French door to left. Temporary covering to centre. Back to back inglenook fireplace with chamfered mantel beam. Chamfered bridging joists.  National Grid Reference: TL 71879 23389.	1122762	Grade II	Immediate domestic setting as part of a farm complex within wider rural setting	Major Positive	Major change  Asset on boundary of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Less than substantial  Loss of relationship, historic and functional connection, of the asset to its rural setting		Create buffer zone around boundary to cottage and north of farm complex to include open rural zone
<b>70: Minor change, immediate tree screen to West and topography reduces views to site</b>									
RAYNE RAILWAY STATION	Railway station built for the Great Eastern Railway in 1869.	1425096	Grade II	West of settlement	Minor Positive	Minor change	Less than substantial (slight)	Potential for increase in use	
HAVERINGS FARMHOUSE  THE STREET, Rayne, Braintree	House. C17 or earlier rear wing. C19 front range. Timber framed and plastered rear, red brick front range. Hipped grey slate roof. 3 red brick chimney stacks. 2 storeys. 3 window range of vertically sliding sashes. Central 2 panel 2 light door. The flat canopy with frieze and moulded cornice supported by Tuscan columns with moulded capitals and bases.	1122775	Grade II	Immediate domestic setting as part of a former farmstead, now converted to domestic use, within wider rural setting to north and north-west and built development of Rayne	Minor Positive	Minor change  Views north west to site partially screened by trees to immediate east.	Less than substantial (slight)  Original functional connection of farmhouse to former farm buildings has been lost and built up development from Rayne to the east has degraded		Create buffer zone belt along Pods Lane

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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	National Grid Reference: TL 72474 22574.			to east			the functional significance of the asset to a rural setting		
CAST IRON RAILINGS THE STREET, Rayne, Braintree	To front gardens of Haverings Farmhouse and attached by a gate to the right of Barn. National Grid Reference: TL 72505 22563.	1147867	Grade II	Part of former farmstead	Minor Positive	Minor change	Less than substantial (slight)		
BARN THE STREET, Rayne, Braintree	Adjoining the street, 20m W of Haverings Farmhouse  Barn. C18. Timber framed and weatherboarded. Corrugated asbestos roof outshot at rear with rear midstrey. Double vertically boarded doors to road frontage. 3 bays. Hanging knees to tie beams. Side purlin roof. The cast iron railings and gate q.v. 8/197 to right. Part of farm complex and group value to main road.  National Grid Reference: TL 72459 22561.	1122776	Grade II	Converted to domestic accommodation within wider domestic dwelling setting, previously part of the farmstead, within wider rural setting to north and north-west and built development of Rayne to east	Minor Positive	Minor change  Built development mitigates views to site	Less than substantial (slight)  Change of use of farm buildings to domestic use and built up development from Rayne to the east has degraded the functional significance of the asset to a rural setting		Create buffer zone belt along Pods Lane
BARN THE STREET, Rayne, Braintree	Adjoining the street, 4m W of barn, 20m W of Haverings Farmhouse  Barn. C15/C16. Timber framed and weatherboarded. Corrugated asbestos roof hipped to road and outshot with midstrey to right. 4 bays with one extension bay. Halved arch braces to walls. 2 armed crown post roof structure.  National Grid Reference: TL 72439 22559.	1338138	Grade II	Converted to domestic accommodation within wider domestic dwelling setting, previously part of the farmstead, within wider rural setting to north and north-west and built development of Rayne to east	Minor Positive	Minor change	Less than substantial (slight)  Change of use of farm buildings to domestic use and built up development from Rayne to the east has degraded the functional significance of the asset to a rural setting		Create buffer zone belt along Pods Lane
SMALL BARN THE STREET, Rayne, Braintree	Adjoining road 10m W of barn at Haverings Farm  Small barn. C17 origin with later re-roof. Timber framed and weatherboarded. Corrugated asbestos roof. Gable to road. Through bracing to walls.  National Grid Reference: TL 72427 22552.	1273905	Grade II	Converted to domestic accommodation within wider domestic dwelling setting, previously part of the farmstead, within wider rural setting to north and north-west and built development of Rayne to east	Minor Positive	Minor change	Less than substantial (slight)  Change of use of farm buildings to domestic use and built up development from Rayne to the east has degraded the functional significance of the asset to a rural setting	Neutral	Create buffer zone belt along Pods Lane
CART LODGE THE STREET, Rayne,	Adjoining road 3m W of small barn at Haverings Farm  Cartlodge. C19. Red brick. Grey slate roof.	1122734	Grade II	Converted to domestic accommodation within wider domestic dwelling setting, previously part	Minor Positive	Minor change	Less than substantial (slight)  Change of use of farm	Neutral	Create buffer zone belt along Pods Lane

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Braintree	4 bays. King post roof. Hanging knees to eaves. To the west is one bay weatherboarded extension of similar date. Included for group value and as part of the farm complex.  National Grid Reference: TL 72415 22550.			of the farmstead, within wider rural setting to north and north-west and built development of Rayne to east			buildings to domestic use and built up development from Rayne to the east has degraded the functional significance of the asset to a rural setting		
STABLES  THE STREET, Rayne, Braintree	20m W of granary at Haverings Farm  Stables. C16/C17. Timber framed and weatherboarded. Hipped corrugated asbestos clad roof. 2 original vertically boarded doors. Side purlin roof.  National Grid Reference: TL 72441 22587.	1338140	Grade II	Converted to domestic accommodation within wider domestic dwelling setting, previously part of the farm complex, within wider rural setting to north and north-west and built development of Rayne to east	Minor Positive	Minor change	Less than substantial (slight)  Change of use of farm buildings to domestic use and built up development from Rayne to the east has degraded the functional significance of the asset to a rural setting	Neutral	Create buffer zone belt along Pods Lane
GRANARY  THE STREET, Rayne, Braintree	20m NW of Haverings Farmhouse  Granary. C19. Timber framed and weatherboarded. Grey slate roof. Central door,. On cast iron staddle stones.  National Grid Reference: TL 72441 22587.	1122735	Grade II	NOT ACCESSIBLE  (to rear of Barn and Outbuildings)	NOT ACCESSIBLE  Minor Positive	NOT ACCESSIBLE  Minor Change	NOT ACCESSIBLE  Less than substantial (slight)	NOT ACCESSIBLE	NOT ACCESSIBLE
<b>71: No change</b>									
FAIRY HALL		1122795	Grade II	Isolated rural dwelling located between Great Notley and Rayne within area of A120	Moderate to Minor Positive	Neutral	Neutral	Neutral	
PUMP	3m from kitchen door of Fairy Hall	1147531	Grade II	HA structure related to Fairy Hall	Moderate to Minor Positive	Neutral	Neutral	Neutral	
<b>72: No change</b>									
NAGLINGHURST		1122477	Grade II	Isolated rural dwelling located between Great Notley and Rayne within area of A120	Moderate to Minor Positive	Neutral	Neutral	Neutral	
<b>73: No change</b>									
STANFORD		1172003	Grade II	Isolated rural dwelling located between Great	Moderate to Minor	Neutral	Neutral	Neutral	

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FARMHOUSE				Notley and Rayne within area of A120	Positive				
BARN	40m SE of Standford Farmhouse	1122445	Grade II	Ancillary building located between Great Notley and Rayne within area of A120	Moderate to Minor Positive	Neutral	Neutral	Neutral	
BARN	Adjoining Standford Farmhouse	1122478	Grade II	Ancillary building located between Great Notley and Rayne within area of A120	Moderate to Minor Positive	Neutral	Neutral	Neutral	
<b>74: No change</b>									
LITTLE COMMON COTTAGE		1122797	Grade II	Isolated rural dwelling located between Great Notley and Rayne within area of A120	Moderate to Minor Positive	Neutral	Neutral	Neutral	
SPINNERS		1122798	Grade II	Isolated rural dwelling located between Great Notley and Rayne within area of A120	Moderate to Minor Positive	Neutral	Neutral	Neutral	
<b>75: No change</b>									
BLACKLEY'S		1168191	Grade II	Isolated rural dwelling west of Great Notley	Moderate to Minor Positive	Neutral	Neutral	Neutral	
MOUNTGATE		1322265	Grade II	Isolated rural dwelling west of Great Notley	Moderate to Minor Positive	Neutral	Neutral	Neutral	
<b>76: No change</b>									
TAVENERS		1112823	Grade II	Isolated rural dwelling west of Great Notley	Moderate to Minor Positive	Neutral	Neutral	Neutral	
PYES BRIDGE HOUSE		1168094	Grade II	Isolated rural dwelling west of Great Notley	Moderate to Minor Positive	Neutral	Neutral	Neutral	
<b>77: No change</b>									
GATEWOODS		1122757	Grade II	Isolated rural dwelling close to A120 south of	Moderate to Minor	Neutral	Neutral	Neutral	



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FARMHOUSE				site allocation	Positive				
PUMP	In front of Gatewoods Farmhouse	1338150	Grade II	Structure related to farm building close to A120 south of site allocation	Moderate to Minor Positive	Neutral	Neutral	Neutral	
BARN	20m NW of Gatewoods Farmhouse	1122758	Grade II	Ancillary building close to A120 south of site allocation	Moderate to Minor Positive	Neutral	Neutral	Neutral	
ROOKS		1147272	Grade II	Isolated rural dwelling close to A120 south of site allocation	Moderate to Minor Positive	Neutral	Neutral	Neutral	
<b>77A: No change</b>									
DRAPERS FARM HOUSE		1322272	Grade II	Isolated rural dwelling close to A120 south of site allocation	Moderate to Minor Positive	Neutral	Neutral	Neutral	
DRAPERS FARM OUTBUILDINGS	15m SW of Drapers Farm	1147278	Grade II	Isolated rural dwelling close to A120 south of site allocation	Moderate to Minor Positive	Neutral	Neutral	Neutral	
<b>78: No change</b>									
FENTONS FARMHOUSE		1338148	Grade II	Isolated rural dwelling close to A120 south of site allocation	Moderate to Minor Positive	Neutral	Neutral	Neutral	
SMALL BARN	Adjacent to W of barn, 30m NW of Fentons Farmhouse	1338149	Grade II	Ancillary building close to A120 south of site allocation	Moderate to Minor Positive	Neutral	Neutral	Neutral	
BARN	30m NW of Fentons Farmhouse	1122756	Grade II	-	-	-	-	-	-
<b>79: Not accessible</b>									
GRAUNT COURTS		1112844	Grade II	NOT ACCESSIBLE (Vehicle not suitable for farm track)	NOT ACCESSIBLE	NOT ACCESSIBLE	NOT ACCESSIBLE	NOT ACCESSIBLE	NOT ACCESSIBLE
<b>80: No change</b>									

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PYES BRIDGE FARMHOUSE		1307160	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
PYES BRIDGE FARMHOUSE BARN	10m W of House	1112822	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
PYES FARM COTTAGE		1112820	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
PYES FARM COTTAGE BARN	30m NW of of House	1147926	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
<b>81: No change</b>									
SLOUGH HOUSE		1147334	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
THORPS		1112845	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
FRENCHES FARMHOUSE		1322273	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
FRENCHES FARM BARN	10m S of Farmhouse	1262794	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
FRENCHES FARM PUMP	To E of House	1112846	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
FRENCHES FARM BREWHOUSE	5m NE of House	1147287	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
FRENCHES FARM BARN	40m NW of House	1147290	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
TESSMORLANDS		1322274	Grade II	Rural settlement south to A120	Moderate Positive	Neutral	Neutral	Neutral	
<b>82: Major change</b>									
BARN BARDFIELD SALING, BRAINTREE	30m SE of Betts Farmhouse Barn. C17. Timber framed and weatherboarded. Half hipped thatched roof. Vertically boarded door. 4 bays. Double	1122837	Grade II	Immediate agricultural setting as part of a farmstead within wider rural setting with open views and wider views	Major positive	Major change Asset on site boundary	Less than substantial Degradation of relationship, historic and functional connection, of		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
	side purlins to roof with collars and a separate lower collars. Through bracing to walls.  National Grid Reference: TL 69084 25341.			of farmstead within its rural, open farmland setting, on boundary of site			the asset to its rural setting due to close proximity of site		
GRANARY  CROW'S GREEN, BARDFIELD SALING, BRAINTREE	4m S of Betts Farmhouse  Granary. C18. Timber framed and weatherboarded. Red plain tiled roof of side purlin with ridge board construction. One storey and loft. Ground floor door. Loft door approached by fixed timber steps. Original bins in loft.  National Grid Reference: TL 69062 25353.	1146870	Grade II	Immediate agricultural setting as part of a farmstead within wider rural setting with open views and wider views of farmstead within its rural, open farmland setting, on boundary of site	Major positive	Major change  Asset on site boundary	Less than substantial  Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site		
BETT'S FARMHOUSE  CROW'S GREEN, BARDFIELD SALING, BRAINTREE	House. C17/C18. Timber framed and plastered. Brick plinth. Hipped red tiled roof. 2 red brick chimney stacks. 2 storeys. 3 window range of small paned vertically sliding sashes in moulded surrounds. Central gabled porch with ornate timber work and trellising. 6 panelled door. There is a single storey extension of similar materials to the left.  National Grid Reference: TL 69047 25356.	1308769	Grade II	Immediate domestic setting as part of a farmstead within wider rural setting with open views and wider views of farmstead within its rural, open farmland setting, on boundary of site	Major positive	Major change  Asset on site boundary	Less than substantial  Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site		
CARTLODGE  CROW'S GREEN, BARDFIELD SALING, BRAINTREE	30m NE of Bett's Farmhouse  Cartlodge. C18/C19. Timber framed and weatherboarded. Red pantiled roof. 4 bays. Hanging knees to tie beams. Side purlin ridge board roof. Through bracing to walls. Included for group value.  National Grid Reference: TL 69061 25392.	1122836	Grade II	Immediate agricultural setting as part of a farmstead within wider rural setting with open views and wider views of farmstead within its rural, open farmland setting, on boundary of site	Major positive	Major change  Asset on site boundary	Less than substantial  Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site		
<b>1.2 Scheduled Monument</b>									
PORTERS HALL	The monument includes a moated site	1008701	Scheduled	West of site	Major positive	Moderate to major	Less than substantial		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
MOATED SITE Stebbing	situated at Porter's Hall on a hill top overlooking and 1.25km south-east of Stebbing Brook. It includes a rectangular moated area which measures 110m NW-SE by 65m NE-SW. The arms are between 12m and 6m in width and are water-filled, except to the south-west where they have recently dried out. The eastern corner has an irregular extension which measures 30m NE-SW by 20m NW-SE. The southern corner has also been extended along the same line as the south-western arm for a further 32m. Along the southern edge of this arm is a slight bank, 3.5m in width and about 0.4m high which is considered to have been used as a garden terrace. (Excerpt only) (4 listed buildings on site)  National Grid Reference: TL 67783 23645.						change	Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site	
THE MOUNT; MOTTE CASTLE STEBBING PARK	Motte castle situated on a prominent west facing spur in Stebbing Park, nw of the church.	1009247	Scheduled	Within Stebbing Conservation Area	Major positive	Minor – negligible change	Less than substantial		
<b>1.3 Sites of Special Archaeological Interest</b>									
PORTERS HALL STEBBING	Roman remains were reported from large field south east of the road to Saling. 0.25 miles North of Hall. Finds included broken tile, pottery, chalk. Deep ploughing revealed a rectangular line of buildings, each c20x40ft. Restricted excavation in 1951-1952 found a masonry building, apparently a bath house, 216yds from the west corner and 10yds from the north side of the field. It has good foundations. (Excerpt only)  Grid Reference: TL 677 244	1259 SMR no.	Monument	West of Site	Major positive				Potential for further archaeological remains
BADCOCKS FARMHOUSE STEBBING	C17 timber frame house <i>Already listed under Site 5</i> Grid Reference: TL 680 248	1112734 36700 SMR no.	Grade II						
ANDREWS FIELD WW11 AIRFIELD  BARDFIELD SALING, BRAINTREE. GREAT	WW11 Airfield of the 8th Air Force (USAF) station 485 ( <i>Adjacent to Site 5</i> )  Grid Reference: TL 690 246	14090 SMR no.	Monument	On site, north west area					Non designated asset. Potentially significant

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

SALING, BRAINTREE. STEBBING, UTTLESFORD.									
SOUTH OF BOXTED WOOD STEBBING	Possible site of Church Grid Reference: TL 697 233	1240 SMR no.	Monument	On site, north of River Ter adjacent Blake End	Major positive				
STANE STREET – ROMAN PHASE FELSTED, GREAT DUNMOW, LITTLE CANFIELD, LITTLE DUNMOW, STEBBING	Stane Street, course of Roman Rd Grid Reference: TL 744 231	1226 SMR no.	Monument - road	South of site on Stane Street	Major positive				Potential for archaeology along the route of Stane Street
NORTH OF GRANSMORE GREEN FELSTED, STEBBING	Roman remains said to have been found here. Finds said to have been found in vicinity of Roman building at TL 68862334 (see SMR 1238) Grid Reference: TL 695 229	1241 SMR no.	Find spot	Outside site at Stebbing	Major positive				Potential for further archaeological remains
STEBBING GREEN ROMAN MILL STEBBING	Spread of rammed clay with chalk defining presumed Roman timber building, though no traces of beam slots. Site assessment – site now totally destroyed and became agricultural reservoir. Grid Reference: TL 688 233	8001 SMR no.	Monument	On site east of Stebbing Green	Major positive				Within area of new reservoir
STEBBING GREEN ROMAN MILL STEBBING	Grey coarse ware sherd with trail of cream slip on one surface. (images on Heritage Gateway site) Grid Reference: TL 688 233	1239 SMR no.	Find spot	On site north of Stebbing Green	Major positive				Potential for further archaeological remains
STEBBING GREEN ROMAN MILL STEBBING	Roman remains and pavement found 1938 Grid Reference: TL 688 233	1238 SMR no.	Monument	On site north of Stebbing Green	Major positive				Potential for further archaeological remains
SUNNYSIDE AND BYWAYS. STEBBING	C17 timber framed houses Grid Reference: TL 685 232	1168880 36705 SMR no.	Listed Building Grade II	Refer to item 24 & 25.					

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b>									
OLD LEAS STEBBING	C17 timber framed house. Grid Reference: TL 684 232	1168887 36712 SMR no.	Listed Building Grade II	Refer to item 24 & 25.					
WILLOW THATCH AND MAYVIEW STEBBING,	C18 or earlier timber framed houses. Grid Reference: TL 683 233	1322302 36714 SMR no.	Listed Building Grade II	Refer to item 24 & 25.					
ST JUDES STEBBING	C17 or earlier timber framed house with early C 19 flint and red brick cladding Grid Reference: TL 684 232	1112735 36709 SMR no.	Listed Building Grade II	Refer to item 24 & 25.					
<b>1.4 Conservation Areas</b>									
RAYNE	South East of proposed site, out of boundary			Refer to item 66					
GREAT SALING	North of proposed site, out of boundary			Refer to item 39					
STEBBING	West of proposed site, out of boundary			Refer to item 19					
<b>1.5 Non Designated Sites</b>									
OLD HALL	Evidence of Moat and Fishpond (south of Site 4, within site boundary)	NDA	NDA	Use unknown. House (late Victorian) with historic moat and fishponds and mature trees on boundary, with views, through trees, out over flat terrain	Moderate positive	Moderate change NDA within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting.	Moderate-major		
MUCHMORES FARM AIR HANGAR	T2 Air Hangar (west of Site 2, within site boundary)	NDA	NDA	Former air hangar within wider rural setting with open views out over flat terrain	Moderate positive	Moderate change NDA within proposed site. Introduction of built development on or around asset replaces rural setting of asset with urban setting and potential loss of asset	Moderate-major		
AIRFIELD BUILDINGS SALING ROAD,	To Andrewsfield Airfield WWII (by Site 5, within site boundary)	NDA	NDA	Airfield buildings within airfield, within wider rural setting on flat	Moderate positive	Moderate change NDA within proposed site. Introduction of built	Moderate- Major		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)									
Stebbing				terrain		development on or around asset replaces rural setting of asset with urban setting and potential loss of asset Asset associated historically and functionally with Andrewsfield Aerodrome and related buildings			
AIRFIELD FIRING RANGE – THE BUTTS  SALING ROAD, Stebbing	(by Site 5, within site boundary)	NDA	NDA	Butts still in use, adjacent to Andrewsfield Airfield, within wider rural setting	Moderate positive	Moderate change  NDA within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting. Asset associated historically and functionally with Andrewsfield Aerodrome	Moderate		
SMALL ARBORETUM BY BLAKE HOUSE FARM  BLAKE END, Great Saling	Victorian (by Site 1, within site boundary)	NDA	NDA	Small arboretum to west of Blake House Farm, across small road, within wider rural setting of open farmland	Moderate positive	Moderate-Major change  NDA within proposed site. Introduction of built development around asset replaces rural open setting of asset with urban setting.	Moderate-major		
LHOMANS BARN  GRANSMORE GREEN, Felsted	18 <sup>th</sup> 19 <sup>th</sup> C farm building NE of Sparlings Farmhouse (within survey area item 1, outside site boundary)	NDA	NDA	Immediate domestic setting, within wider rural setting. A120 highway to the north nearby	Moderate-minor positive	Minor change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate-minor	Degradation of relationship of asset to its wider rural historic setting.  Existing built development partially mitigates views to site.	
OLD MILL HOUSE  Bardfield Saling, Braintree	(within survey area item 37, outside site boundary)	NDA	NDA	Immediate domestic setting within village within wider rural setting. Trees on dwelling boundary and other built development	Moderate positive	Negligible – no change  Site in close proximity to asset.  Tree screens to asset	Negligible	Degradation of wider setting which informs the character and historic	

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
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**Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)**

				of village screen views out, site in close proximity		boundary mitigate views to site.	context of the asset.		
NISSEN HUTS (2 NO.) Rayne, Braintree	Adjacent to Pound Farmhouse (within survey area item 69)	NDA	NDA	Immediate farm setting part of farm complex within wider rural setting	Neutral/uncertain	Neutral/uncertain Asset on boundary of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Neutral/uncertain		
COLLOPS FARMHOUSE Collops Road, Stebbing	On Collops Farm (within survey area 22)	NDA	NDA	-	-	-	-	-	-
PILL BOX, THE STREET, GREAT SALING	Pill box WWII on outer side of Saling Hall garden wall (within survey area 39)	NDA	NDA	Immediate military setting on boundary garden wall of Saling Hall within urban setting within Great Saling Conservation Area	Major positive	Neutral/uncertain Asset associated historically and functionally with Andrewsfield Aerodrome and related buildings	Neutral/uncertain	-	-

**1.6 Registered Parks and Gardens**

SALING HALL Great Saling	A late C17 walled garden beside further gardens laid out from 1936 onwards, initially by Lady Carlyle and since 1970 by Hugh Johnson.	1000387	Grade II	Walled garden north of village of Great Saling, within Great Saling Conservation Area, generally flat terrain. The grounds of the Hall are screened along the road boundaries by plantations	Major positive	Moderate-major Views out to site to west and south east	Less than substantial Loss of relationship, historic connection, of the asset to its rural setting.		
SALING HALL Great Saling <i>(included here for group value with related Registered Park and Garden above)</i>	Small timber-framed country manor house, faced with red and blue brick under a red-tiled roof. The two-storey building has five bays facing south-east with flanking and projecting wings to east and west. The structure has a long early history but the core of the present house was built by the Maxey family in c 1570 and was given its present character and brick facings by Martin Carter in 1699, since when little has been altered apart from the addition of	1147360	Grade II*	Hall north of village of Great Saling, within Great Saling Conservation Area, generally flat terrain. The grounds of the Hall are screened along the road boundaries by plantations	Major positive	Moderate-major change Views out to site to west and south east replacing rural setting with urban	Less than substantial Loss of relationship, historic connection, of the asset to its rural setting.		



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<p><b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b></p>									

	<p>two front doors at the end of the C18. A conservatory was added to the west facade in 1980.</p> <p>National Grid Reference: TL 6994525933</p>								
<p>SALING GROVE</p> <p>The Street, Great Saling</p>	<p>Park and pleasure ground for which Humphry Repton produced a Red Book in 1791, with subsequent mid C19 and late C20 additions.</p> <p>National Grid Reference: TL 7022225272</p>	1000743	Grade II	<p>Park and pleasure ground of Saling Grove House, situated on southern end of Great Saling Conservation Area with views out over wider rural setting to south east and west</p>	Major positive	<p>Moderate-major change</p> <p>Asset on site boundary, replacing rural setting with urban setting</p>	<p>Less than substantial</p> <p>Loss of relationship, historic connection, of the asset to its rural setting.</p>		
<p>SALING GROVE</p> <p>The Street, Great Saling</p> <p><i>(included here for group value with related Registered Park and Garden above)</i></p>	<p>House. Circa 1754 with C19 additions and alterations. Plastered brick. Hipped grey slate roof. Red brick chimney stack to right. 3 storeys. Parapet, raised to 3 central bays. 2:3:2 window range of vertically-sliding sashes with internal panelled shutters. 2 bands. Central 3-bay flat headed portico with moulded capitals and bases to 4 support columns. Fine Corinthian door surround with moulded and dentilled frieze and pediment. Stone dogs to right and left of portico. 6-panelled door. To the left is a gault-brick extension with grey slate roof hipped to left. One gault-brick chimney stack. Moulded eaves cornice, central band. 2 storeys. 3 window range of vertically sliding sashes with gauged brick arches. To the rear of this extension is a large clock tower of gault brick of 4 stages above the roof level. The first has a vertically-sliding sash window with gauged brick arch with moulded outward splayed cornice over. Plain second stage with moulded band over, third stage with clock face, moulded band and moulded pediment over, fourth stage with sounding louvre, extended moulded band surmounted by a circular, lead covered dome with wrought-iron weathercock. Internal C18 &amp; C19 finishings and staircase. Situated in grounds landscaped by Humphry Repton. Believed to be the only remaining house in Essex of Georgian period completed with Repton Garden. Mentioned V &amp; A Exhibition</p>	1122792	Grade II	<p>Immediate domestic setting within park and pleasure ground of Saling Grove, within Great Saling Conservation Area</p>	Major positive	<p>Moderate-major change</p> <p>Asset within Saling Grove pleasure grounds mitigating views out to site from asset but not from its wider setting</p>	<p>Less than substantial</p> <p>Loss of relationship, historic connection, of the asset to its rural setting.</p>		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation. To be read with Map AFGCWB 06
<p><b>Notes: Value assessments and scale of change/impact uses the methods set out in the National Planning Policy Framework (NPPF 2012); Guidance on HIAs for Cultural World Heritage Properties (January 2011)</b></p>									

	1983. National Grid Reference: TL 7024525350								
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## 10.0 Documentary Sources

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**Maps:**

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## Appendix A

A1.1 The following three spreadsheets set out assessments for three further, smaller sites that are additional to the three preferred sites. The brief for these sites looks at the impact on heritage assets, non-designated heritage assets, key views into and out of the site and the setting of heritage assets including archaeological sites. The sites assessed are:

- Chelmer Mead Garden Village
- Elsenham Park Garden Village
- Greater Priors Green, Takeley

A1.2 The methodology for the three additional sites followed that of the three key sites; initially desk based research compiled records in tabular form identifying HER records and Historic England's Heritage list for England before site visits were made to verify heritage and non-designated Heritage assets.

A1.3 Spreadsheets for the three further sites list in tabular form – Asset details, list description, list reference (if applicable), type, setting, contribution to significance, impact to significance, harm benefit, comments, mitigation (where appropriate). Where no impact is identified, this is stated in the asset entry.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
<b>Site: Elsenham</b>									
<b>1.1 Listed Buildings</b>									
<b>Site 1: Elsenham</b>									
OLD MEAD, OLD MEAD ROAD Henham	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).  National Grid Reference: TL 53160 27777.	1230892	Grade II	Immediate domestic setting to W to Old Mead Road.	Moderate positive contribution	Moderate-minor change Views north west to site.	Moderate Degradation of wider setting which informs the character and historic context of the asset.  Hedge screens to east asset boundary partially mitigate views to site.		
WAITING ROOM ON EAST SIDE OF LINE AT ELSENHAM STATION STATION ROAD, Elsenham	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.  National Grid Reference: TL 53345 26986.	1305711	Grade II	Immediate industrial setting located on E side of a railway.	Moderate positive contribution	Moderate-minor change Views north to site.	Moderate Degradation of wider setting which informs the character and historic context of the asset.		Create buffer zone along site boundary
ELSENHAM HALL, HALL ROAD Elsenham	Large C19 red brick mansion with an embattled parapet. Now converted into flats. Three storeys. 1:3:1 window ranges on the south front, the window 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.  National Grid Reference: TL 54337 25866.	1112336	Grade II	Immediate residential setting (manor house) within a wider residential settlement located S to village and next to St. Mary Virgin Church.	Major positive	Moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.  Tree screens and built development in proximity to asset E boundary partially mitigate views to site.	Moderate Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
CHURCH OF ST MARY THE VIRGIN, HALL ROAD Elsenham	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. 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.  National Grid Reference: TL 54228 25924.	1112335	Grade I (Excerpt only)	Immediate ecclesiastical setting within a wider village setting, located on W outskirts of village with partially open views to W and development site.	Major positive	Moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.  Tree screens and built development in proximity to asset E boundary partially mitigate views to site.	Moderate Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
FULLERS END COTTAGE FULLERS END,	C18 timber-framed and plastered cottages, now one tenement. Under renovation at the time of the survey. One storey and attics. Casement windows.	1112369	Grade II						No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
Elsenham	A gabled porch projects on the front (C20). Roof thatched, hipped, with 4 dormer windows on the front.								
SPRING COTTAGE FULLERS END, Elsenham	C18 timber-framed and plastered cottage with a weather-boarded plinth. One storey and attics. Small casements with leaded lights. Roof thatched, half hipped at the north and south ends, with 2 gabled dormer windows and a central chimney stack.	1171144	Grade II	-	-	-	-	-	No view to site.
BROOMFIELD COTTAGE FULLERS END, Elsenham	Small C17-C18 timber-framed and plastered house with a later block added to the north end. Renovated in the C20, with timber-framing exposed on the south block. One storey and attics. Small casement windows with leaded lights. Roofs tiled, half hipped at the north and south ends, with 2 gabled dormer windows. The interior has some exposed timber..	1112329	Grade II	-	-	-	-	-	No view to site.
WHITE COTTAGE FULLERS END, Elsenham	Timber-framed and plastered cottage of C17-C18 origin but much altered and renovated externally. One storey and attics. Casement windows with leaded lights, one small modern bay. Roof, cedar shingles; with one sloping roofed dormer (C20). Included for group value.	1322534	Grade II	-	-	-	-	-	No view to site.
WELLS COTTAGES 4, ROBIN HOOD ROAD, Elsenham	C18-C19 timber-framed and plastered home. Two storeys. Two window range, modern casements. Roof thatched, half-hipped, with an end external chimney stack at the north end. A later single storey addition with a tiled hipped roof extends at the north end.	1322497	Grade II	-	-	-	-	-	No view to site.
WELLS COTTAGES 2 AND 3, ROBIN HOOD ROAD	C17 timber-framed and plastered house. Renovated in the C20. Two storeys. Four window range, modern casements with glazing bars. The north part, of one window range is jettied on the upper storey on exposed joists. Roof thatched, half-hipped. (RCHM 4).	1171224	Grade II	-	-	-	-	-	No view to site.
WELLS COTTAGES 1, ROBIN HOOD ROAD	Small C18-C19 timber-framed and plastered cottage. One storey. Two window range, casements. Boarded door. Roof tiled, with a small central chimney stack.	1112342	Grade II	-	-	-	-	-	No view to site.
ROBIN HOOD PUBLIC HOUSE	C18-C19 timber-framed and plastered building. Two storeys. Three:one window range, modern casements. Two doorways with flat hoods on brackets. Roof tiled, half hipped at the south end. Section to rear not of special interest.	1171219	Grade II	-	-	-	-	-	No view to site.
GILBEY MEMORIAL, HIGH STREET	Erected in 1896 by Sir Walter Gilbey of Elsenham Hall, in memory of his wife. It was the village pump until mains water came to the area. An octagonal structure with a domed roof crowned by a ball finial and supported on columns which stand on a brick base about 3 ft high.	1305700	Grade II	-	-	-	-	-	No view to site.
OLD VICARAGE, HALL ROAD	Early C19 stuccoed Regency house. Two storeys. The south front has 2 large 2 storeyed bows, each	1112334	Grade II	Immediate domestic setting within a wider	Moderate positive	Moderate change	Moderate		Create buffer zone along site boundary

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Elsenham	with 3 window range and a central doorway with a Doric portico with fluted columns, and one double-hung sash above. All the windows have glazing bars (narrow section). A wing of 4 window range extends to the west and the west end, of one window range, breaks forward, with a hipped roof. Gabled wings extend to the north. The windows are mainly double-hung sashes with glazing bars (some casements). Roofs tiled. National Grid Reference: TL 53883 26184.			village setting, located on S outskirts of village.		Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Degradation of relationship of asset to its wider historic setting.  Hedge screen to E asset boundary mitigates view to development site.		
TINKERS COTTAGE, THE CROSS Elsenham	Small C17-C18 timber-framed and plastered building. Renovated. One storey and attics. On the front there is a modern date 1600 scratched into the plaster. Modern casements. Roof thatched, half hipped, with end external chimney stacks and one modern dormer. National Grid Reference: TL 53832 26295.	1305747	Grade II	Immediate domestic setting within a wider village setting located adjacent to cross roads, with open views out to E and SE over rural landscape, on site boundary.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
THE CROSS, 5 THE CROSS Elsenham	Small timber-framed and plastered house with late C18 or early C19 external features. One storey and attics. Small casement windows. Roof tiled, with a gambrel roof at the south-east end. Included for group value. National Grid Reference: TL 53828 26306.	1112368	Grade II	Immediate domestic setting within a wider village setting located adjacent to cross roads.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
VILLAGE HALL COTTAGE, THE CROSS Elsenham	Early C18 timber-framed and plastered house. One storey and attics. Casement windows. Boarded door. Roof tiled, (C20), with one sloping roofed dormer on the front and a central chimney stack. A modern weather-boarded addition extends at the south end, with a lean-to roof. National Grid Reference: TL 53815 26316.	1305746	Grade II	Immediate domestic setting within a wider village setting located adjacent to cross roads.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
1 AND 2, THE CROSS Elsenham	Early C18 timber-framed and plastered cottages on a T shaped plan with a gabled wing extending to the west. One storey and attics. Casement windows. Roof tiled, with one gabled dormer on the west side and a gambrel roof at the south end. National Grid Reference: TL 53842 26325.	1322511	Grade II	Immediate domestic setting within a wider village setting located adjacent to cross roads, with open views out over rural landscape to E and SE, on site boundary.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
THE CROWN INN HIGH STREET, Elsenham	C18 timber-framed and plastered building. Two storeys. Four window range. The upper storey has small casements and the ground storey has 3 canted bays with double-hung sashes with glazing bars. There is a 6-panel door with architrave and a hood on brackets. Roof tiled, with one central and one end external chimney stack to the front block. National Grid Reference: TL 53822 26342.	1305698	Grade II		Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
THE STORES	Late C18 or early C19 timber-framed and	1322535	Grade II	Immediate domestic	Moderate positive	Moderate change	Moderate		Create buffer zone



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AND HOUSE HIGH STREET, Elsenham	plastered building. Two storeys. Four window range, double-hung sashes, with vertical glazing bars. The ground storey has 2 small C19 shop bay windows with glazing bars, on shaped brackets, and a central doorway. There is a garage entrance at the west end. Roof tiled, hipped.  National Grid Reference: TL 53847 26351.			setting within a wider village setting located adjacent to cross roads, with open views out over rural landscape to E and SE, on site boundary.		Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Degradation of relationship of asset to its wider historic setting.		along site boundary
THE LODGE HENHAM ROAD, Elsenham	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.  National Grid Reference: TL 53882 26384.	1391101	Grade II	Immediate domestic setting within a wider village setting located adjacent to cross roads, with open views out over rural landscape to E and SE, on site boundary.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
DOVECOTE TO SOUTH WEST OF ELSENHAM PLACE HENHAM ROAD, Elsenham	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.  National Grid Reference: TL 54028 26390.	1112338	Grade II	Dovecote as a part of farmstead, located on E outskirts of village with open views out over rural landscape to S and SE, on close proximity of site boundary.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
BARNS TO WEST OF ELSENHAM PLACE FRONTING ROAD HENHAM ROAD, Elsenham	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 west end. There are gabled entrance bays on the east, west and south sides.  National Grid Reference: TL 54016 26405.	1171188	Grade II	Barns as a part of farmstead, located on E outskirts of village with open views out over rural landscape to S and SE, on close proximity of site boundary.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
ELSENHAM PLACE HENHAM ROAD, Elsenham	C16-C17 timber-framed and plastered house. Cabled 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).  National Grid Reference: TL 54067 26441.	1112337	Grade II	Immediate domestic setting within a wider village setting as a part of former farmstead, located on E outskirts of village with open views out over rural landscape to S and SE, on site boundary.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate  Degradation of relationship of asset to its wider historic setting.		Create buffer zone along site boundary
RANGE OF TCHATCHED,	Range of C17-C18 timber-framed and weather-	1112339	Listed Building	Immediate domestic setting within a wider	Moderate positive	Moderate change	Moderate		Create buffer zone

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TIMBER FRAMED OUTBUILDINGS AND BARN TO WEST OF GARDENERS COTTAGE HENHAM ROAD, Elsenham	boarded outbuildings and barn with thatched roofs. National Grid Reference: TL 54135 26459.		Grade II	village setting with open views out over rural landscape.		Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Degradation of relationship of asset to its wider historic setting.		along site boundary
GARDENERS COTTAGE HENHAM ROAD, Elsenham	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. National Grid Reference: TL 54151 26472.	1171192	Listed Building Grade II	Immediate domestic setting within a wider village setting with open views out over rural landscape to N and S, located SE to Henham Rd.	Moderate positive	Moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting. Existing tree screens adjacent to road mitigate views to site.	Moderate Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site.		Create buffer zone along site boundary
PENNINGTON HALL HENHAM ROAD, Elsenham	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). National Grid Reference: TL 54309 26764.	1278391	Listed Building Grade II	Immediate domestic setting located on outskirts of village, with open views out over rural landscape to E to Henham Rd.	Moderate positive	Minor change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting. Existing tree screens adjacent to road mitigate views to site.	Moderate Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site. Tree screens to east asset boundary partially mitigate views to site.		
DOVECOTE TO EAST PENNINGTON HALL HENHAM ROAD, Elsenham	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. National Grid Reference: TL 54326 26771.	1230880	Grade II	Dovecote as part of farmstead setting.	Moderate positive	Minor change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting. Existing tree screens adjacent to road mitigate views to site.	Moderate Degradation of relationship, historic and functional connection, of the asset to its rural setting due to close proximity of site. Tree screens to east asset boundary partially mitigate views to site.		
BARN TO SOUTH OF PLEGDON HALL, ON WEST SIDE OF YARD	Large C17 timber-framed and weather-boarded barn with an entrance bay on the east side. Roof tiled, half hipped at the south end and on the entrance bay.	1230881	Grade II	-	-	-	-	-	No view to site.
PLEGDON HALL	Timber-framed and plastered house, probably originally a mediaeval hall house on a moated site. Altered and extended in the C17 and later. Renovated in the C20. At the west end there is a cross wing with a jettied upper storey. The centre	1278392	Grade II	-	-	-	-	-	No view to site.

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	part has 2 small gables and the east end projects on the front, with a catslide roof and a gabled dormer. The windows are iron casements with glazing bars, probably an early example of Crittalls manufacture. Roof tiled. At the west end there is a large external end chimney stack and the centre block has a central rectangular stack. The interior has heavy close studding exposed at the west end. Three sides of a former moat extends to the north of the house and the house is built on the site of the south arm. (RCHM 3).								
BARN TO SOUTH EAST OF PLEGDON HALL, ON EAST SIDE OF YARD	Long C17 timber-framed and weather-boarded barn with a corrugated iron roof.	1278393	Grade II	+	-	-	-	-	No view to site.
<b>Site 2: Henham</b>									
COOPERS HALL COTTAGE 1, CROW STREET Henham	Early C19 timber-framed and plastered house. Two storeys. Three window range, double-hung sashes with glazing bars. The doorway has an architrave and flat hood. Roof slate, hipped at the south end.  National Grid Reference: TL 54620 28137	1230856	Grade II	Immediate domestic setting within a wider village setting, located on W outskirts of village with partially open views to W and development site.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.  Tree screens in proximity to asset W boundary partially mitigate views to site.	Moderate  Degradation of relationship of asset to its wider rural historic setting.		Create buffer zone along site boundary
COOPERS HALL COTTAGES Henham	Timber-framed and plastered house with C18 external features, possibly with an earlier frame. Two storeys. Three window range, (arranged 2:1) mainly double-hung sashes with glazing bars, some casements. Boarded doors. Roof thatched, half hipped at the north and south ends, with a central chimney stack.  National Grid Reference: TL 54620 28150.	1278380	Grade II	Immediate domestic setting within a wider village setting, located on W outskirts of village with partially open views to W and development site.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.  Tree screens in proximity to asset W boundary partially mitigate views to site.	Moderate  Degradation of relationship of asset to its wider rural historic setting.		Create buffer zone along site boundary
CORNERWAY OAKVILLE	C18-C19 timber-framed and plastered cottages. Renovated in the C20, but retaining much of the local vernacular character. One storey and attics. Small casement windows. Roof tiled, half hipped at the north-east and south-west ends, with 2 sloping roofed dormer windows and 2 chimney stacks (one central).	1278379	Grade II	-	-	-	-	-	No view to site.
THE WHITE COTTAGE	C17 timber-framed and plastered cottage with a modern later wing added at the rear. Renovated C20. One storey and attics. Casement windows. Roof thatched, with 2 dormers on the north-west front (one gabled) and one dormer at the rear. (RCHM 13).	1230855	Grade II	-	-	-	-	-	No view to site.
VILLAGE PUMP APPROXIMATELY 35 METRES OF GLEBESIDE	C19 cast iron pump standing at the south end of the green.	1278417	Grade II	-	-	-	-	-	No view to site.

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COTTAGE, CROW STREET									
GLEBESIDE COTTAGE, CARTERS LANE	C17-C18 timber-framed and plastered cottage. One storey and attics. Small casement windows, some with leaded lights. Roof thatched, with 3 dormers and a central chimney stack.	1230854	Grade II	-	-	-	-	-	No view to site.
MONDIS, CROW STREET	C17 timber-framed house with exposed timber-framing and plaster infill. Built on an L shaped plan. Partly 2 storeys and partly one storey and attics. Casement windows with leaded lights. Roof tiled, with hipped and half-hipped ends. Three modern gabled dormer windows.	1230852	Grade II	-	-	-	-	-	No view to site.
BACONS COTTAGE CROW STREET, Henham	C18-C19 timber-framed and plastered building. Two storeys. Modern casement windows. Roof thatched, half hipped at the east end. National Grid Reference: TL 54626 28255.	1278389	Grade II	Immediate domestic setting within a wider village setting, located on W outskirts of village with partially open views to W and development site.	Moderate positive	Moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting. Tree screens in proximity to asset W boundary partially mitigate views to site.	Moderate Degradation of relationship of asset to its wider rural historic setting.		Create buffer zone along site boundary
BACONS CROW STREET, Henham	C16-C17 timber-framed and plastered house with the framing exposed on the east front. Restored in the C20. Two storeys. Three window range leaded casements. Roof tiled, with one central and one end chimney stack (rebuilt with old bricks). The interior has exposed timber-framing, beams and ceiling joists and there is a good Tudor plaster fireplace surround. (RCHM 11). National Grid Reference: TL 54604 28269.	1230858	Grade II	Immediate domestic setting within a wider village setting, located on W outskirts of village with partially open views to W and development site.	Moderate positive	Moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting. Tree screens in proximity to asset W boundary partially mitigate views to site.	Moderate Degradation of relationship of asset to its wider rural historic setting.		Create buffer zone along site boundary
CEDAR COTTAGE	C18-C19 timber-framed and plastered cottage. Two storeys. Two window range, casements with glazing bars. A gabled porch projects on the front. Roof thatched, half hipped, with a central chimney stack and one end external stack at the north end.	1230877	Grade II	-	-	-	-	-	No view to site.
PAIR OF COTTAGES IMMEDIATELY TO NORTH OF CEDAR COTTAGE	C18-C19 timber-framed and plastered building. Two storeys. Two window range of 3-light metal casements with glazing bars. Two gabled porches project on the front. Roofs thatched, half hipped at the north and south ends, with a central chimney stack.	1230879	Grade II	-	-	-	-	-	No view to site.
K6 TELEPHONE KIOSK	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.	1239731	Grade II	-	-	-	-	-	No view to site.
WYNDIES CROW STREET	Early C17 timber-framed and plastered building with later alterations and additions. Two storeys. The timber-framing is exposed on the south front and at the east end of the north front. At the east end of the north and south fronts the upper storeys	1230851	Grade II	-	-	-	-	-	No view to site.

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	is jettied on exposed joists. There are some old leaded casements. The jettied upper storey on the south front has an oriel bay window with leaded casements. Roof tiled, with a small gable at the east end and a tall central chimney stack with attached shafts and a tall external stack at the east side. (RCHM 14).								
THE OLD POST OFFICE	C18-C19 timber-framed and plastered building with a modern shop front on the west end and 2 modern bays on the north side. Roof thatched, with a central chimney stack. Included for group value.	1278415	Grade II	-	-	-	-	-	No view to site.
VILLAGE PUMP APPROXIMATELY 15 METRES NORTH WEST OF SCHOOL COTTAGES	C19 cast iron pump standing at the north end of the green.	1230849	Grade II	-	-	-	-	-	No view to site.
SCHOOL COTTAGE	C18 timber-framed and plastered building. Two storeys. Three window range of casements with glazing bars and square label moulds. Two gabled porches project on the front. Roof tiled, hipped on the north and south ends.	1230850	Grade II	-	-	-	-	-	No view to site.
STONE COTTAGE STORES HIGH STREET	Single storeyed building with C19 external features. The stores are timber-framed and plastered and Stone Cottage is faced with flint and brick (painted) and has one modern casement window with lattice leaded lights. The stores has a small C19 shop front. Roofs thatched, half hipped at the east and west ends. Included for the contribution it makes to the character of the street.	1230890	Grade II	-	-	-	-	-	No view to site.
1, THE ROW	C17-C18 timber-framed and plastered building, formerly a range of cottages, now one tenement. Renovated. One storey and attics. Casement windows (some with leaded lights). Roof thatched, with 3 dormers on the front.	1278297	Grade II	-	-	-	-	-	No view to site.
DOLLS COTTAGE THE ROW	C17 timber-framed and plastered building mainly one storeyed and attics with a 2 storeyed part at the west end, with a jettied upper storey. Casement windows. Roof thatched, with 2 dormer windows. At a later date "Dolls Cottage" was joined to "Thatch End" by an infill bay between the main blocks.	1230894	Grade II	-	-	-	-	-	No view to site.
THATCH END, THE ROW	Originally a C15 timber-framed and plastered hall house with a solar wing at the east end. A fireplace and floor was inserted in the C17. Renovated. Casement windows. Roof thatched, with one dormer on the front. At a later date "Thatch End" was joined to "Dolls Cottage" by an infill bay between the main blocks.	1231102	Grade II	-	-	-	-	-	No view to site.
SHIP COTTAGE, THE ROW	C18-C19 timber-framed and plastered building. One storey and attics. Mainly casement windows. Roof thatched, half hipped at the north end.	1278396	Grade II	-	-	-	-	-	No view to site.
APPLE TREE	C18-C19 timber-framed and plastered building.	1231110	Grade II	-	-	-	-	-	No view to site.

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COTTAGE, THE ROW	One storey and attics. Two window range of double-hung sashes with vertical glazing bars. A central doorway has a trellis porch. Roof thatched, half hipped at the east end.								
STAR GARAGE COTTAGE, THE ROW	Formerly the Star and Garter Inn. C17 timber-framed and plastered building. One storey and attics. Casement windows with glazing bars. Roof thatched, with 2 dormers and a central chimney stack.	1278397	Grade II	-	-	-	-	-	No view to site.
HENLEYS, HIGH STREET	C18 timber-framed and plastered building. A panel over the door has the date 1750. Two storeys. Three window range of double-hung sashes with glazing bars. A central doorway has a cornice hood. Roof tiled, with end chimney stacks. At the rear there is a catslide roof to a low eaves level.	1231096	Grade II	-	-	-	-	-	No view to site.
BAYS COTTAGE, HIGH STREET	Originally a range of C17-C18 timber-framed and plastered cottages, now one tenement. One storey and attics. Casement windows with glazing bars. Roof thatched, half-hipped at the east end, with 5 dormer windows and 2 central chimney stacks.	1278290	Grade II	-	-	-	-	-	No view to site.
YARROW COTTAGE, HIGH STREET	C18 timber-framed and plastered house. Two storeys. Three window range, iron casements with glazing bars. Roof thatched, half hipped at the east and west ends, with a central chimney stack.	1230888	Grade II	-	-	-	-	-	No view to site.
BELL COTTAGE, ROSE COTTAGE, HIGH STREET	Pair of late C18 or early C19 timber-framed and plastered houses. Two storeys. Two window range, double-hung sashes with glazing bars. Roofs slate, with a central chimney stack.	1230889	Grade II	-	-	-	-	-	No view to site.
DATCHET MEAD, HIGH STREET	C18-C19 timber-framed and plastered cottage. Renovated in the C20. One storey and attics. Casement windows. Roof thatched, half hipped, with a modern central swept dormer window, and a central chimney stack.	1230887	Grade II	-	-	-	-	-	No view to site.
THE BURY COTTAGE, HIGH STREET	C18 timber-framed and plastered cottage. One storey and attics. C20 casement windows with leaded lights. Roof thatched, with one dormer window and a central chimney stack, half hipped at the east and west ends.	1230885	Grade II	-	-	-	-	-	No view to site.
THE BURY, HIGH STREET	C16-C17 timber-framed and plastered building with a modern block built on at the east end. The original block is one storey and attics. Casement windows with lattice leaded lights. There is a C17 boarded door with fillets. (Probably inserted from another building.) Roof thatched, with one gabled dormer. The interior has exposed timber-framing, ceiling beams and joists and a large original open fireplace with hearth beam. The modern block is 2 storeyed, with a tiled roof.	1230883	Grade II	-	-	-	-	-	No view to site.
THE WILLOWS, HIGH STREET	Timber-framed and plastered building originally comprising 2 cottage ranges at right angles to one another joined together by a C19 2 storeyed block. The whole building is now one tenement. Renovated. The cottage on the south is one storey and attics and has an early frame (possibly	1230882	Grade II	-	-	-	-	-	No view to site.

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	mediaeval) exposed on the interior. The east cottage is also one storey and attics and is of the C17-C18. The windows generally are modern casements. Roofs partly thatched and partly tiled.								
THE MANSE, CHURCH STREET	C18 timber-framed and plastered building, now faced in pebbledash. The east end is of yellow brick. Two storeys. Three window range of horizontal sliding sashes with glazing bars on the upper storey and double-hung sashes with glazing bars on the ground storey. A central doorway has a wood doorcase with fluted pilasters, pulvinated frieze and cornice. Roof tiled, half hipped at the east and west ends. Two small gabled wings project at the rear and these may be of an earlier date than the main block.	1230847	Grade II	-	-	-	-	-	No view to site.
CHURCH COTTAGES, 2 AND 3, CHURCH STREET	C18 timber-framed and plastered building built on an L shaped plan with a short wing extending to the north at the west end. Two storeys. Three:one window range. Nos 2 and 3 have casements with glazing bars. Boarded doors. Roofs tiled, hipped on the wing, with 2 central chimney stacks.	1230846	Grade II	-	-	-	-	-	No view to site.
FORRES COTTAGE, CHURCH STREET	C17 timber-framed and plastered house of 2 storeys with a lower wing of one storey and attics to the west. The main block has 2 window range, double-hung sashes with glazing bars and a central gabled porch. The wing has leaded casements. Roofs tiled. The main block is hipped at the east and west ends and steeply pitched, with an original hexagonal shafted chimney stack on a large square base at the west end. (RCHM 10).	1230810	Grade II	-	-	-	-	-	No view to site.
MOUNT HOUSE, CHURCH STREET	C17 timber-framed and plastered house considerably altered in the C18. Two storeys and attics. Three window range, 3-light casement windows with glazing bars (C20). The doorway has a wood doorcase with plain pilasters, decorated frieze and cornice. Roof tiled, half hipped at the east and west ends, with one modern dormer window on the front and a central large square chimney stack. (RCHM 7).	1230809	Grade II	-	-	-	-	-	No view to site.
CHURCH COTTAGES, CHURCH STREET	Range of C17 timber-framed cottages refaced in gault brick in the C19. A later timber-framed and plastered block, probably of the C18 is added at the rear. Two storeys. Four window range, double-hung sashes with single vertical glazing bars, in plain reveals. Roofs tiled. The interior has exposed timber-framing. At the east end, in the roof, there is an area of plaster with a late C17 painting of the Lord's prayer. At one time there was the date 1686 or 1688, but this no longer remains.	1278436	Grade II	-	-	-	-	-	No view to site.
HENHAM HOUSE, CHURCH STREET	C18 timber-framed and plastered house. Two storeys. Five window range, double-hung sashes with glazing bars. A central 6-panel door with ornamental fanlight has a wood doorcase with an open pediment. Roof tiled, hipped at the east and west ends, with a coved plaster eaves cornice on the front. At the east end there is a later addition of	1230808	Grade II	-	-	-	-	-	No view to site.

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	one window range, with a lean-to slate roof.								
THE COCK INN, CHURCH END	Timber-framed and plastered building with C18 and later external features. Possibly with an earlier core. Two storeys. Three window range, 3-light casements (C20). Roof tiled, hipped, with a small gable at the south end.	1278433	Grade II	-	-	-	-	-	No view to site.
POPLAR COTTAGE, CHURCH END	Long timber-framed and plastered building with C18 external features. Two storeys. Six window range, some double-hung sashes with glazing bars and some casements. A number of the casements have leaded lights. Boarded doors. Roof thatched, half hipped at the east and west ends.	1230803	Grade II	-	-	-	-	-	No view to site.
LITTLE ACRE, CHURCH END	C17 timber-framed and plastered house with a cross wing at the south end. Renovated in the C20. Two storeys and attics. Small casement windows with lattice leaded lights (C20). A modern gabled porch projects on the front. Roof thatched, with one dormer window on the front.	1230804	Grade II	-	-	-	-	-	No view to site.
PARSONAGE FARMHOUSE, CHURCH END	C17 timber-framed and plastered building comprising a 2 storeyed block facing north and east with a lower block of one storey and attics extending to the south at the rear. The north block was altered in the C19. Three window range on the north and east fronts, double-hung sashes with glazing bars. The south wing has casement windows. Roofs tiled, at the rear, with one gabled dormer on the south wing and slate on the front and east side. (RCHM 9).	1230805	Grade II	-	-	-	-	-	No view to site.
CHURCH OF ST MARY THE VIRGIN, CHURCH END Henham	A mainly C13 and C14 church which has escaped much later alteration. A flint and stone church comprising an early C13 chancel, a C14 nave, with a south aisle of circa 1300, developed from a late C13 south transept, and a west tower of circa 1325. The tower is of 3 stages with diagonal buttresses, a later brick battlemented parapet and small lead spire. The chancel has some lancet windows. The second column of the north arcade has a fine carving of the Virgin and Child with censing angels. The north arcade also has the carving of a leopard's head and a dragon. The south porch is of the C15, with carved spandrels to the entrance archway and roof braces. The interior fittings include a fine C15 octagonal font carved with shields, a high C15 chancel screen and a fine C15 hexagonal pulpit carved with small buttresses, pinnacles and traceried panels. There is an C18 monument to Samuel Feake, Chairman of the East India Company and Governor of Fort William (d. 1757). The church occupies an important position in the village centre which stands at the west end of the present village. Graded for its architectural, historical and topographical value. National Grid Reference: TL 54446 28589.	1278434	Grade: I	Immediate ecclesiastical setting within a wider village setting, located on W outskirts of village with partially open views to W and development site.	Major positive	Major-moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting. Tree screens and built development in proximity to asset W and SW boundary partially mitigate views to site.	Major-moderate Degradation of relationship of asset to its wider rural historic setting.		Create buffer zone along site boundary
FRIARS	C17 timber-framed and plastered house.	1230807	Grade II	Immediate domestic	Moderate positive	Moderate change	Moderate		Create buffer zone



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
COTTAGE, CHURCH END Henham	Restored. One storey and attics. Small casement windows with lattice leaded lights. Roof thatched, with 2 dormers and an original central chimney stack with 2 octagonal shafts. (RCHM 5). National Grid Reference: TL 54468 28625.			setting within a wider rural setting, located on W outskirts of village with partially open views to W and development site.		Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.  Tree screens in proximity to asset W and SW boundary partially mitigate views to site.	Degradation of relationship of asset to its wider rural historic setting.		along site boundary
LONG YARDS, CHURCH END Henham	C17 timber-framed and plastered building, originally 2 cottages, now one tenement. One storey and attics. Old iron casements with lattice leaded lights. Boarded doors. Roof thatched, with 4 swept dormers. The interior has exposed timber-framing, ceiling beams and joists, old boarded doors with iron fittings, original floorboards on the first floor and a brick floor on the ground storey. National Grid Reference: TL 54453 28655.	1278435	Grade II	Immediate domestic setting within a wider rural setting, located on W outskirts of village with partially open views to W and development site.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.  Tree screens in proximity to asset W and SW boundary partially mitigate views to site.	Moderate  Degradation of relationship of asset to its wider rural historic setting.		Create buffer zone along site boundary
BIRD'S FARMHOUSE, CHURCH ROAD Henham	Early C17 timber-framed and plastered building. Two storeys. The upper storey is jettied on the south front and there is a later lean-to addition at the east end. Two window range, mainly casements. Roof tiled, hipped at the east and west ends. (RCHM 6).	1230802	Grade II	-	-	-	-	-	No view to site.
HALL BARN THE HALL, Henham	Circa 1600 timber-framed and weather-boarded aisled 5 bay barn. Roof tiled, old clay peg tiles, with "eyebrow" treatment of the eaves above the central entrances on the north and south sides. National Grid Reference: TL 54412 28727.	1273906	Grade II	Immediate domestic setting within a wider rural setting, located on W outskirts of village with partially open views to W and development site.	Moderate positive	Moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.  Tree screens in proximity to asset W and SW boundary partially mitigate views to site.	Moderate  Degradation of relationship of asset to its wider rural historic setting.		
PEDDERS, WOODEND GREEN	Timber-framed and plastered building with C18-C19 external features. Renovated in the C20. The east end of the block is 2 storeyed and the remainder is one storey and attics. Small casement windows with glazing bars. Roofs tiled, half hipped at the east and west ends, with 2 modern gabled dormer windows.	1230898	Grade II	-	-	-	-	-	No view to site.
PEAR TREE COTTAGE, WOODEND GREEN PLUM TREE COTTAGE, WOODEND GREEN THE COTTAGE, WOODEND GREEN	Early C19 brick house, painted. Two storeys. Four window range, partly double-hung sashes with vertical glazing bars and partly casements with glazing bars. Roof tiled, half hipped at the north end, with one central chimney stack. The south gable has weather-boarding.	1231123	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
ORCHARED COTTAGE, WOODEND GREEN	Timber-framed and plastered building with C18-C19 external features. Two storeys. Casement windows with glazing bars. A gabled porch projects on the front. Roof tiled, with a central chimney stack and one gabled dormer on the front. At the rear there is a weather-boarded addition with a lean-to roof.	1278359	Grade II	-	-	-	-	-	No view to site.
WOODEND, WOODEND GREEN	C17-C18 timber-framed and plastered house. One storey and attics. Casement windows. Roof thatched, half hipped at the west end, with 2 dormer windows on the north side. The interior has exposed ceiling beams and joists and some exposed framing.	1230899	Grade II	-	-	-	-	-	No view to site.
WOODEND GREEN COTTAGES, WOODEND GREEN	Timber-framed and plastered house with early C19 and later external features. Built on an L shaped plan. Two storeys. Casement windows with moulded stucco square hood moulds. The south and east fronts each have 2 window range and a central gabled porch. Roofs tiled, with one central and one end chimney stack.	1231127	Grade II	-	-	-	-	-	No view to site.
WOODEND COTTAGE, WOODEND GREEN	C17-C18 timber-framed and plastered building. Two storeys. Casement windows (C20). Roof thatched, half hipped at the west end, with a central and end chimney stack.	1278398	Grade II	-	-	-	-	-	No view to site.
HAM COTTAGE, WOODEND GREEN	Small C18-C19 timber-framed and plastered building. One storey. Small casement windows. Roof thatched. There is a modern addition at the south end.	1231111	Grade II	-	-	-	-	-	No view to site.
PLEASANT COTTAGE, WOODEND GREEN	Small C17-C18 timber-framed and plastered building on a T shaped plan. Two storeys. Two window range of casements with glazing bars. The roof of the east block is thatched, half hipped at the east end, and the west block has a tiled roof, half hipped.	1230896	Grade II	-	-	-	-	-	No view to site.
THE OLD THATCHED COTTAGE, CHICKNEY ROAD	C17-C18 timber-framed and plastered cottage. One storey and attics. Casement windows. Roof tiled. The interior has exposed timber-framing, ceiling beams and joists.	1230801	Grade II	-	-	-	-	-	No view to site.
GREENEND FARMHOUSE, WOODEND GREEN	Late C16 timber-framed and plastered house. One storey and attics. A gabled wing extends on the east side and a modern addition on the west side. The windows are C20 casements with glazing bars. Roof tiled, half hipped at the north and south ends, with an original central chimney stack with 4 diagonal shafts. There are 3 gabled dormers on the west side and 2 on the east. The interior has good panelling dated 1589 and an original plaster fireplace ornamented with Tudor roses and fleur-de-lis. (RCHM 20).	1231121	Grade II	-	-	-	-	-	No view to site.
<b>1.2 Scheduled Monuments</b>									
HENHAM HALL MOAT	The moated site at Henham Hall is situated on a west-facing slope overlooking the River Cam 183m north-west of Henham Church. The monument includes a rectangular moated site,	SMR4535 List Entry Number:	Scheduling	Immediate domestic setting within a wider rural setting, located on W outskirts of	Moderate positive	Moderate change Introduction of built development within view	Moderate Degradation of relationship of		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation
	which measures 64m east-west by 81m north-south, and associated extensions to the moat. The arms are waterfilled and are between 6m and 10m wide. An extension from the south-west corner runs southwards for 130m whilst another extension from the north-eastern corner is 10m in length.	1011465		village with partially open views to W and development site.		of asset replaces rural wider setting of asset with urban setting.  Tree screens in proximity to asset W and SW boundary partially mitigate views to site.	asset to its wider rural historic setting.		
1.3 Sites of Special Archaeological Interest (S.S.A.I.)									
A possible homestead	A possible homestead discovered during 1975 field investigation by the OS to the east of Watton Farm, comprising a rectangular waterfilled enclosure 70m east-west x 40m north-south with arms about 10m wide. No trace of the west arm is visible or of foundations within the enclosure. On the 29/8/97 the site was scheduled, SAM no. 29386. The description on the scheduling document is "the moated island is narrow and rectangular, measuring approximately 55m east to west and 18m north to south, and surrounded on all but the western side by a seasonally wet ditch varying between 5m and 9m in width and averaging 1.5m in depth. ... The fourth arm of the ditch is not visible above ground but is thought to survive as a buried feature beneath a patio alongside the farmhouse. The southern arm of the moat is linked to a shallow drainage ditch running to the north east parallel to the road. ... The main water supply to the moat, however, is thought to have been provided by a buried leat which enters the north eastern corner of the moat and extends across the adjacent pasture for a distance of 80m where it joins up with an existing hedgerow ditch."	Asset ID: 626 Site No.7279							
2 trial trenches	2 trial trenches made following field walking and Romano-British occupation of the 2nd and 3rd centuries was established	Asset ID: 624 Site No: 4679							
Find Spot	Scatter of brick and tile with 18th-19th century red-glazed ware.	Asset ID: 625 Site No: 4696							
Roman site-enclosure?	Southernmost of 2 large fields 600yds west of the farm yields black earth and potsherds in deep ploughing. There are indications of 3 sides of a large rectangular enclosure c370ft long from east to west.  A geophysical survey carried out in 2012 revealed a series of rectilinear and curvilinear enclosures, pits and linear features on this site	Asset ID: 641 Site No: 4658							
Find Spot	2 flint flakes	Asset ID: 622 Site No: 4685							
Pledgdon Sandpit	Lower Palaeolithic flakes, late Levallois flints.	Asset ID: 639 Site No: 4609							
Site of windmill and roundhouse	Brickwork circle in yard; flower bed in centre. Visible in aerial pictures	Asset ID: 640							

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation
		Site No: 4670							
Henham Hall-moat.		Asset ID: 643 Site No: 4535							
Church of St Mary the Virgin, Elsenham	Some tiles, probably Roman, appear in the tower and the south porch.	Asset ID: 636 Site No: 4603							
Find Spot	Samian from field drains and other possible Roman finds.	Asset ID: 645 Site No: 4706							
Find Spot	Flint-2 pot boilers.	Asset ID: 632 Site No:							
1.4 Conservation Areas									
THE HENHAM CONSERVATION AREA	The Henham Conservation Area is located to the north west of Elsenham and to the west to site. Henham is a village of some importance in historical, visual and archaeological terms. Its range of listed timber framed and plastered buildings principally dating from the 17th and 18th centuries, the church and moated earthworks in the historic core of the village make a particularly important contribution to the environment. Quality buildings from later periods provide diversity of architectural types.		Conservation Area.	All assets listed in point 1. 1.					
1.5 Non -Designated Sites - n/a.									

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
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**Site: Chelmer Mead, Little Dunmow**

**1.1 Listed Buildings**

**Site: Felsted: No change, no views to site due to topography**

CHAFFIX BARN 20 METRES TO EAST OF HOUSE, BRAINTREE ROAD	Barn. C17 or earlier with half hipped corrugated asbestos roof. Gabled midstrey to East. Timber framed and plastered.	1308853	Grade II	-	-	-	-	-	No view to site.
OUTBUILDING 5 METRES TO NORTH EAST OF CHAFFIX AND THE GRANARY, BRAINTREE ROAD	Outbuilding C17. Timber framed and plastered. Roof corrugated iron clad. Face halved scarf to top plate, side purlin roof and 2 bays.	1146711	Grade II	-	-	-	-	-	No view to site.
THE GRANARY TO EAST OF CHAFFIX, BRAINTREE ROAD	House. Restored from C16 Granary. 2 storeys. Plain red tile roof. Timber framed part plaster, part weatherboard with gabled crosswing breaking forward to left. 1:2 range ground floor 1:3 range first floor of C20 casement windows. C20 half glazed door with red tiled porch supported by straight brackets. Original granary frame survives internally.	1112893	Grade II	-	-	-	-	-	No view to site.
CHAFFIX, BRAINTREE ROAD	House, C15 West Wing, C16 centre range. 2 storeys. Hipped red plain tile roof with gablets. Wings to rear. Windows, 4 range first floor, 3 range ground floor, of C19 sliding sashes with glazing bars. Off centre board door with plain red tile hipped gable porch. Central chimney stack has the moulded bases of 4 octagonal shafts. West wing with arch braced tie beams and crown post roof. Four flue chimney stack of not later than c.1530. Roof appears rebuilt L.C17. Part of former arched hall screen, now re-used in left crosswing. Wall painting in upper room. RCHM 6. Moated site.	1112892	Grade II	-	-	-	-	-	No view to site.
BUCKCROFT, BRAINTREE ROAD	House. Early C16 crosswing with Late C16 or early C17 house. 2 storeys. Gabled crosswing with lean-to to left and modern 2 storey gabled central addition with gabled tiled porch. All roofs plain red tiles. Timber framed and plastered. 4, C20 windows and C20 board door with light. Chamfered beams throughout, off centre chimney with 3 attached diagonal shafts and square chimney stack to left. Crown post roof and double cambered tie beam. Diminished haunches to floor joists.	1146801	Grade II	-	-	-	-	-	No view to site.
GARNETTS COTTAGE, BRAINTREE ROAD STUBBINGS, BRAINTREE ROAD	House, now 2 dwellings. C16 or earlier with later additions and alterations. 2 storeys. Plain red tiled roof. Timber framed and plastered. Weatherboard plinth. 3 window range of small paned casements. Off centre C20 board door with flat canopy. External red brick chimney stack to left and off centre attached diagonal chimney shaft. RCHM 21.	1322259	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
TUDOR COTTAGE, BRAINTREE ROAD	House L.C16 with C17 extensions and later additions and alterations. 2 storeys to main build single storey to right. Red plain tile roofs. Timber framed and plastered with a jettied gable with moulded brackets and bressumer to left and a single window. 3 windows first floor 6 range ground floor generally of C20 casements. Board door with flat canopy and brackets. External red brick chimney to right and central stack with 4 square attached shafts. RCHM 21	1146769	Grade II	-	-	-	-	-	No view to site.
GARNETTS, BRAINTREE ROAD	House C16, or earlier, with later additions and alterations. 2 Storey and attics. Red plain tile roof. Timber framed and plastered. The front of the house is jettied at 2 levels with a jettied porch at centre, a single storey gabled wing to right, and small outshot to left. Some C17 metal casements, generally 3 window range with square leaded lights. 6 panel door, 2 central attached square red brick chimney stacks. External Red brick chimney stacks to left and right. All jetties with arched braces. RCHM 22	1146698	Grade II	-	-	-	-	-	No view to site.
FELSTED ALMSHOUSES, 1-7, BRAINTREE ROAD	Almshouses. Founded by Richard Lord Rich. Rebuilt 1878 by Chancellor. An attractive group, half H plan, single storey, red plain tile roof, red brick built with much moulded brickwork to all gable ends. Left and right sides symmetrical with a gabled crosswing to each facing the central courtyard. Central Chapel in the rear wing now converted to dwelling with a round headed, 6 panel door in a moulded brick doorway, with brick pilasters supporting a pediment with moulded brick soffits and a stone, heavily carved coat of arms infill. Above this at ridge level is a square bell cote, with bell and a moulded dome, lead covered, with 4 supports and rails, circular finial and vane. Symmetrical window openings, stone dressed, with various 4 and 2 lights. The original doors of nail studded board, and with C20, 3 light doors. The left and right wings with 4 red brick chimney stacks and rear wing with 6 matching stacks. The gable ends with moulded bricks to soffit and eaves band, and unfilled with circular mouldings. There are fleuron panels below eaves level.	1112890	Grade II	-	-	-	-	-	No view to site.
THE FOLLY, BRAINTREE ROAD	House. C15 Crosswing and hall with later additions and alterations. Red plain tiled roof with gabled and jettied porch and crosswing to right and 2 gabled dormers to left. Timber framed and plastered. 3 window range above jetty. 3 range to ground floor of small paned casements. 4 panel door with 2 lights to left and 2 panel with 2 lights to right. Off centre red brick chimney stack. RCHM 19	1322258	Grade II	-	-	-	-	-	No view to site.
THE FOLLY RAILINGS AND GATE TO NORTH APPROXIMATELY 20 METRES LONG	Cast iron railings and gate to front garden, probably C18/C19 with double range of pierced ornate arrowheads.	1112899	Grade II	-	-	-	-	-	No view to site.
ELWYN HOUSE, BRAINTREE ROAD	House, accommodation house for Felsted School, built c.1900 by Sir R. Blomfield. Half H plan. 2 storeys and attic with 3 hipped dormers to central range. Grey slate roof, hipped to forward crosswings, each of which has a projecting hipped dormer, with small paned, 3 light	1308843	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
	windows. Red brick built, the matching crosswings with 3 pilasters and 2 recessed arches enclosing 2 window range, ground floor with gauged brick arches. Central range with centre breaking forward, 3 window range first floor, 2 ground floor with glazed porch to right and 2 panelled door. Above the centre window is a decorative, moulded open segmental pediment enclosing a base and shaft with ball finial with decorative lead flashing. Stone bands under cornice, ground floor windows and arch jambs. There is 2 storey bay extension to right with matching windows. 2 red brick chimney stacks to right. There are various matching extensions to rear.								
THE PAVILION, BRAINTREE ROAD	House L. C15/E.C16, restored as a Pavilion 1933. 2 storeys. Plain red tile roof. Projecting weatherboarded jettied crosswing and small lean-to to left. Timber framed and plastered. 3 window range of modern casements to left and 3 to crosswing. 2 plank and muntin doors. 3 red brick chimney stacks, one mid C16 and one late C16, both with original fireplaces. Several C1600 painted plaster panels internally. Arched braces to cambered tie beams and 2 armed crownpost roof to crosswing. Main frame and collar purlin stop chamfered, rebuilt mid C16 with C16 arched brick fireplace and moulded bridging and floor joists. C17 Stair tower with original C17 replaced panelling and door under stairs. C16/C17 paving slabs. RCHM 23	1112891	Grade II*	-	-	-	-	-	No view to site.
ROSSLYN HOUSE, BRAINTREE ROAD	House, C17 with C19 facade. 2 storeys. Timber frame. Rough plastered with grey slate roof. 3 window range of casements with shutters. Panelled door with small paned light. Fine door case with flat canopy, mouldings and lozenge decoration to frieze and canopy. Square red brick chimney and one with moulded, square base, with four diagonal attached shafts.	1322257	Grade II	-	-	-	-	-	No view to site.
FELSTED ALMHOUSES ENCLOSING WALL APPROXIMATELY 60 METRES IN LENGTH, BRAINTREE ROAD	9/53 Felsted Almshouses Enclosing Wall approx 60m G.V. II in length Wall C19 enclosing Almshouses Courtyard to right, front and left, of red brick with central gateway, either side of which is a brick pillar, with a moulded stone finial with ball capping. There are moulded panels to front wall, and triangular capping bricks, and a pump in front garden.	1308878	Grade II	-	-	-	-	-	No view to site.
UNITED REFORMED CHAPEL, BRAINTREE ROAD	Chapel 1833. 2 Storeys. Grey slate roof, with gable to front. Gault brick front and red brick side and rear walls. A building of fine brickwork in the Gothic style. 4 decorative 2 stage arrow head buttresses symmetrically placed left to right. 2 gabled, enclosed porches at right and left with parapets matching the main gabled, bonded and dentilled parapet which has flat sides to right and left. The two panelled doors with Gothic-head mouldings and stone drip hoods above. 6, 3 light flat head window with Gothic glazing and flat stone drip hood to ground floor. 2,3, 2 light windows with Gothic heads and matching drip hoods to 1st floor. Tiny lancet, 4 light window to apex. Arrowhead finial to parapet apex.	1322256	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
LAWSELLS, BRAINTREE ROAD ROSE COTTAGE, BRAINTREE ROAD	House, now 2 dwellings C15 or earlier, with later additions and alterations. Central crosswing with wing to left and right. Varying, 2 storeys or 2 storeys and attic with single storey to left wing. Plain red tiled roofs. Timber framed and plastered. Various leaded casements. 2 light door to left with flat canopy and brackets and original nail studded 9 panel door with flat canopy and brackets to right. Fine original chimney stack to central crosswing with square base and 4 octagonal attached shafts. Said to contain original staircase with turned balusters. RCHM 18	1146756	Grade II	-	-	-	-	-	No view to site.
INGRAMS CLOSE, BRAINTREE ROAD	House. Circa 1800 by John Johnson with attached C16 T plan buildings to right. The C16 buildings mainly single storey, timber framed and plastered with red plain tiled roofs and various windows and doors. The House of 3 storeys, red brick built with hipped grey slate roof. Central range breaks forward with 1:3:1 range small paned sashes to upper floors and large paned sashes to ground floor, all with gauged brick arches. Central 4 panelled door with semi-circular 5 paned light above. Central parapet with dentilled cornice. 3 red brick chimney stacks. Good original internal details.	1146667	Grade II*	-	-	-	-	-	No view to site.
FELSTED SCHOOL HEADMASTER'S HOUSE, BRAINTREE ROAD	Headmaster's House, adjoining main school building to left c.1867 by F. Chancellor. 3 storeys with gabled crosswing to left and single storey extension to right. Grey slate roof with stone parapet to gable ends and decorative rafter feet. Red brick built with black brick ornamentation and diapering. Generally 1:3 window range with a gabled dormer. Stone heads, cills, and stone dressings to crosswing gable. Brick relieving arches to all windows. Most windows of 3 lights and 2 panes, with one window of 2 quatrefoil lights, and 3 windows of 2 lights. Brick porch surmounted by pedimented stone with carved Coat of Arms, stone drip hood and stone dressing to opening. Foliated tympanum to arched door head. Crenellated iron rain water heads and 8 iron decorative louvres. The extension to right with grey slate roof, 2 window range and angled bay with windows to School Tower. The windows surrounds have stone shafts with moulded bases and foliated capitals. Decorative stone band. Two, symmetrically placed red brick chimneystacks to main building.	1146669	Grade II	-	-	-	-	-	No view to site.
FELSTED SCHOOL, BRAINTREE ROAD	School. Built approx. 1867. F. Chancellor. A large building of 3 storeys with a square tower surmounted by a square spire with a clock gable at its base to left and a gabled crosswing, outshot to left with a smaller, circular, lead covered tower and spire above the outshot. There is a smaller range with lower roof level to the right. Roofs of grey slate throughout, striated to main range. Mainly of polychrome red brick, with banding of matching black brick and stone dressings. The Left Tower, clock gable, with 3 stone bands and clock face set on stone base, main tower of 3 stages, the top with a small lancet window the lower 2 with three light lancet type windows, decorated with stone and brick heads, 5 stone bands. 6 panel door with 3	1112889	Grade II	-	-	-	-	-	No view to site..



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	panels above ovolo set in a Moorish Arched surround of 2 moulded arches having shafts with moulded bases, and foliated capitals and decorated stone tympanium. To the right is a red brick chimney stack. Main Range of 3 storeys and 8 bays with a gabled dormer with stone band and brick circle to each. Brick relieving arches above ground and first floor windows. All windows of 3 lights with glazing bars. 4 stone bands and various ornamental brickwork. The Right-Crosswing of matching brickwork with an upper window of lights and 4 window range of square lights and segmental leaded lights. Left is a 2 centred doorway and door. The right range has 2 gabled dormers and 2 and 3 lights and 2 storey 3 window range. To the left is a raised, gabled porch approached by steps. 2 red brick chimney stacks to this range.								
THE RUMBLES, BRAINTREE ROAD	House and shop adjoining. C17 with C18 and later additions and alterations. Said to contain original staircase and C18 fireplace. 2 Storeys and attic. Plain red tiled roof with pierced ridge tiles. Timber framed and rough cast with gable addition to left. 3 range sliding sash windows with glazing bars to house and central door with 4 panels and 2 lights, fluted pilasters and moulded frieze to surround with flat canopy. The shop with C20 door and shop window to ground floor and 2, C19 sliding sashes to first floor. Batten decoration to gable apex, external stack. Square central C17 red brick chimney stack to house and 8 straight double brackets to eaves cornice. Hooped iron railings and gate to front. RCHM 17	1112898	Grade II	-	-	-	-	-	No view to site.
RUMBLES COTTAGE, BRAINTREE ROAD	Cottage. Probably C17. 1 Storey and attic with red plain tile roof. 2 gabled dormers and 2 small paned casements. 8 light C20 door. Side purlin roof.	1308834	Grade II	-	-	-	-	-	No view to site.
TREDEG, BRAINTREE ROAD	Cottage C16/C17. 1 Storey and attic, with red plain tile gambrel roof. Timber framed and plastered. 4 flat headed dormers, 4 small paned casements to ground floor. C20 Plank and muntin door. Off centre red brick chimney stack.	1112897	Grade II	-	-	-	-	-	No view to site.
ADJOINING TREDEG TO WEST OUTBUILDING NOW A GARAGE, BRAINTREE ROAD	Outbuilding. Probably C17. Single storey, with gable end to road. Plain red tile roof. Timber framed and plastered with small paned window to road and doors to side wall. Through bracing. Halved and bladed scarf to top plate. Included for Group Value.	1146747	Grade II	-	-	-	-	-	No view to site.
ANDREWS HOUSE, BRAINTREE ROAD	House. Probably C15 core, during C18 a grant from Queen Anne's Bounty enabled extensions to N and S. There are also later additions and alterations. 2 storeys and attics. Plain red tile, hipped gambrel roof with 2 gabled dormers. Lean-to extensions to right and left. 5 range sliding sash windows with window to left lean-to and door to right. 6 panelled door in central enclosed porch. 2 red brick chimney stacks to right and left. Various extensions to rear of complex plan. RCHM 29	1112896	Grade II	-	-	-	-	-	No view to site.
BOOTE HOUSE,	House circa 1596. Corner house with frontage to	1308644	Grade II*	-	-	-	-	-	No view to site.

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CHELMSFORD ROAD	Chelmsford Rd. and return to Braintree Rd. 2 storeys and attic with long wall jetty to Braintree Road and jetties to first floor and attic in Chelmsford Road. Plain red tiled roof. Timber framed and plastered. 3 window range of small paned casements to Braintree Rd., one range to Chelmsford Road with angled bay to ground floor. Plank and muntin door to Braintree Road. 4 curved jetty brackets with running foliage carving, the bressumer carved with flowers and dragons to Braintree Road, the front bressumer carved "George Boote made this house 1596" with floral motif either end. A carved grotesque female with cloven hoofs is the dragon bracket. There are brackets matching in Braintree Road to the right. The first floor jetty has a plain down braced bressumer with end and centre pendants. Side purlin roof structure. RCHM 15								
OLD SCHOOL MASTERS HOUSE ADJACENT OLD SCHOOL TO THE EAST, BRAINTREE ROAD	House. E.C16. Long wall jetty to front and rear with arch bracket supports. 2 storeys and attic with one gabled dormer to front. 5 range small paned casements 1st floor front. Timber framed and plastered with weatherboarding to ground floor at rear. 5 range various windows to rear. Plain red tiled roof. Ground floor front, left to right, 2 small paned casements, 2 tiny small paned windows. C20 plain shop front with central glazed door and plain fascia over, now used as Felsted Bookshop. To left is a board door with light and freeze over, approached by 2 steps. 2 door, 3 small paned window range to rear. RCHM 14.	1322255	Grade II*	-	-	-	-	-	No view to site.
OLD SCHOOL ROOM AND LYCH GATE AND BUILDING TO WEST, BRAINTREE ROAD	School Room founded by Richard Lord Riche 1564 but probably previously a Guild Hall of C14/C15. 2 Storeys and attics with 4 hipped dormer windows to front the far right now blocked-in, the others with C17 small paned leaded windows and 3 similar dormers to rear. Red plain tiled roof. Timber framed and plastered with long wall jetty to front and rear with bracket support. Two, 3 light, small paned casements to right and left on first floor front and 5 ranges of small paned casements and 1 sliding sash windows to rear. Ground floor left to right, C20 Post Office window, Lych Gate, 4 range C18 sliding sash windows with central 6 panel door, approached by steps with 4 light window above. Immediately over the door is a plaque relating the founding of the school. Ground floor rear is mainly weatherboard with 3 plain board doors and to the left, a 4 panel door with 2 lights, with a slanting, red tiled porch supported by wooden brackets. One small paned sliding sash window and 2 small C20 windows. The weatherboard right and left of this door is outbuilt from the jetty with ornamental false brackets and louvres. There is a brick pillar to the right. The Lych Gate to the Churchyard runs under the building to the left and still retains original lintels curved brackets and exposed ceiling beams. Original doorway and window opening in east wall and window openings with original shutters in west wall. Red brick chimney stacks to left and right. Internally:- There is a cross quadrate crown post roof with arched braces, and stop chamfered tie beams. Tread and riser staircase from rear with much graffiti on the boarded walls. Much heavy timber exposed throughout. Document of 1378 refers to shops on this	1146621	Grade I	-	-	-	-	-	No view to site.

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	site. Now used as Art Rooms by Felsted School. RCHM 13								
LINSELL HOUSE, BRAINTREE ROAD POST OFFICE, BRAINTREE ROAD	House and Post Office Stores, C17/C19. 2 Storeys. Plain red tile double range roof with varying colour striations and zigzags. Timber frame and plastered. 5 window range of C18 small paned sash windows. To right is a plain red tile porch over a C19/C20 shop front with central door. To left 3 steps lead to a 6 panelled house door with frieze and flat canopy over. There is a plain hand rail to the steps. To the left, and set back is a red brick built extension with plain red tile roof. This extension has one casement window to Braintree Road, and an C18 vertical sliding sash window and plain board door to Bury Chase. To the rear, the left roof line has a gabled crosswing outshot to left of 2 storeys, an outshot area to single storey level, with a gabled dormer, to the right is the 2 storey, red brick extension with 2 range various casements. There are 3 red brick chimney stacks to the complex. The whole is of G.V. to the Church and Churchyard as well as to the village centre.	1146613	Grade II	-	-	-	-	-	No view to site.
LINSELL HOUSE WALL TO WEST OF HOUSE AND RETURNING TO BURY CHASE APPROXIMATELY 50 METRES IN LENGTH, BRAINTREE ROAD	Wall to 9/45 west of house & returning to Bury Chase approx. 50 m G.V. II in length. Wall C19. In imposing position to Church and Village centre. Red brick, the front with concave arch and 2 flat capped, square pillar supports, the return to Bury Chase with soldier brick top and one matching pillar.	1112888	Grade II	-	-	-	-	-	No view to site.
MALVERN COTTAGE, BURY CHASE	Cottage. C17 or earlier, with single storey addition and garage lean-to. 2 Storeys and attic. Half hipped red plain tiled roof. Timber framed and plastered. 2 window range of C20 small paned casements. C20 enclosed tiled porch, part plastered, part weatherboarded with plain red tiled gabled roof. Off centre square red brick chimney stack.	1322244	Grade II	-	-	-	-	-	No view to site.
CHURCH OF THE HOLY CROSS, BURY CHASE	Church. E.C12 with C14, C16 and later additions and alterations. Mainly built of rubble and flint, with some brick and tile, and stone dressings. The South Chapel of clunch ashlar. Plain red tile and lead roofs. Early C12 West Tower and N.W. angle of Nave. Late C12 South aisle and arcade. Early C14 North aisle and arcade and clerestorey. Chancel and possibly South aisle rebuilt Mid C14. C15 North vestry with 2 contemporary windows of 1 and 2 lights. C15 South Porch with modern outer arch and 1 light windows. Early C16 South Chapel. Late C19 Organ Chamber built between South aisle and South Chapel. Much restoration work was carried out C19 and C20. Roofs to Chancel and Nave of 7 cants with moulded wall plates and 3 and 5 tie beams respectively. Both aisle roofs are almost flat with stone corbels to wall plates of N. aisle, and brackets to tie beams. Repairs to both were carried out between c.1770 and c.1800. The West Tower is of 3 stages and crenellated, with a stair turret in S.W. angle lit by round-headed loops in S. & W. walls. The semi-	1112864	Grade I	-	-	-	-	-	No view to site.

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	<p>circular Tower Arch is of 2 orders, the outer roll moulded and the inner of brick of unknown date, with modern detached shafts to responds, and a modern wooden screen separates Choir Vestry from the Nave. The West Norman doorway is of 3 semi-circular orders, the outer two chevron, the inner plain with plain lintel and tympanium. The jambs each had 2 shafts, but are much restored. Above the door is a 2 order round-headed window. The original doorway to the turret has round-headed arch. Second stage, East wall has round-headed doorway opening into the nave. N. S. &amp; W. walls with round-headed windows. Bell Chamber with modern round-headed windows. The C18 bell cote is an octagonal pyramid with open octagonal cupola with moulded base and cornice and ogee coping surmounted by a vane. The cupola contains the C18 south wall clock bell. The nave has 2 arcades of 4 bays E.C.12. South arcade with 2 circular piers and centre octagonal pier, with foliated capitals and chamfered plinths. North arcade with 3 octagonal piers with moulded capitals and bases. The arches are 2 centred of 2 chamfered orders. All arches are plastered with a scalloped soffit decoration which is repeated in the tower arch. North aisle, is uncrenellated and has 3 grotesques above the windows. There are 2, 2 stage buttresses and 4 modern, 3 light, 2 light alternating windows in flat heads, the west Wall has a C14 one light window with 2 centred head and moulded labels. The South aisle wall is crenellated, with 2 stage buttresses and 3 modern, 3 light windows. The reset South door, has a 2 centre arch of 3 square arches with moulded label. The jambs, each with 2 side shafts, with carved water leaf capitals and square moulded abaci. The West wall has C14 window with central mullion and cusped tracery. The C15 Porch is crenellated, with modern doors and windows. On the E. side of the door is a holy water stoup. The Clerestorey has on each side, 3 windows of 2 lights, modern, except for the splays and rear arches with moulded labels. Chancel Arch C14, 2 centred of 2 moulded arches, modern responds. North Vestry with 2 C15 windows of one and 2 lights under a square head. 2 modern doorways. South Chapel is much restored with C19/C20 door and 2 windows. 3 light design, one with arched head and one with flat head, and in the W wall a modern arch to the organ chamber, which was built 1877. Chancel C19. E. window set in C14 opening with original splays, 2 centred rear arch and moulded internal label. The opening reduced in height for the C19 window. 2 C14 windows, one in the N. wall, each of 2 trefoiled lights. East of these is the C19 doorway to the Vestry. The S. wall has a C19 arcade of 2 bays opening into the S. Chapel. Fittings. In S. Chapel Monument to Richard 1st Lord Rich 1566 and Robert, his son 1581. Alabaster and marble, consisting of altar-tomb and effigy, canopy and kneeling figure at W. end. Altar tomb on high step and divided at N. end by pilasters of black and green marble. In the bays is a panel incised with a figure subject (a) Ld. Rich on horseback with mace bearer and attendants (b) Ld Rich's funeral hearse with effigy under elaborate canopy. Effigy of Ld. Rich reclines on alter tomb in flat</p>								

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	cap and furred robe, book in right hand, bearded face. Flat classical canopy supported by 2 black marble Corinthian columns with strap work pedestal, capitals and bases, all of alabaster. Above the cornice a pediment flanked by vases. Wall at back of 3 bays with panels carved in relief. At west end of altar-tomb a small reading desk at which kneels an alabaster effigy in half plate armour, with broken left arm, and at the back a panel of arms in a segmental head. Font. A square Norman bowl with a head carved on the boss at each angle. Supports are C20. Alleged to have been found in the River Chelmer. Brasses. Effigy of Chistina Bray 1420 AD and an effigy of a man in plate armour 1414 AD. E.C14 Black marble slab, the matrix of a brass in which there is a long foliated cross and a small effigy of a priest. In the N. wall of the Sanctuary are the remains of the C14 altar tomb, recess with two-centred ogee moulded arch with cinquefoiled soffit sub cusped in the middle cusp on each side. Moulded and crocketed label with elaborate finial side, shafts with moulded and carved capitals and bases, flanked by projecting buttresses with gabled and crocketed pinnacles with carved finials. Piscina in vestry S. wall C15 with moulded jambs and cinquefoil arch in square head, shelf and circular drain. Poor Box, nail studded and iron bound with 3 locks, possibly L.C16, on second pier of S. Arcade of Nave. RCHM 1.								
GROUP OF 4 TOMBSTONES NEAR NORTH AISLE OF CHURCH OF THE HOLY CROSS, TO HENRY BIGG 1687; WIGNALL BIGG 1679; EB 1676; JOHN BIGG 1664, BURY CHASE	Tombstones. C17. A group of 4 with head stones heavily carved with large skull and crossbones and footstones relating to the following: Henry Bigg 1687, Wignall Bigg 1679. E.B. 1676 and John Bigg 1664. The oldest known tombstones in the Churchyard. RCHM 1	1308754	Grade II	-	-	-	-	-	No view to site.
ARGYLE HOUSE, STATION ROAD	House of several builds, C16 or earlier with later additions and alterations. 2 storeys. Red plain tile roof with gables to left and right. Timber framed and plastered. C20 4 range of square leaded casement windows. Plain red tiled C20 porch with C20 door. Off centre square red brick chimney. There is an outshot extension to right with a double S.P. bow window and central door shop front to Station Road. Side purlin roofs to crosswings.	1168098	Grade II	-	-	-	-	-	No view to site.
7, STATION ROAD	House. C17 or earlier. 2 Storeys and attic. Red plain tiled gambrel roof. Timber framed and rough rendered. 3 window range of C19 double sliding sash windows. Plain board door with moulded surround, frieze and flat canopy.	1322263	Grade II	-	-	-	-	-	No view to site.
THE COTTAGE, STATION ROAD	House C17 or earlier. 2 Storeys. Plain red tiled roof. Timber framed and plastered. 3 window range of diamond leaded casements with transoms in original frames. Central C20 enclosed gabled red tiled porch,	1112824	Grade II	-	-	-	-	-	No view to site.

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	with board door. Central red brick chimney stack.								
MANOR HOUSE, 11, STATION ROAD	House. Late C17 H Plan. 2 storeys and attic. Plain red tiled gambrel roof to centre range, gabled ends to crosswings. Timber framed with C19 plastered brick cladding. Original C17 hipped dormer to centre range and 1 window to each gable end attic of casements with glazing bars. 1:1:1: range to first floor and 1:2:1 range to ground floor of small paned sliding sashes. There is a hipped, tiled, lean-to open porch to left crosswing and a single storey tiled extension to left. Central raised band and raised drip hoods to 1st floor crosswing windows. External red brick chimney stack to left and original attached square stack to centre range. Internal C17 staircase wing with original stairs and turned balusters, matching doors and architraves. Side purlin roofs with yoked collars.	1307166	Grade II	-	-	-	-	-	No view to site.
ABBOTTS, STATION ROAD	House of several builds L.C16 to C19 incorporated into one house early C20. L shape with additions. 2 storeys. Roof, part thatched part red plain tile. West wing with 2 gabled dormers, and attic to E. wing, with diamond leaded casements. Timber framed and plastered. Panelled door with 2 lights. Flat canopy with small brackets. RCHM 27	1322264	Grade II	-	-	-	-	-	No view to site.
BURY COTTAGE	Cottage Mid. C16 or earlier with later additions and alterations. Hall with crosswing to left. 1 storey and attic with catslide dormer. Red plain tile roof. Timber framed and plastered. 3 casement windows. Plank and muntin door to right. Off centre red brick chimney stack. At present undergoing restoration. Crown post roof to crosswing.	1112866	Grade II	-	-	-	-	-	No view to site.
BURY FARM BARN 20 METRES TO NORTH, BURY CHASE	Barn, C17. 5 bays. Hipped and sprocketed red plain tiled roof. Timber framed and weatherboarded with 5 window range. Jowled posts and arched braces to tie beams.	1146944	Grade II	-	-	-	-	-	No view to site.
FELSTED BURY, BURY CHASE	House E.C15 and C16 with C19 and C20 additions and alterations. 2 Storeys and attic. Plain red tiled roof to gable end, H plan with off centre 2 storey gable porch to right. 3 window range of C20 small paned sliding sashes, the ground floor with bricked red plain tiled bays, Porch with arched door surround. The rear wing to left is of E.C15, 4 bays, with C16 extension, there is the possibility of C14 date for right wing. Good C18-C19 detailing also. 5 Red brick chimney stacks. RCHM 12	1146932	Grade II	-	-	-	-	-	No view to site.
BURY FARM BARN 50 METRES TO NORTH WEST, BURY CHASE	Barn. L.C16. Red plain tiled roof with 2 gabled midstreys to S. Timber framed and weatherboarded. 10 bays Queen post roof structure with fully framed staggered side purlins. Intact frame of very high quality.	1112865	Grade II*	-	-	-	-	-	No view to site.
HOUSE AJOINING AND NOW INTEGRAL WITH BOOTE HOUSE, CHELMSFORD ROAD	Hall House with crosswing to right and stair turret to left. Early C15 2 storeys. Red plain tile roof. Timber framed and plastered. Stair turret with lean-to under, with plain red tile roofs and 1 window range. Main range 2 small paned casements 1st floor and ovolo mullioned window to right. Single storey C20 extension with red plain tiled roof, breaks forward below these windows,	1112870	Grade II*	-	-	-	-	-	No view to site.

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	with 4 range windows and 2 C20 board doors. All windows small paned casements. Crosswing to right with jetty to 1st floor, the brackets of which are carved to match those of Boote House. Mullion windows, on both floors, to right and left of a C20 small paned casement, are original or part restored. Heavily carved barge boards and brackets to apex and ends of gable. Weatherboarding to wall under jetty. Internally, the main hall storey posts have simple pilasters.								
K6 TELEPHONE KIOSK, CHELMSFORD ROAD	Telephone kiosk . Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof . Unperforated crowns to top panels and margin glazing to windows and door.	1322325	Grade II	-	-	-	-	-	No view to site.
PUMP TO WEST OF BOOTE HOUSE FRONTING ROAD, CHELMSFORD ROAD	Pump C19 Cast Iron with ornate head and fluted spout.	1308653	Grade II	-	-	-	-	-	No view to site.
FOUR CORNERS, CHELMSFORD ROAD	House C17 or earlier, 2 storeys, attics and cellar. Sprocketed grey slate roof. Timber framed and plastered with panelled pargetting. 3 range small paned sliding sash windows, the ground floor with side lights. 6 panel door with arched hood canopy on brackets. Off centre red brick chimney stack. Small tiled lean-to extension to right.	1112871	Grade II	-	-	-	-	-	No view to site.
OLD POST HOUSE, CHELMSFORD ROAD	House. C17 or earlier. 2 storeys. Red plain tiled roof. Timber framed, part plastered, part weatherboarded, 3 window range of small paned casements and sliding sashes, and 1 bay C19 shop window. 4 panel door with 2 lights, moulded pilasters and frieze with pediment on brackets. 2 red brick chimney stacks.	1112872	Grade II	-	-	-	-	-	No view to site.
TREWOLLA, CHELMSFORD ROAD	House with rear wing, C17 or earlier. 2 storeys. Timber framed and plastered, red plain tiled roof. 2 window range of plain casements with centre small paned casement. Central red brick chimney stack.	1308656	Grade II	-	-	-	-	-	No view to site.
TAYLORS, CHELMSFORD ROAD	House, C17 or earlier with C18 and later alterations and additions. 2 storeys and attic. Single storey extension with bay window and plain door to left. Red plain tile double range roofs. Timber framed and plastered. 2 range, 6 paned sliding sash windows. Central panelled door with 2 lights and pediment on brackets. Hooped railings and gate to front garden. RCHM 34	1112873	Grade II	-	-	-	-	-	No view to site.
ENVILLES COTTAGE, CHELMSFORD ROAD ENVILLES, CHELMSFORD ROAD	House now 2 dwellings, C17 or earlier. 2 storeys, attic and basement. Red plain tiled roof with moulded cornice. Timber framed and plastered. 3 window range with 2 storey bay to right. First floor with timber design. C20 4 panel door to left with flat canopy, original door to right, 6 panels with fluted pilasters and moulded capitals, moulded flat canopy. Central red brick chimney. RCHM 31	1147158	Grade II	-	-	-	-	-	No view to site.
CERRIG, CHELMSFORD ROAD WILLINGTONS,	2 Cottages. C18 or earlier. 2 storeys and attic. Red plain tiled roof with dentil eaves. Timber framed and plastered. 4 window range of C20 casements. 2, 6 panel doors with flat canopies and brackets and	1112875	Grade II	-	-	-	-	-	No view to site.

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CHELMSFORD ROAD	moulded surrounds.								
BLANDFORD HOUSE, CHELMSFORD ROAD	House. C18 facade with probable much earlier core. 2 storeys. Hipped red plain tile roof. Timber framed and plastered with moulded parapet. 2 window range of C18 small pane vertical sliding sashes. 2 Panel, 4 light central door with finely moulded surround, decorated frieze and flat canopy. Red brick chimney to left.	1308628	Grade II	-	-	-	-	-	No view to site.
REDES, CHELMSFORD ROAD THE COLONY, CHELMSFORD ROAD	House C15 with later extensions and alterations with C17 range at rear and C18 facade. Now 2 dwellings. 2 Storeys. Plain red tiled roofs, 3 window range of C18 small paned sliding sashes. Fine 6 panel door with Doric pilasters moulded capitals and frieze and open pediment with soffit mouldings. The entrance to Redes is set back to the right and is part weatherboarded with C20 door. 2 Red brick chimney stacks. RCHM 32	1112876	Grade II	-	-	-	-	-	No view to site.
RUSSETTS, CHELMSFORD ROAD	Cottage probably C18 with later alterations and additions. 2 Storey and attic. Corrugated iron roof. Part timber frame with brick base and weatherboard cladding to first floor. 4 window range of small paned casements and sliding sashes. 2, 6 panel doors with pediments and brackets. 2 off centre chimney stacks. Possibly a weavers house originally.	1322247	Grade II	-	-	-	-	-	No view to site.
EASTER COTTAGE, CHELMSFORD ROAD	Cottage. C16/C17 or earlier. 2 storeys. Red plain tile roof outshot to left. Timber framed and plastered with weatherboarding and 1 window to single storey outshot. 2 window range of small paned casements and sashes. 2 panel door with light and pediment with bracket. 1 off centre and 1 external red brick chimney stacks.	1147182	Grade II	-	-	-	-	-	No view to site.
COBBLESTONES, CHELMSFORD ROAD THE SADDLERS, CHELMSFORD ROAD	House now 2 dwellings. Probably C16 or earlier. 2 Storeys. Red plain tiled roof. Timber framed and plastered. 3 window range of vertical sliding sashes, the ground floor with sidelights. 2 C20 panelled doors with flat canopy and brackets. 2 Red brick chimney stacks.	1112877	Grade II	-	-	-	-	-	No view to site.
FELSTED PLACE, CHELMSFORD ROAD	House C17 or earlier with rear wing and later additions and alterations, remodelled 1720. 2 storeys and attics. Red plain tiled hipped gambrel roof. Timber framed and bullnosed, red tile hung to front and left wall. Mainly plastered with some weatherboarding elsewhere. 4 window range of 8 paned sliding sashes. Central door and matching door to left wall panelled with upper light with glazing bars. Heavy pilasters and frieze surmounted by carved pediment supported by heavy brackets. Moulded eaves cornice. One very large attached rectangular red brick chimney stack to left and attached square red brick stack to right. There are railings to front garden with urn finials to main posts, and a red brick wall runs from right and left with round headed coping.	1308661	Grade II	-	-	-	-	-	No view to site.
FELSTED PLACE, OUTBUILDING POSSIBLY GRANARY 5 METRES TO EAST	Outbuilding, C18 or earlier. 2 storeys. Half hipped plain red tiled roof. Timber framed and weatherboarded, with external stairs and door to upper floor. Side purlin roof. Heavy timber framing. Garage and small lean-to additions to left and right.	1112874	Grade II	-	-	-	-	-	No view to site.



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
OF HOUSE, CHELMSFORD ROAD									
LITTLE OAKS, JOLLY BOYS LANE SOUTH	Cottage. Probably C17. One storey and attic with 2 catslide dormers and red plain tiled roof. Timber framed and plastered. 2 range square leaded casement windows. C20 enclosed hipped tile porch with C20 door. Central red brick chimney stack and stack to right.	1112869	Grade II	-	-	-	-	-	No view to site.
BRICK COTTAGE, JOLLY BOYS LANE SOUTH	Cottage probably C17. 2 storeys and attic. Thatched with 2 flat red plain tile dormers and single storey additions with plain red tile roofs to right and left. Timber framed and plastered. 4 small paned casement windows. Plank and muntin door with C20 gabled porch. Plank door to right extension. Red brick chimney stacks to right and left.	1147045	Grade II	-	-	-	-	-	No view to site.
JOLLYBOYS, BAKERS LANE	House. C17 or earlier with later alterations. 2 storeys and attic. Plain red tile roof, hipped to left. Timber framed and plastered with modern pargetting. 4 range square leaded casement windows. Plank and muntin door with C20 red plain tiled hipped porch. 1 off centre, and one red brick chimney stack to left. Wing to rear. RCHM 36	1147052	Grade II	-	-	-	-	-	No view to site.
FARNOLD CROFT, BAKERS LANE	Cottage, C14/C15 with later additions and alterations. 1 storey and attic with 2 catslide dormers. Single storey extension to right with red plain tile roof. Main roof half hipped to left. Mainly 3 range of various square leaded windows. 2 Red brick chimney stacks, one off centre and one to right extension. Glazed door off centre. Side purlin roof. Trait de Jupiter scarf.	1322246	Grade II	-	-	-	-	-	No view to site.
Site 4. Mill Rd:									
MILL COTTAGE, MILL LANE  Felsted	Cottage E.C19. Single storey. Thatched roof. Timber framed and weatherboarded. 3 Window range of cast iron Gothic windows and matching window left. Off centre plain board door. Pantile extension to rear. 2 red brick chimney stacks.  National Grid Reference: TL 67127 19689.	1308516	Grade II	Immediate domestic setting within a group of buildings in rural setting located in river valley.	Moderate Positive contribution	-	-	-	No view to site.
MILL HOUSE OUTBUILDING 20 METRES TO NORTH WEST OF HOUSE, MILL LANE  Felsted	Outbuilding adjoining Mill Lane. C17 converted to stables C18. L shaped. Timber framed, part plastered, part weatherboarded with red pantile roof. Boarded internally. Window to storage loft.  National Grid Reference: TL 67135 19651.	1112819	Grade II	Immediate agricultural setting within a group of buildings in rural setting located in river valley.	Moderate Positive contribution	-	-	-	No view to site.
MILL HOUSE BARN 20 METRES NORTH EAST OF HOUSE, MILL LANE  Felsted	Barn. Late C17 with C19 extension to left. Centre range with integral midstrey and Queen strut roof construction. Plain red tiled lower outshot ranges to right and left with pantile roofs. Timber framed, part plaster, part weatherboarded. Arched braces to tie beams; halved and bladed scarf to top plate, and through bracing to walls.  National Grid Reference: TL 67160 19646.	1112818	Grade II	Immediate agricultural setting within a group of buildings in rural setting located in river valley.	Moderate Positive contribution	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
MILL HOUSE, MILL LANE Felsted	House, C18 with possibly earlier core. 2 Storeys and attics with hipped dormers and basement. Red plain tiled hipped roof with hipped extension to right and a wing to rear. Red brick built with gauged brick arches to 4 window range of sliding sashes with glazing bars. Central Insurance Plaque. Tent canopy, porch with metal supports to left elevation. 2 Red brick chimney stacks. There are cast iron arrowhead railings to front boundary. National Grid Reference: TL 67144 19616.	1322298	Grade II	Immediate domestic setting within a group of buildings in rural setting located in river valley.	Moderate Positive contribution	Moderate change Potential views to site from 2 <sup>nd</sup> and 3 <sup>rd</sup> floor window (not accessible). Views to open countryside setting replaced with urban settlement.	Moderate Degradation of wider setting which informs the character and historic context of the asset.		
FELSTED MILL, MILL LANE Felsted	Mill, converted into a house during the 1960's. Built 1856. 3 storey and 4 storeys, grey slate roof. Red brick built with gabled, weatherboard hoist loft with straight timber braces. 5 bays with brick pilasters to each. Iron windows of 16 small panes to 1st and 2nd storeys. 5 range to front and 3 range to side elevation. Large metal elliptical top storey window to right and left walls. There is an iron mill wheel and 4 pairs of stones. National Grid Reference: TL 67103 19620.	1112817	Grade II	Former agricultural, now domestic setting located within a group of buildings in rural setting located in river valley.	Moderate Positive contribution	Moderate change Potential views to site from 1 <sup>st</sup> floor window (not accessible). Views to open countryside setting replaced with urban settlement.	Moderate Degradation of wider setting which informs the character and historic context of the asset.		
Site: Absolpark									
ABSOLPARK FARMHOUSE NORTH END, Great Waltham	A timber-framed and plastered house of C17 origin, altered in the C18, there are some modern additions. 2 storeys. A large central 2 storeyed gabled porch projects on the front. 5 window range, casements with leaded lights. 2 of the 1st storey windows have small gables in the roof. A wing extends to the east at the rear. Roof tiled, mansarded on the east wing, file kitchen has exposed ceiling beams and joists and there is an original corner cupboard in the hall of the main block. A completely moated site stands to the north east of the house (ROTA 7). National Grid Reference: TL 66410 19364.	1171989	Grade II	Immediate domestic setting as a part of farm complex located on the top of the hill with open views out over rural landscape.	Moderate Positive contribution	Moderate change. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate Degradation of relationship of asset to its wider rural historic setting.		
BARN TO THE NORTH OF ABSOLPARK FARMHOUSE NORTH END, Great Waltham	A C17 timber-framed 11 bay barn partly plastered and partly weatherboarded. There are 3 entrance porches on the south side. Roof corrugated asbestos (originally thatched ). National Grid Reference: TL 66398 19454.	1338457	Grade II	Immediate agricultural setting as a part of farm complex located on the top of the hill with open views out over rural landscape.	Moderate Positive contribution	Moderate change. Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Moderate Degradation of relationship of asset to its wider rural historic setting.		
Site: North End:									
LITTLE GARRETT'S	A C18 timber-framed and plastered house. 2 storeys and attics. 2 window range, double-hung sashes with glazing bars. Roof tiled, half hipped, with 2 modern gabled dormers.	1122096	Grade II	-	-	-	-	-	No view to site.
OAK COTTAGE	A C17-C18 timber-framed and plastered house with later alterations and additions. 2 storeys. Casement windows. Roof tiled with a chimney stack with 2 diagonally set shafts. The interior has exposed timber-framing.	1171966	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
BUMBLES	A C17-C18 timber-framed and plastered cottage. 1 storey and attics. Casement windows. Roof thatched, with 2 dormer windows. The interior has exposed timber-framing.	1338456	Grade II	-	-	-	-	-	No view to site.
BRENDON COTTAGE, NORTH END	House. Late C17, extended one bay to south 1970s. Rendered and colourwashed timber frame on brick plinth; plaintile roof Lobby entrance plan. EXTERIOR: west front of 2 storeys; 3-window range. C20 door left of centre behind C20 gabled porch. One 2-light late C20 top-hung casement to each floor to left and 2 similar casements to each floor to right. Half-hipped roof Ridge stack over doorway. South gable with exposed reused timber frame taken from another building and erected with the whole of the south bay in 1970s: mid rail and wall plate, jowled corner studs and plain secondary studs. One late C20 casement to first floor. North gable with one late C20 top-hung casement to ground floor lighting rear extension of 1970s. Rear (east) elevation with a 2-storey half-hipped extension to north end and a conservatory of 1996 to remainder (not of special interest). Main wall with late C20 one- and 2-light casements and doors. INTERIOR: main ground-floor room south of stack With timber studwork to walls including south studwork with infill removed, looking into south room added 1970s. One chamfered spine beam with tongue and bar stops to north end only, running into stack. Stack of random bond early C 18 brick. Chamfered bressumer. Well of former winder staircase to east of stack. Extreme south room with partition against gable end wall containing straight-flight 1970s staircase. Room north of stack with C20 applied wall studs and C18 brickwork to fire opening. This room partitioned in C20 on east side to allow insertion of straight-flight staircase to east of this room: heavy scantling frame to external east wall with middle rail. First-floor rooms with intact studwork except to staircase partition. Roof of collars, lower tier of clasped purlins and upper butt purlins.	1245542	Grade II	-	-	-	-	-	No view to site.
K6 TELEPHONE KIOSK, BENNETT'S LANE K6 TELEPHONE KIOSK, BROOK HILL K6 TELEPHONE KIOSK, MILL ROAD	Telephone kiosk. Type K6 . Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with dome roof. Unperforated crowns to top panels and margin glazing to windows and door.	1264000	Grade II	-	-	-	-	-	No view to site.
BENNETTS COTTAGES, 1 AND 2 NORTH END, Great Waltham	A timber-framed and plastered house of C17 origin, with a cross wing at the west end. Altered in the C18. 2 storeys. 3 window range, casements with some leaded lights. Roof tiled, the interior has heavy exposed ceiling joists.  National Grid Reference: TL 66512 18594.	1122095	Grade II	-	-	-	-	-	
BROOK HOUSE	A C15 timber-framed and plastered house with cross wings at the north and South ends; altered in the C16 and extensively restored and added to, but retaining original features. The south wing projects slightly on the	1171953	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
	front and the upper storey is jettied on the whole front on exposed joists. The timber-framing is exposed on the north, west and south sides. 2 storeys. The windows are casements with lattice leaded lights, most of them are reconstructions or copies of original windows but there are some originals, There is some modern pargetting on the front especially a band running above the jettied upper storey. Roof tiled, with 2 tall chimney stacks, one with 4 octagonal shafts and the other with 2. Both were rebuilt or largely restored in the 1930's. The interior has exposed timber-framing and a good linenfold panelled door. At the west end there is a C16 tithe barn which originally stood at Dunmow but was re-erected on the present site as an extension to the house. (RCHM 45).								
FLORENCE COTTAGE HILLCREST	<p>Timber-framed and plastered cottage possibly of C16 origin, altered in the C19. 2 storeys. 3 window range, casements with "Gothic" arched heads. There is a lattice porch. Roof thatched. (RCHM 43).</p> <p>Hillcrest shall be amended to read; Hillcrest and Florence Cottage and the description should be amended to read as follows:-</p> <p>A timber-framed and plastered cottage now two dwellings; possibly of C16 origin, altered in the C19. Roof thatched. 2 storeys. 3 window range, casements with "Gothic" arched heads. Hillcrest has a lattice porch and Florence Cottage a thatched lean to extension. (RCHM 45).</p> <p>A timber-framed and plastered cottage possibly of C16 origin, altered in the C19. 2 storeys. 3 window range, casements with "Gothic" arched heads. There is a lattice porch. Roof thatched. (RCHM 43).</p>	1338455	Grade II	-	-	-	-	-	No view to site.
NORTHEAST PLACE	An early C19 grey gault brick house. 2 storeys. 3 window range, double-hung sashes with glazing bars, in plain reveals. A central doorway has a Doric portico with fluted columns frieze and cornice. A door on the north east side has a semi circular fanlight with ornamental glazing. Roof stand, nipped, with a paired bracketed eaves soffit.	1122094	Grade II	-	-	-	-	-	No view to site.
NORTHEAST PLACE COTTAGES	A timber-framed and plastered building With C16-C17 features, probably formerly a larger house. 2 storeys. Casement windows. Roofs tiled, with C17 chimney stacks with diagonal shafts. (RCHM 44).	1305378	Grade II	-	-	-	-	-	No view to site.
STORE TO NORTH EAST OF NORTHEAST PLACE COTTAGES, NORTH END	Store, former purpose not known. Re-erected in C17 to C18 reusing some old timbers. Timberframed building clad partly in wattle and daub or lath and plaster and partly in weatherboarding. Clay pegtiled roof An extension from the south east gable is constructed of brick with flint rubble walls and a clay pantile roof Three bays. The frame is an irregular frame of re-used timbers with diagonal braces but the central bay is defined by heavy posts and tie beams. One of these frames has substantial curved braces. In the roof at one end a small space has been created which has a "floor" and plastered walls. Possibly this was adapted for storing seed corn away from brown rats in the mid C18.	1268277	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
	This fannyard is shown in Chapman and Andre's map of 1777.								
BARN TO NORTH EAST OF NORTHEND PLACE, NORTH END	Barn. Late C16 or early C17. Timber framed, clad mainly in weatherboarding with a roof with gables now covered in corrugated iron but probably thatched at least in 1892. (Sales particulars.) Red brick plinth in Flemish bond. Six bays with aisle to north east. A 2-bay gabled extension was added to the north east elevation and an outshot at the north west is constructed of reused timbers which appear to come from a crownpost roof. Frame has jowled posts, midrails and straight diagonal braces trenched across the faces of the studs. Wall frame intact apart from studwork removed to create a link with an adjoining mid to late C17 barn since virtually collapsed. Tie beam braces have been removed and replaced with oak bolted knees. Original heavy section rafters, pegged at the ridge, are supported by clasped purlins with collars tenoned into the rafters. The rafters to the aisle roof are smaller section smoke blackened timbers. There are two pairs of arched wind braces in each roof slope above what appears to be the original door position. Shown on Chapman and Andre map of 1777.	1268276	Grade II	-	-	-	-	-	No view to site.
SUNNYSIDE, NORTH END	A timber-framed and plastered house of C15 or earlier origin, altered in C16 and much altered and modernized externally. One storey add attic with heightened cross-wing at north. Modern features and lean-to. Tiled roof. Oak framing internally including an uncommon moulded tie beam with edge fillets instepped and stop.	1264160	Grade II	-	-	-	-	-	No view to site.
BENNETT'S FARMHOUSE NORTH END, Great Waltham	A timber-framed and plastered house of C15 origin with a cross wing at the west end. Much renovated in the C20. The upper storey of the cross wing is jettied on the north end on exposed joists. 2 storeys. C20 casement windows. Roof tiled, hipped on the south end of the cross wing. The interior has exposed ceiling beams and joists. (RCHM 46).  National Grid Reference: TL 66288 18737.	1171973	Grade II	Immediate domestic setting as a part of former farmstead located on the outskirts of village with wider views to north over rural landscape.	Moderate – minor positive contribution	Minor change Views north towards site through tree screens	Minor Degradation of relationship of asset to its wider rural historic setting.  Orientated south east, away from site. Partial tree screens mitigate views out.		
BARN AT BENNETT'S FARM, BENNETTS LANE NORTH END, Great Waltham	Barn, C17 or C18, timber framed and weatherboarded with red pegtile half-hipped roof. 4 bays long. Half hipped Midstrey to E side. Later flanking lean-to roofs. Lean-to at roadside end. Red pantile and corrugated iron roofs to extensions. Internally frame original. Arched braced tie beams, through bracing on walls. Queen Strut side purlin roof with intermittent collars and halved and bladed top plate scarfs.  National Grid Reference: TL 66272 18726.	1237469	Grade II	Former agricultural, now domestic setting as a part of former farmstead located on the outskirts of village with wider views to north over rural landscape.	Moderate – minor positive contribution	Minor change Views north towards site through tree screens	Minor Degradation of relationship of asset to its wider rural historic setting.  Orientated south east, away from site. Partial tree screens mitigate views out.		
Site: Parsonage Line:									

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
BARN 65 METRES SOUTH WEST OF THE OLD RECTORY, PARSONAGE LANE	Barn, probably C18. Red plain tile roof, timber frame, 4 bays, mainly weatherboarded, with some plaster. 2 gabled midstreys, with catslide additions between. Very picturesque setting.	1308885	Grade II	-	-	-	-	-	No view to site.
PUMP 45 METRES SOUTH WEST OF THE OLD RECTORY, PARSONAGE LANE	Cast iron pump. C19. Plain cast iron suction pump.	1112887	Grade II	-	-	-	-	-	No view to site.
THE OLD RECTORY, PARSONAGE LANE	House. C17 with alterations during C18 especially to south front and east end. Plain red tile roof, with apse end to right. 2 storeys and attics. Timber framed and plastered. 3 window range ground floor, 4 range first floor of fine double-hung, 3 light small paned sashes, and small paned sashes to apse end and 1st floor at left. There is a glazed semi-circular porch with pointed arched heads and flat canopy. 2 off-centre square red brick chimney stacks. Lean-to extension to left said to contain C16 and C17 panelling with C17 work in staircase. Picturesque in pleasant setting. RCHM 4.	1322254	Grade II*	-	-	-	-	-	No view to site.
BARNSTON LODGE, PARSONAGE LANE Barnston	House, late C18. Gault brick. Hipped grey slate roof. 2 storeys, attic and basement. 5 window range of double-hung small paned sashes, the centre 3 breaking forward under a pediment with a segmental head panel. Ground floor with semi-circular extension to left and right. Central door with arched brick head, the keystone of which is a sculptured face. Brick arches to the 2 flanking windows. 2 brick bands. 6 panel door with fine light above, approached by semi-elliptical steps. Internally most of the original features remain. Hall with 4 arched doorways and central arch supported by fluted column with plain capital, leading to stairway with wreathed handrail, moulded spring and plain balusters, stairwell surmounted by oval cupola with glazing bars. Moulded window and door-frames, wainscot and dados. Some dados panelled. 6 panelled doors. Fine late C18 fire surround and several later, but still good surrounds. Panelled reveals to windows in some rooms. Servants' bells in kitchen and whip/horn rack over fireplace. National Grid Reference: TL 65443 19666.	1112886	Grade II*	Immediate domestic setting as a part of farmstead located on top of hill ridge with wider out views to north over river Chelmer valley.	Major positive	Major change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major Degradation of relationship of asset to its wider rural historic setting.		
OUTBUILDING APPROXIMATELY 20 METRES TO THE NORTH OF BARNSTON LODGE, PARSONAGE LANE Barnston	Outbuildings, possibly a Brew House, C18. 1 storey timber framed and weatherboarded with plain red tile roof and red brick chimney stack. Small paned casement windows. Red brick fireplace, slightly curved with a heavy iron tie bar bolted to soffit. National Grid Reference: TL6543919692.	1251402	Grade II	Immediate agricultural setting as a part of farmstead located on top of hill ridge with wider out views to north over river Chelmer valley.	Moderate positive	Major-moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major-moderate Degradation of relationship of asset to its wider rural historic setting.		
BARNSTON LODGE STABLES	Stables mid/late C18. 2 storeys. Hipped plain red tiled roof, timber framed and weatherboarded with beaded	1251401	Grade II	Immediate agricultural setting as a part of	Moderate positive	Major-moderate change	Major-moderate		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
50 METRES NORTH OF BARNSTON LODGE, PARSONAGE LANE Barnston	edge to original planks. Original panelled doors to Harness room etc. 5 stalls with curved divisions, some surmounted with iron furniture. Hay loft above. Original side purlin roof with ridge board. Brick floor. Nearly all original work remains. National Grid Reference: TL 65430 19728.			farmstead located on top of hill ridge with wider out views to north over river Chelmer valley.		Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Degradation of relationship of asset to its wider rural historic setting.		
CHURCH OF ST ANDREW, PARSONAGE LANE, BARNSTON	Church, comprising Nave c.1160-1170, probably of flint rubble but now plastered, at the west end is a rectangular timber framed bell turret of re-used medieval timber. The Chancel was probably rebuilt C13. The whole is plastered externally, with a plain buttress to NE Chancel wall and 2 red brick, two stage buttresses to East wall. The roofs are plain red tile. The octagonal, wooden bell cote, reputed to be C17 has supports enclosing ogee arches, an octagonal head, surmounted by a matching finial and weather vane. It is set on a square base astride the west ridge and has 2 bells, reputed to be of c.1665. The East window is C19 3 light early English style. The South wall has 6 windows, from East to West (1) a restored 2 light window, (2) possibly a C13 low side window, enlarged, with a segmental pointed head, (3) C15, cinquefoil lights with vertical tracery under a square head, (4) C19, 2 lights with pointed heads, (5) a rectangular wooden framed window immediately under the eaves and (6) a small segmental pointed head wooden framed window. (5) and (6) with diamond leaded lights. West wall has 2 small segmental pointed timber framed windows with diamond paned leaded lights. North wall windows East to West. (1) Restored C19 two light similar to that in South wall, (2) a small C13 lancet with chamfered and rebated jambs and head, (3) Restored 3 lights with square head, (4) and (5) C12 round headed lights, 4 now blocked. Between these 2 windows is the blocked late C13/early C14 door with hollow chamfered jambs and 2 centre arch. The C12 South doorway has a moulded semi-circular arch of 2 orders, the outer original and the inner with C19 tympanum. The outer order of the jambs has attached shafts with scalloped capitals, adjoining the west capital is a spiral ornament. The door is probably C16 with feathered battens and ornamented strap hinges. Internally the roof is plastered and of 6 and 7 cants. The Nave has 2 moulded tie beams with 4 centred arch braces and moulded wall plates. The western partition wall has C20 panelling and 2 matching panelled supports to a small gallery which houses a Barrel Organ. This organ was built about 1790 by Bevington and has 5 Barrels with 8 hymns to each. The stairs to the gallery incorporate 3 C16 Balusters. Fittings and Monuments. In SW window a possibly C14 panel, made up with C19 glass. Brass inscription on south wall to Peter Wood, 30 May 1525. Floor slabs in Nave and Chancel to the Scott, Collard, Style and Exton families. A fine Piscina in Chancel probably c.1200 - Double, with moulded interlacing semi-circular arches, resting on a free shaft and jambs with attached shafts, all with foliated capitals and	1308903	Grade II*	Immediate ecclesiastical setting within a wider rural setting, located on top of hill ridge with wider out views to north over river Chelmer valley.	Major positive	Major change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major Degradation of relationship of asset to its wider rural historic setting.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
	moulded bases. Arches set in square moulded head with foliated spandrels. Central lintel and responds with moulded and foliated imposts, quatrefoil drains. (RCHM 1) National Grid Reference: TL 65232 19624.								
BARNSTON HALL GARDEN WALL TO EAST OF HOUSE, PARSONAGE LANE Barnston	Garden wall. C18. Enclosing an area approx. 80 yards by 50 yards square. Alternating red brick internal face with flint rear dressing. Moulded brick coping. National Grid Reference: TL 65167 19683.	1146550	Grade II	Historic farm feature adjacent to Barnston Hall	Moderate positive	Major-moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major-moderate Degradation of relationship of asset to its wider rural historic setting.		
DOVECOTE 50 METRES TO NORTH EAST OF BARNSTON HALL, PARSONAGE LANE Barnston	Dovecote Late C15. Timber framed, part plaster, part weatherboard, red plain tile hipped roof, with central raised, gabled and ridged section. Wall frames complete with some nest boxes. A first floor was inserted late C17. National Grid Reference: TL 65148 19695.	1112885	Grade II	Immediate agricultural setting as a part of farmstead located on top of hill ridge with wider out views to north over river Chelmer valley.	Moderate positive	Major-moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major-moderate Degradation of relationship of asset to its wider rural historic setting.		
BARNSTON HALL OUTBUILDING 5 METRES TO NORTH EAST OF HOUSE, PARSONAGE LANE Barnston	Outbuilding, possible byre or stable, C16 or earlier. Red plain tile, timber framed with brick nogging infill. 3 bays with arch braced tie beams, jowled posts and side purlin roof. Studding on east wall altered when nogging was added in C18. National Grid Reference: TL 65132 19666.	1112884	Grade II	Immediate agricultural setting as a part of farmstead located on top of hill ridge with wider views to N over river Chelmer valley	Moderate positive	Major-moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major-moderate Degradation of relationship of asset to its wider rural historic setting.		
BARNSTON HALL, PARSONAGE LANE Barnston	House. C16 with C20 rear wing. Plain red tile roof. Timber framed and plastered, 2 storeys with cellar and attic. 3 window range ground floor of various casements, one with hipped red tile clad bay, 4 range to first floor of small paned sliding sashes with side lights. 2 red brick concertina chimney stacks. Original front door. C20 3 window range extension to left with flat roof. Exposed re-used timber frame wing to rear erected 1920. Main timber frame virtually complete with stop chamfered beams. Jowled storey posts and side purlin roof. Halved and bladed top plate scarfs, a number of original doors, mullion windows and 4 fireplaces. Re-used roof rafters from a pre-1300 building. Staircase incorporates part of original handrails, balusters and string. RCHM 3. National Grid Reference: TL 65108 19659.	1322252	Grade II*	Immediate domestic setting as a part of farmstead located on top of hill ridge with wider views to N over river Chelmer valley	Moderate positive	Major-moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major-moderate Degradation of relationship of asset to its wider rural historic setting.		
BARNSTON HALL BARN 5 METRES TO WEST OF HOUSE, PARSONAGE LANE Barnston	Barnston Hall 7.2.52 Barn 5m to west of house (formerly listed as outbuilding GV II to Barnston Hall) Barn. Late C15 early C16. 6 bays. Plain red tile roof, half hipped to east. Timber framed with brick plinth. Part plastered part weatherboard. Jowled posts and arch braced tie beams, side purlin roof. Used as cart horse stable C19/C20. National Grid Reference: TL 65084 19667.	1251392	Grade II	Immediate agricultural setting as a part of farmstead located on top of hill ridge with wider views to N over river Chelmer valley	Moderate positive	Major-moderate change Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major-moderate Degradation of relationship of asset to its wider rural historic setting.		



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
BARNSTON HALL LARGE BARN 45 METRES TO NORTH WEST OF HOUSE, PARSONAGE LANE Barnston	Barn late and early C17. Timber framed and weatherboarded with half hipped asbestos clad roof, built in two separate phases, the early with arch braced tie beams, the latter with hanging knees. 9 bays, 3 gabled midstreys. Halved and bladed top plate scarfs, lodged side purlin roof.  National Grid Reference: TL6508319722.	1322253	Grade II	Immediate agricultural setting as a part of farmstead located on top of hill ridge with wider views to N over river Chelmer valley	Moderate positive	Major-moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Major-moderate  Degradation of relationship of asset to its wider rural historic setting.		
<b>Site: Chelmsford Rd:</b>									
BROOK FARMHOUSE, CHELMSFORD ROAD	House with C16 jettied crosswing and C17 wing with staircase on N side. 2 storey and attic with gabled dormer. Exposed timber frame with plaster infill. Plain red tile roof gabled to left with gablet and hip to right and gable end crosswing with outshot to left. Small red tile clad gabled bay to first floor of crosswing. Mainly window range of square leaded casements, some appear to be in original positions. Board door in arched head. Late C16 or early C17. Red brick, off centre chimney stack. RCHM 10.	1166333	Grade II	-	-	-	-	-	No view to site.
<b>Site: Barnston – No change due to topography, no views to site.</b>									
MILLFIELD HOUSE, CHELMSFORD ROAD	Cottage, C17 or earlier with attached C20 extensions to right and left. The cottage timber framed and plastered, thatched roof with 2 eyebrow dormers. 1 storey and attic. 3 range C20 leaded casements and doors to right and left, extensions 2 storey with grey slate roof, part plastered part weatherboarded. Jowled storey posts and stop chamfered beams in cottage.	1166324	Grade II	-	-	-	-	-	No view to site.
BROAD GROVES (WEST SIDE), BROAD GROVES, CHELMSFORD ROAD	House. Late C17 with early C19 alterations. Timber framed and plastered with red plain tile roof. 2 storeys. 3 bays and chimney bay. 3 window range, vertical sliding sashes with glazing bars and side lights. Simple flat canopy on brackets to door. Scalloped eaves. Original red brick chimney stacks.	1328213	Grade II	-	-	-	-	-	No view to site.
MILLERS, CHELMSFORD ROAD	House, C17 with earlier remnants. Hipped plain red tile roof. 2 storeys. Timber framed and plastered. C16 fireplace. Stop chamfered beams. 3 range C18 small paned vertical sliding sash windows, central 4 panel door with 2 lights. Flat canopy with wooden brackets. Square plan, red brick chimney stack.	1112919	Grade II	-	-	-	-	-	No view to site.
BROADGROVE COTTAGE, HIGH EASTER ROAD	Cottage C17 with addition to rear. 1 storey - timber framed and plastered with plain red tiled roof. 3 window range, diamond leaded casements. C20 enclosed, red tiled gabled porch, off centre original red brick chimney stack with fireplace. Side purlin roof, halved and bladed scarf to top plate. Exposed rafters. External red brick chimney stack to right.	1166339	Grade II	-	-	-	-	-	No view to site.
BUTTLES, CHELMSFORD ROAD	House. C17, timber framed and plastered with red plain tile hipped roof. 2 storeys. Gabled wings at rear. 2 window range C20 casements and bow windows. C20 gabled porch. C17 red brick chimney stack. (RCHM 43).	1142504	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
<b>Site: Brookend – No change due to topography, no views to site.</b>									
BROOK END FARMHOUSE SUMMER HOUSE 10 METRES TO NORTH OF HOUSE, BROOK END	C19. Round summer house, of red and yellow brick, conical red plain tile roof with pointed finial. Plain double doors and small window with pointed head.	1322291	Grade II	-	-	-	-	-	No view to site.
BROOK END FARMHOUSE, BROOK END	House, Mid C19, Gault brick with hipped grey slate roof, 2 storey 3 window range, breaking forward to left and right of central door. Windows 3 light, double hung sash, with glazing bars and gauged brick arches, stone doorway with 4 plain pilasters surmounted by fluted brackets supporting a flat canopy. 6 panel door, approached by 4 steps. 2 storey addition to left, 1 window range, matching bricks and slate roof. Two symmetrically placed gault brick chimney stacks.	1112799	Grade II	-	-	-	-	-	No view to site.
BROOK END FARMHOUSE FRONT WALL TO WEST OF HOUSE APPROXIMATELY 50 METRES LONG	C19 Red brick wall enclosing front garden, capped with foliar cast iron of alternating patterns, interspersed with ornate posts with spear finials.	1168274	Grade II	-	-	-	-	-	No view to site.
BROOK END FARM BARN 10 METRES SOUTH EAST OF BROOK END HOUSE	Barn, probably L. C18/E. C19. Very unusual open barn, 4 range, each range with gabled red pan tiled roof, some gables later filled in but 2 still open to front and one side. Timber storey posts to each valley each with arched braces to tie beams. Gabled roofs of collar and side purlin construction.	1168275	Grade II	-	-	-	-	-	No view to site.
OLD WHITEHOUSE BARN 30 METRES SOUTH WEST OF HOUSE ADJACENT TO ROAD	Barn of 2 builds. Mid C17/late C18. Timber frame with gambrel roof, slate & pantiles clad; ½ hipped to left and right. ½ hipped midstreys to west of L18 build and ½ hipped jettied midstreys to E & W of C17 build. Pantiled cartlodge between midstreys. C18 build with ridge board side purlin roof and double collars. C17 build with side purlin roof, canted braces to collars and halved and bladed scarfs.	1112800	Grade II	-	-	-	-	-	No view to site.
<b>Site: Blatches Farm - No change due to topography, no views to site.</b>									
BLATCHES, BRAMBLE LANE STEBBINGFORD, Little Dunmow	House. C16 L shape, timber framed and rough cast rendered with plain red tiled roof. 3 range casement windows. Off centre board door. Wooden gabled porch on brackets. Brick plinth. Off centre red brick chimney stack with original fireplace. Chamfered bridging joists. Some C18 internal doors.  National Grid Reference: TL 66883 22151.	1168273	Grade II	Former domestic setting within former farmstead, now in commercial use as a hotel reception to the hotel accommodation sited in the former farm buildings, within wider rural setting, situated on upward rise of valley with open views north east to site due to topography	Minor positive  Degraded by change of use from agricultural to commercial use.	Minor-moderate change  Introduction of built development within view of asset replaces rural wider setting of asset with urban setting.	Minor  Degradation of relationship of asset to its wider rural historic setting.  Asset already degraded by change of use from agricultural to commercial use		
PUMP 25 METRES NORTH	Cast iron pump, C19. Fluted head, handle and finial.	1322290	Grade II	Historic farm feature	Minor-moderate	Minor change	Negligible-minor		

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WEST OF BLATCHES STEBBINGFORD, Little Dunmow	National Grid Reference: TL 66852 22170.			adjacent to Blatches	positive		Degradation of relationship of asset to its wider rural historic setting.		
<b>Site: Little Dunmow – Major changes due to close proximity of site to asset boundary</b>									
CLEMATIS COTTAGE, THE STREET, LITTLE DUNMOW	Cottage C17 or earlier. 1 storey, timber framed & plastered. Two level thatched roof with 4 eyebrow dormers, hipped to left. 5 window range of small paned casements. Gabled, open porch, board door. National Grid Reference: TL 65593 21662.	1307091	Grade II	Little Dunmow Conservation Area	Major-moderate positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection of the asset to its rural setting		
GREMLIN COTTAGE, THE STREET, LITTLE DUNMOW	Cottage C17 or earlier. 1 storey and attics. Timber framed & plastered. Thatched roof with 3 curved dormers. 3 window range of casements with glazing bars. 6 panel door with slanting canopy with brackets. One off centre & one external red brick chimney stack. National Grid Reference: TL 65613 21553.	1322292	Grade II	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection of the asset to its rural setting		
THE COTTAGE, THE STREET, LITTLE DUNMOW	Cottage C18 or earlier. 2 storey centre build with single storey to right & left. Timber framed & weather boarded, with pantiles to main roof & red plain tiles to single storey roofs. 4 range casement windows, some C19. 2 red brick chimney stacks to 2 storey build. Central C20 door with light. National Grid Reference: TL 65615 21536.	1112802	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection of the asset to its rural setting		
FLITCH OF BACON PUBLIC HOUSE, THE STREET, LITTLE DUNMOW	Public House. C17 or earlier with extensions to right & left at rear. Hipped plain red tiled roof with gables. Timber framed & plastered. 3 window range sash windows with glazing bars to first floor, 2 bay windows with brick plinths & two 3 panel doors to ground floor. Central board relating Dunmow Flitch custom. National Grid Reference: TL 65615 21500.	1307093	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection of the asset to its rural setting		
MONKS HALL, GRANGE LINE, LITTLE DUNMOW	House, C15, half H shape plan. Red plain tile roof. Timber frame part exposed and plastered. Exposed joists and brackets to both crosswing jetties and jowled storey posts. 2 Storeys and attics to crosswings. Single storey to centre hall 1:2:1: window range of diamond leaded casements. 2 Centre plank and muntin door in arched frame with added carvings. Square red brick chimney stack to central hall. RCHM6 National Grid Reference: TL 65595 21399.	1112808	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection of the asset to its rural setting		
COTTAGE IMMEDIATELY WEST OF	Cottage. C17 or earlier. Timber framed and weatherboarded. 1 Storey and attic with thatched roof and 2 catslide slate dormers. 2 window range of small	1307069	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change	Major Loss of		

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MONKS HALL, GRANGE LINE, LITTLE DUNMOW	pane casements. Plank and muntin door to left with pentice board over. Centre square brick chimney stack. National Grid Reference: TL 65594 21400.					Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	relationship, historic and functional connection of the asset to its rural setting		
ROSE FARM, THE STREET, LITTLE DUNMOW	House. Late C14 or early C15. Timber framed & mainly weather boarded with red plain tiled roof. Hall & gabled crosswing with C17 gable porch, breaking forward in centre. 2 storey & cellar with gabled dormer to main range. (Excerpt only) National Grid Reference: TL 65642 21390.	1168285	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection of the asset to its rural setting		
ROSE FARM COTTAGES, LITTLE DUNMOW	House, now cottages. C16 or earlier with later additions & alterations. Timber framed, part weatherboard, part plaster, with thatched roof of house & crosswing & outshot to left. 2 storeys. Mainly 3 window range of various casements, some C19. 3 plain board doors. Off centre square red brick chimney stack. R.C.H.M.8. National Grid Reference: TL 65645 21366.	1112803	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection of the asset to its rural setting		
CORNER HOUSE, THE STREET, LITTLE DUNMOW	House. C17. with later additions & alterations. House & crosswing with 1/2 hip plain red tile roof. Timber framed & plastered. 1 storey & attic with gabled dormer to front & 2 gabled dormers to right return. 3 range small paned casement windows. C20 door with small light at side. Square red brick chimney stack to right. National Grid Reference: TL 65691 21369.	1168291	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection, of the asset to its rural setting		
KINGS BARN HOUSE, THE STREET, LITTLE DUNMOW	House. C17 or earlier with C20 additions & alterations. House with crosswing to left with thatched roof & dormer window and addition to right with plain red tiled roof. Mainly timber framed & plastered. 3 window range of casements. C20 gabled porch. Off centre square red brick chimney stack. National Grid Reference: TL 65704 21378.	1112804	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection, of the asset to its rural setting		
IVY HOUSE, BROOK STREET, LITTLE DUNMOW	Grade II. House. Early C17 with later additions, L shape. 2 storeys & attic. Timber framed & plastered & modern pargetting. Red plain tile roof. 2 window range of leaded casements, some probably C17. Central 4 panel door with 2 lights. Flat canopy & brackets. Central concertina red brick chimney stack on a square base. Panel on front reads CIRCA1630. R.C.H.M.10. National Grid Reference: TL 65686 21336.	1307060	Listed Building Grade II.	Little Dunmow Conservation Area	Major positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting	Major Loss of relationship, historic and functional connection, of the asset to its rural setting		
3 Tombs to Bull Family, Approximately 60 to 66 Metres North West Corner of Church of St Mary the	Tombs. Group of 3 tombs, representative of the various types in the churchyard. North side, between trees: Approx. 100ft. from North wall of church. National Grid Reference: TL 65583 21276.	1112811	Grade II.	Little Dunmow Conservation Area	Moderate positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural	Major-moderate Loss of relationship, historic and functional connection, of the		

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Virgin. GRANGE LANE, Little Dunmow						setting of asset with urban setting	asset to its rural setting		
CHURCH OF ST MARY THE VIRGIN, ST MARY PLACE, GRANGE LANE, Little Dunmow	Parish Church. Formerly the Lady Chapel C14, of the Augustinian Priory of St. Mary the Virgin, founded 1106 by Geoffrey Baynard. It is all that now remains above ground, the rest being demolished after the Dissolution 1536.  National Grid Reference: TL 65612 21231.	1307038	Listed Building Grade I.	Little Dunmow Conservation Area	Moderate positive  Asset setting degraded by adjacent 20th C dwellings	Major-moderate change  Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection, of the asset to its rural setting.		
PRIORY PLACE, ST MARY PLACE, GRANGE LANE, Little Dunmow	Probably early C14. Hall with 2 crosswings. Timber framed and plastered, with exposed saltire bracing to crosswing gables and exposed brackets. Plain red tiled roof with 2 gabled dormers. 4 window range of diamond leaded casements.  National Grid Reference: TL 65513 21189.	1112810	Listed Building Grade II.	Little Dunmow Conservation Area	Moderate positive  Asset setting degraded by adjacent 20th C dwellings	Major-moderate change  Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection, of the asset to its rural setting.		
THATCHED COTTAGE BETWEEN BRICK HOUSE AND RAILWAY BRIDGE, BROOK STREET, Little Dunmow	Cottage C17/C18 with C20 additions and alterations. Mainly 1 storey and attic with 3 flat head dormers, and thatched roof, with single storey pan-tiled addition to right. Timber framed and plastered. 5 window range of small paned casements. Enclosed gabled porch and integral garage to left. 2 redbrick chimney stacks.  National Grid Reference: TL 65628 20888.	1112806	Listed Building Grade II.	Immediate domestic setting within hamlet with open wider views out over rural landscape.	Moderate positive	Major-moderate change  Site on close proximity asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection, of the asset to its rural setting.  A tree screen on W site boundary partially mitigates site view.		
BRICK HOUSE, BROOK STREET, LITTLE DUNMOW	House, late C16/Early C17, red brick built, half H plan with wing to rear. Red plain tile roof, 2 storeys and attic & cellar. Raised plinth and moulded string course. 2 stepped buttresses to left wing and a diagonal buttress to right wing and rear. The wings are gabled and there is a feature gable to centre block. 1:2:1 window range of square leaded casements, some in original frames, with brick 3 centre arches over. Central door with moulded 3 plank door and moulded frame. Right wing has original red brick chimney stack with 2 diagonal shafts, A3 attached diagonal shaft and 1 other stack to rear. Internally, complete frame remains with large hall to ground and first floors. Stop chamfered beams. Original newel stairs with oak tread and risers in original stair turret. Original moulded doors and frames. Original boarded floors to some rooms. Original moulded brick fireplaces with 3 centre head to several rooms. One room with C18 detail. Fully framed side purlin roof with a second upper purlin. Rafters framed to lower purlin and lodged to upper. A very fine house, unusual in Essex. R.C.H.M.3.  National Grid Reference: TL 65527 20624.	1168301	Grade II*	Immediate domestic setting in a secluded location within wider rural setting.	Moderate positive	Major-moderate change  Site on close proximity asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection, of the asset to its rural setting.  Existing tree screens to E and N of asset boundary partially mitigates views to site.		

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BRICK HOUSE SMALL OUTBUILDING 5 METRES WEST OF BRICK HOUSE  BROOK STREET, Little Dunmow	Outbuilding. Early C17, now used as boiler room. Timber framed with brick infill. Plain red tiled roof. Possibly bakehouse or brewhouse originally.  National Grid Reference: TL 65537 20617.	1168306	Grade II	Immediate domestic setting in a secluded location within wider rural setting.	Moderate positive	Major-moderate change  Site on close proximity of asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection, of the asset to its rural setting.  Existing tree screens to E and N of asset boundary partially mitigates views to site.		
BRICK HOUSE BARN 70 METRES EAST OF BRICK HOUSE  BROOK STREET, Little Dunmow	Barn C17/C18. Timber framed and weatherboard with half hipped red plain tile roof. 5 bays with jowled storey posts, central midstrey with hipped roof and 2 bays. Queen strut roof construction, straight braces to side purlins. Arched braces to tie beams. Bladed scarf to top plates. Through side bracing.  National Grid Reference: TL 65611 20596.	1112807	Grade II	Immediate agricultural setting in a secluded location within wider rural setting.	Moderate positive	Major-moderate change  Site on close proximity of asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection, of the asset to its rural setting.  Existing tree screens to E and N of asset boundary partially mitigates views to site.		
BAYLEYS, BROOK STREET, LITTLE DUNMOW	House. C16 or earlier with later additions & alterations. 2 storeys. Plain red tile roof. Timber framed & plastered house & crosswing, with exposed frame to jettied crosswing. Brick plinth. 4 window range of C17 square leaded casements with pentice boards over. C20 plain red tile clad porch on brackets & plank and muntin door. Off centre red brick chimney stack. RCHM11  National Grid Reference: TL 66048 21050.	1112805	Listed Building Grade II.	Immediate domestic setting in a secluded location within wider rural setting on boundary of site.	Moderate positive	Major-moderate change  Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection of the asset to its rural setting.  Existing tree screens to S and W of asset boundary partially mitigates views to site.		
WILLOWS COTTAGE  POUND HILL, Little Dunmow	Grade II. Cottage C17 with later additions and alterations. Timber framed with brick noggin infill. Thatched roof, hipped to left with two flat headed dormers. 1 storey and attic. C20 enclosed red tiled porch to right. 2 range diamond leaded casements. Central red brick chimney stack with original chimney. Extension to rear.  National Grid Reference: TL 65958 21386.	1112813	Listed Building Grade II.	Immediate domestic setting located on flat terrain with open views over rural landscape on boundary of site.	Moderate positive	Major-moderate change  Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection of the asset to its rural setting.  Existing tree screens on E asset boundary, partially mitigates		

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							views to site.		
THE COTTAGE POUND HILL, Little Dunmow	Cottage C17, 2 storeys. Timber framed and plastered. Half hipped thatched roof, outshot to left. 3 small paned casements. Central red brick chimney stack. National Grid Reference: TL 65971 21432.	1322294	Listed Building Grade II.	Immediate domestic setting located on flat terrain with open views over rural landscape on boundary of site.	Moderate positive Asset setting degraded by adjacent 20th C dwellings	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate Loss of relationship, historic and functional connection of the asset to its rural setting.		
BRIGHTS COTTAGE POUND HILL, Little Dunmow	Cottage of 3 builds C17 and C19. 2 Storeys. Timber framed and plastered with left single storey build weatherboarded. Thatched roof. 3 range diamond leaded casement windows. 2 board doors, one with slanting porch and small brackets. 2 red brick chimney stacks. Plaster panel reads J.C. 1620. National Grid Reference: TL 65968 21455.	1168349	Listed Building Grade II.	Immediate domestic setting located on flat terrain with open views over rural landscape on boundary of site.	Moderate positive Asset setting degraded by adjacent 20th C dwellings	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate Loss of relationship, historic and functional connection of the asset to its rural setting. Existing tree screens on E asset boundary, partially mitigates views to the site.		
PENASH POUND HILL, Little Dunmow	Cottage. C16 with later additions and alterations. Roofs part thatch part red plain tile. Timber framed and plastered. Mainly 1 storey and attic with single storied wing. 2 window range of leaded casements. Plain door, lean to extension to left, upper floor jettied. 2 red brick chimney stacks. National Grid Reference: TL 65982 21488.	1112812	Listed Building Grade II.	Immediate domestic setting located on flat terrain with open views over rural landscape on boundary of site.	Moderate positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate Loss of relationship, historic and functional connection of the asset to its rural setting.		
CARTLOGE 20M WEST OF GRANGE FARMHOUSE, GRANGE LANE Little Dunmow	Cartlodge C18, timber framed with hipped thatched roof, vertical weatherboard clad. Side purlin roof. National Grid Reference: TL 65316 21304.	1168322	Listed Building Grade II.	Immediate agricultural setting, part of farmstead within wider rural setting.	Moderate positive	Major-moderate change Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate Loss of relationship, historic and functional connection, of the asset to its rural setting. Existing tree screens to S of asset boundary partially mitigates views to site.		
GRANGE FARMHOUSE, GRANGE LANE Little Dunmow	House, C17 or earlier with C18 wings and later additions and alterations. Timber framed and plastered with red plain tile roof. 2 storeys and attics. The main range has 2 crosswings breaking forward, both with catslide additions and with gabled turret to right	1112809	Listed Building Grade II.	Immediate domestic setting, part of farmstead within wider rural setting.	Moderate positive	Major-moderate change Site on asset boundary. Introduction	Major-moderate Loss of relationship, historic and		

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	crosswing. National Grid Reference: TL 65258 21259.					of site adjacent to asset replaces rural setting of asset with urban setting.	functional connection, of the asset to its rural setting.  Existing tree screens to S of asset boundary partially mitigates views to site.		
GRANGE FARM GRANARY 60M SOUTH OF FARMHOUSE, GRANGE LANE Little Dunmow	Granary. Probably C15 or earlier, 4 bays with crown post roof, the centre crown post and tie beam highly moulded. Arch braces to tie beams. 2 remnant doorways with rudimentary ogee heads to either side of central tie beam.  National Grid Reference: TL 65338 21231.	1251436	Listed Building Grade II*.	Immediate agricultural setting, part of farmstead within wider rural setting.	Moderate positive	Major-moderate change  Site on asset boundary. Introduction of site adjacent to asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection of the asset to its rural setting.  Existing tree screens to S of asset boundary partially mitigates views to site.		
CLOBBS COTTAGE, GRANGE LANE Little Dunmow	Cottage. Probably C17. 1 storey and attic. Timber framed and plastered weatherboard plinth with red plain tiled gambrel roof, and outshot enclosed porch. 3 catslide dormers with small paned casements, various windows on ground floor with one long, round-headed window with Gothic glazing bars. Plain board door. Red brick chimney stack. Gabled matching extension to right.  National Grid Reference: TL 64774 21204.	1168346	Grade II	Immediate domestic setting, part of farmstead within wider rural setting.	Moderate positive	Major-moderate change  Asset within proposed site. Introduction of built development around asset replaces rural setting of asset with urban setting.	Major-moderate  Loss of relationship, historic and functional connection of the asset to its rural setting.  Existing tree screens to S, E and N of asset boundary partially mitigates views to site.		
<b>1.2 Sites of Special Archaeological Interest (S.S.A.I.)</b>									
Former Felsted Railway Station	Finds included much Belgic and pre Belgic native pottery.	SMR 1246							
South of 'Throes'	Cropmarks: circular cropmark adjacent to timber building?	SMR 1339							
Little Dunmow Priory	2 Roman coins of Tacitus and Allectus found in garden of a cottage near Little Dunmow Priory.	SMR 1243							
Tile End	Possible homestead moat.	SMR 1248							
<b>1.3 Conservation Areas.</b>									
Little Dunmow	Little Dunmow conservation area. The site boundary runs in close proximity to the LDCA and alongside it to the north, north-west and south-east.			Asset located in wider rural setting with open views over rural landscape.	Major positive	Major change  Site on asset boundary. Introduction	Loss of relationship, historic and functional		



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
						of site adjacent to asset replaces rural setting of asset with urban setting	connection of the asset to its rural setting.		
<b>1.4 Scheduled Monuments</b>									
Moated site immediately east of Absolpark	<p>The monument includes a medieval moated site immediately east of Absolpark Farm, and 900m to the north of the village of North End, on ground which slopes to the south east.</p> <p>The moated site includes a roughly rectangular island measuring a maximum of 40m north to south by 42m east to west and is raised by approximately 1m above the ground to the south east of the moat. An inner bank, about 1m wide by 0.3m high, located along the eastern side of the island is thought to be modern. A water-filled moat or ditch, measuring up to 18m wide and at least 4m in depth, surrounds the island; the outer face of the moat is partially revetted with both timber and concrete. A sub-circular extension to the north east corner of the moat may in the past have been used as a watering place for cattle. The moat has been extensively reworked in the 20th century and is not therefore included in the scheduling. The modern footbridge across the south arm replaced an earlier bridge on the same site.</p> <p>Absolpark may have originated with a pre-Conquest manor of Wulfwin known as Udecheshale (Udec's hall) which was held, at the time of the Domesday Survey of 1086 by Aubrey de Vere, passing by marriage to Geoffrey de Mandeville in the 12th century. As lord of Pleshey and Saffron Walden as well as many other manors, Geoffrey was probably the greatest landowner in Essex. His turncoat activities during the struggle between Stephen and Maud for the English throne in the mid-12th century won him favours from both parties including his elevation to the earldom of Essex. Through his treachery de Mandeville was deprived of his lands and, escaping to the fens to raise a rebellion, died in a skirmish at Burwell (Cambs) in 1144.</p> <p>The earldom of Essex and the de Mandeville lands passed to Geoffrey's two sons in succession and then by marriage, in 1227, to Humphrey de Bohun, earl of Hereford. Humphrey was first hereditary Constable of England and was created Earl of Essex.</p> <p>Documents from the period of de Bohun tenure refer to poachers at Absolpark 'who fished in the stews of Humphrey de Bohun.....and carried away fish' (1297) and to the issue of a licence to crenellate the manor house at Absolpark (1348).</p> <p>The male de Bohun line failed in the second half of the 14th century leaving two daughters as co-heiresses. The elder, Eleanor, married Thomas of Woodstock, duke of Gloucester and youngest son of Edward III</p>	1017004	Scheduled	Immediate domestic setting, now part of farmstead with open views over rural landscape.	Major positive	Major-moderate change Introduction of site replaces rural setting of asset with urban setting.	Major-moderate Degradation of relationship of asset to its wider rural historic setting.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation
	<p>whose opposition to Richard II led to his arrest at Pleshey and probable murder in 1397. In 1380 the younger daughter, Mary, married Henry Bolingbroke, founder of the Lancastrian dynasty and the future Henry IV. It seems probable that Absolpark formed part of Mary's share of the de Bohun inheritance, and it was certainly absorbed into the duchy of Lancaster before 1438. In that year a grant for life to John Penycok of a pipe of Gascon wine notes that he held 'the office of parker of Epechylde (Absol) and the keeping of the manor there belonging to the duchy of Lancaster with wages of 3d a day'.</p> <p>Charles Brandon, first duke of Suffolk and close friend of Henry VII held Absolpark in the early 16th century, selling it to Sir Richard Rich in 1538. Rich, who is best known for his betrayal of Sir Thomas More, swung with the political wind, supporting first Lady Jane Grey and then, from Essex, declaring for Queen Mary. In his later years he founded the school at Felsted.</p> <p>It is thought that Absolpark remained in the Rich family until the early 17th century when the estate, said to lie in Great Waltham, Barnston and Dunmow, may have been divided, with a portion passing to the earl of Manchester and the remainder forming part of the Essex estates of Guys Hospital. The holding of the earl of Manchester was sold on to the Duke of Buckinghamshire in 1722, and it would appear that the Tylney Long family leased Absol Park Farm in the same century, the farm remaining part of the Guys estate until at least 1827.</p> <p>The moat is marked on the 1816 Map of the Parish of Great Waltham and the 1846 Plan of Absolpark and has changed little since then. Absolpark farmhouse, a 17th century Listed Building Grade II which stands immediately to the south west of the moat, is thought to have replaced an earlier building on the island.</p> <p>The outbuilding, walls and modern surfaces on the moated island, as well as part of the footbridge itself are excluded from the scheduling, although the ground beneath these features is included.</p>								

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
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**Site: Priors Green Takeley**

**1.1 Listed Buildings**

WEST COTTAGE AND EAST COTTAGE, STORTFORD ROAD Little Canfield	House. C17, timber framed and plastered with red plain tile, half hipped roof. 1 storey and attics. 4 window range, modern casements. 2 gabled dormers. Single storey extension to east end. Some original frame exposed internally. National Grid Reference: TL5830021352.	1054815	Grade II	Immediate domestic setting on edge of small settlement within a wider rural setting on	Moderate positive contribution	Moderate-minor change Views north west to site.	Moderate Degradation of wider setting which informs the character and historic context of the asset.		Create buffer zone along site boundary
HAWTHORNS, STORTFORD ROAD Little Canfield	House. C15 or earlier open hall house with gabled crosswing at east end. Timber framed and plastered with red plain tile roof. 2 storey and 1 storey and attics. 4 window range modern leaded casements. 1 gabled dormer. Some frame exposed internally. C16 inserted first floor. National Grid Reference: TL 58275 21334.	1334088	Grade II	Immediate domestic setting on edge of small settlement within a wider rural setting.	Moderate positive contribution	Moderate-minor change Views north west to site.	Moderate Degradation of wider setting which informs the character and historic context of the asset. Hedge screens to east asset boundary partially mitigate views to site.		Create buffer zone along site boundary
SQUIRES COTTAGE, STORTFORD ROAD Little Canfield	House. C15 or earlier with C17 front range and C19 alterations. Timber framed and plastered, with red plain tile roof, half hipped at rear. 2 storey and 1 storey and attics. 2 window range C19 iron and C20 casements. C17 and C20 red brick chimney stacks. National Grid Reference: TL 58073 21292.	1367097	Grade II	Immediate domestic setting as a part of former farmstead.	Minor positive contribution	Moderate-minor change Views north to site.	Moderate Degradation of wider setting which informs the character and historic context of the asset. Existing tree screen to north to asset, partially mitigate view to site.		Create buffer zone along site boundary
BAILEYS, STORTFORD ROAD Little Canfield	House. Late C16 or early C17. Timber framed and weatherboarded and part plastered, with thatched half hipped roof. 1 storey and attics, 3 window range C19 casements. Original red brick chimney stack rebuilt at top in C19. National Grid Reference: TL 57902 21279.	1334090	Grade II	Immediate domestic setting adjacent to south side of Stortford Rd (Roman Road) within a wider rural setting.	Minor positive contribution	Moderate-minor change Views north to site.	Moderate Degradation of wider setting which informs the character and historic context of the asset.		Create buffer zone along site boundary
LION AND LAMB PUBLIC HOUSE, STORTFORD ROAD Little Canfield	House. Early C19 with C16 range at rear. Timber framed, plastered and part weatherboarded, with painted brick facade. Grey slate roof. Rear range has red plain tile roof. 2 storeys. 6 window range at first floor C19, double hung sashes. Red brick chimney stacks. National Grid Reference: TL 57863 21301.	1054810	Grade II	Immediate domestic setting adjacent to north side of Stortford Rd (Roman Road) within a wider rural setting.	Minor positive contribution	Moderate-minor change Views north to site.	Moderate Degradation of wider setting which informs the character and historic context of the asset. Hedge screens to north asset boundary partially mitigate views to site.		Create buffer zone along site boundary

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
WARREN FARMHOUSE, STORTFORD ROAD Little Canfield	House. Mid C17, timber framed and plastered with thatched roof. 1 storey and attics. 2 window range. C19 and modern casements. Red brick chimney stacks. Some exposed frame internally. National Grid Reference: TL 57757 21288.	1097450	Grade II	Immediate domestic setting located to north of Stortford Rd (Roman Road) on outskirts of village on site boundary.	Minor positive contribution	Moderate-minor change Views N and NW to site.	Moderate Degradation of wider setting which informs the character and historic context of the asset.  Hedge screens to asset boundary partially mitigate views to site.		Create buffer zone along site boundary
WARREN YARD, STORTFORD ROAD Little Canfield	House, formerly 2 cottages. C17 and C18. Timber framed and plastered with part thatched and part red plain tile roof. 2 storeys. 3 window range C19 casements. C18 red brick chimney stacks. National Grid Reference: TL 57731 21223.	1097454	Grade II	Immediate domestic setting located to south of Stortford Rd (Roman Road) on outskirts of village.	Minor positive contribution	Moderate-minor change Views N and NW to site.	Degradation of wider setting which informs the character and historic context of the asset.		
WARREN COTTAGE, STORTFORD ROAD Little Canfield	House. Late C15 or early C16, gabled crosswing, with C17 replacement to hall range. Timber framed and plastered, with red plain tile roof. 2 storeys and 1 storey and attics. 3 window range casements. 2 gabled dormers. Original red brick chimney stack with diagonal shafts. Frame exposed internally and original fireplace with mantel beam. National Grid Reference: TL 57694 21216.	1054758	Grade II	Immediate domestic setting located to south of Stortford Rd (Roman Road).	Minor positive contribution	Moderate-minor change Views N and NW to site.	Degradation of wider setting which informs the character and historic context of the asset.		
WAYSIDE, DUNMOW ROAD Takeley	C17 cottage. Timber framed and plastered, with red plain tile roof. One storey and attics. Three window range, modern casements. Three gabled dormers. Modern lean-to porch. C17 red brick chimney stack. Internally, most of the frame is exposed, with extensive re-used C15 timber and large C17 fireplace with mantel beam. National Grid Reference: TL 56909 21169.	1112203	Grade II	-	-	-	-	-	No view to the site.
WHITE HOUSE SMITH'S GREEN, Takeley	C17 house, timber framed and plastered with red plain tile hipped roof. Two storeys. L-shaped plan. Two window range, C18 double hung vertical sliding sashes with glazing bars. East front has 3 window range, modern casements, and modern lean-to extension. C17 red brick chimney stack. National Grid Reference: TL 56554 21191.	1322592	Grade II	-	-	-	-	-	No view to the site.
THE CROFT SMITHS GREEN, Takeley	Early C19 house in rendered brick with grey slate hipped roof. Two storeys. Two window range, double hung vertical sliding sashes glazed in margins. Gabled porch with grey slate roof and bargeboards. Square plan with modern extensions at rear. Red brick chimney stacks. National Grid Reference: TL 56566 21253.	1168964	Grade II	-	-	-	-	-	No view to the site.
MOAT COTTAGE SMITH'S GREEN, Takeley	Mid C16 Wealden house. Timber framed and plastered with weatherboarded dado and red plain tile roof. Two storeys. Four window range, modern leaded casements. Centre recessed, with jettied end bays. Framed coving at eaves level. Internally the frame is virtually complete, with arch braced and cambered tie beams, jowled storey posts. Halved mid bladed top plate scarfs. (RCHM8). National Grid Reference: TL 56585 21308.	1112211	Grade II*	-	-	-	-	-	No view to the site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
THE GAGES SMITH'S GREEN, Takeley	Early C19 house in plastered brick with grey slate roof. Two storeys. Two window range, double hung vertical sliding sashes. Two ground floor bay windows with slate roofs. Central doorway with rectangular fanlight. Red brick end chimney stacks.	1168954	Grade II	-	-	-	-		No view to the site.
THE COTTAGE	C17 house, timber framed and plastered with thatched roof. One storey and attics. Four window range, modern leaded casements. Two dormers. Red brick chimney stacks. National Grid Reference: TL 56684 21304.	1306743	Grade II	Immediate domestic setting within a wider village settlement, located to W to Smiths Green.	Moderate positive contribution	Moderate change Possible views to site from rear of cottage. Not accessible	Neutral/uncertain Possible views to site from rear of cottage. Not accessible		
BEECH COTTAGE SMITH'S GREEN, Takeley	C16 or early C17 house, timber framed and plastered with red plain tile roof. One storey and attics. Two window range, modern casements. Two gabled dormers. National Grid Reference: TL 56610 21372.	1112212	Grade II	Immediate domestic setting within a wider village settlement, located to W to Smiths Green.	Moderate positive contribution	Moderate change Asset on boundary of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Moderate Loss of relationship, historic and functional connection, of the asset to its rural setting.		
GOAR LODGE SMITH'S GREEN, Takeley	Late C16 or early C17 house, timber framed and weatherboarded, with half hipped red plain tile roof. Two storey. Four window range, modern casements. Three bays and chimney bays. C17 red brick chimney stack. Modern gabled porch. National Grid Reference: TL 56618 21402.	1168972	Grade II	Immediate domestic setting within a wider village settlement, located to W to Smiths Green.	Moderate positive contribution	Moderate change Asset on boundary of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Moderate Loss of relationship, historic and functional connection, of the asset to its rural setting.		
PUMP AT PIPPINS SMITH'S GREEN, Takeley	Pump at Pippins TL 52 SE 9/66 II 2. C19. Cast iron pump with decorative top and finial. National Grid Reference: TL 56767 21414.	1112210	Grade II						
CHEERUPS COTTAGE, JACKS LANE Takeley	C17 house, timber framed and plastered with red plain tile roof. One storey and attics. Two window range, modern leaded casements. L-shaped plan. Two catslide dormers. Modern lean-to porch. Red brick chimney stacks. National Grid Reference: TL 56813 21424.	1112207	Grade II	Immediate domestic setting within a wider village settlement, located to E to Smiths Green.	Moderate positive contribution	Moderate change Asset on boundary of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Moderate Loss of relationship, historic and functional connection, of the asset to its rural setting.		
HOLLOW ELM COTTAGE, WARISH HALL ROAD Takeley	C17 or earlier small house. Timber framed and plastered with thatched roof. One storey and attics. Five window range, C19 casements. National Grid Reference: TL 56871 21552.	1112220	Grade II	Immediate domestic setting within a wider village settlement, located to E to Smiths Green.	Moderate positive contribution	Moderate change Asset on close proximity of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Moderate Loss of relationship, historic and functional connection, of the asset to its rural setting.		
WARISH HALL AND MOAT BRIDGE, WARISH HALL ROAD Takeley	Late C13 aisled hall house with C17, C18 and C20 alterations. Timber framed and plastered, with red plain tile roof. Wing projects at west end with hipped roof. Two storeys. Five, one window range, C19 double hung vertical sliding sashes with glazing bars. One ground floor bay window with red plain tile hipped roof. Two small first floor oriel windows. One C15 vertical mullion window. Two hipped gables at rear. Roof at east end is lower than main roof, and has parallel range at rear. C16 red brick chimney	1169063	Grade I	Immediate domestic setting in a secluded location (moated site) settled in wider rural setting on flat terrain with open views out over rural landscape.	Major positive contribution	Major change Asset within of site. Introduction of built development adjacent to asset replaces rural setting of asset with urban setting.	Moderate Loss of relationship, historic and functional connection, of the asset to its rural setting.		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
	<p>stack and C20 red brick chimney stack. C18, 6 panelled door, with small modern plain tiled pedimented porch. Plaster eaves coving. Internally much of the original frame remains, two and a half bays long with secondary rafters, tie beams and generally sooted roof. Notched lapped collars. One original doorway. C17 east range has original windows, one with its original shutter remaining. Good C18 detailing including doors and staircase. Moated with C17 red brick bridge with C18 red brick walls and blue brick half round capping. This was formerly the site of a Priory of St Valery in Picardy and the present building is part of the Priory.</p> <p>National Grid Reference: TL 56833 22098.</p>								
ATTRIDGES, DUNMOW ROAD	C16 house, timber framed and plastered, with red plain tile roof, half hipped at west end. Two storeys. Two window range, C19 casements. Modern gabled porch with red plain tile roof. Weatherboarded side elevation. Lean-to at rear. Two bays with original central red brick chimney stack. One and a half storey range at east end with half hipped red plain tile roof. One window range. One gabled dormer.	1112205	Grade II	-	-	-	-	-	No view to site.
VIRGINIA COTTAGE, DUNMOW ROAD	C17 house, timber framed and weatherboarded with thatched roof. One storey and attics. Four window range, modern casements. One gabled dormer. C17 red brick chimney stack. Modern extension at north end, with red plain tile roof. One storey and attics, 2 window range. Two gabled dormers. Garage at north end. Internally the original frame remains, and there is a large C17 fireplace with mantel beam.	1112206	Grade II	-	-	-	-	-	No view to site.
IVY COTTAGE, STANE COTTAGE, DUNMOW ROAD	Late C15 or early C16 gabled crosswing, now 2 cottages. Timber framed and plastered. Red plain tile roof. Two storeys. Timber frame exposed on north front. Three window range, one C18 double hung vertical sliding sash with glazing bars, 2 C19 casements, and horizontal sliding sashes to ground floor. Modern extension to east side.	1112204	Grade II	-	-	-	-	-	No view to site.
PUMP TO EAST OF CHESTNUTS, DUNMOW ROAD	C19. Cast iron pump complete with handle and decorative finial.	1112202	Grade II	-	-	-	-	-	No view to site.
CHESTNUTS, DUNMOW ROAD	C15 or earlier, hall house with projecting crosswings, formerly jettied now underbuilt, and roof oversailed on west wing. Timber framed and weatherboarded, with red plain tile roof. Two storeys. Three window range, C19 double hung vertical sliding sashes glazed in margins. Early C17 red brick chimney stack with attached shafts. Lean-to extension at rear. C19 single storey extension at east end with grey slate roof. internally part of the original frame is exposed. (RCHM 16).	1322589	Grade II*	-	-	-	-	-	No view to site.
STABLE TO EAST OF MILLERS, DUNMOW ROAD	C18 stable range. Timber framed and weatherboarded, with some red brick. Red plain tile roof, 2 storeys. Single storey range to south in red brick with red pantile roof.	1112201	Grade II	-	-	-	-	-	No view to site.
MILLERS	Early C19 house in red brick with grey slate hipped roof. Two storeys. Three window range, double hung vertical sliding sashes with glazing bars. Two C19 bay windows with hipped lead roofs. Centre front recessed. Central doorway with semi-circular fanlight.	1112242	Grade II	-	-	-	-	-	No view to site.

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/Mitigation
CHURCH OF THE HOLY TRINITY	C12 with C13, C14 and C15 alterations and C19 restoration. Flint rubble with limestone and clunch dressings, rendered. Red plain tile roofs. C12 nave has 2 north windows one extensively restored C15, one C16 in brick of 2 four centred lights under square headed outer order. North doorway now blocked with Roman brick in the jambs. Blocked door to rood loft. South arcade, of 4 bays. Part late C13, remainder C14, with octagonal columns, moulded bases and capitals. C13 chancel has C19 east window, with remains of C14 window still visible. North wall has C13 window of 2 lancet lights with external rebate and linked labels. Moulded rear arch with shafted jambs. Similar window in south wall, and C19 window at western end. C13 south door. C19 chancel arch, and C19 organ chamber on north wall. C14 south aisle, incorporates part of C13 south transept. East wall has C15 window of 3 cinquefoiled lights with tracery in a 2 centred head. Hollow moulded reveals. South windows, one C14 of 2 cinquefoiled lights with a quatrefoil in 2 centred head, the other C13 of 2 trefoiled lights with quatrefoil in 2 centred head. Apparently moved from transept. C14 south doorway of 2 chamfered orders. Modern west window. C15 west tower of 3 stages, with diagonal buttresses and a south-east stair turret, embattled parapet, and a small timber spire. Tower arch of 2 chamfered orders. Half round shafts with moulded capitals and bases. West window of 3 cinquefoiled lights with tracery and 2 centred head. Vest doorway of 2 moulded orders, inner order, 2 centred, outer order, square headed, with quatrefoils and blank shields in the spandrels. Second stage has small single light windows. Bell chamber has 4 windows of 2 cinquefoiled lights with quatrefoil in 2 centred head. C15 south porch with 2 centred arch of 2 orders, with engaged octagonal shafts. East and west windows have square heads with 2 cinquefoiled lights. C15 nave roof with 4 armed octagonal crown posts, with moulded capitals and bases. Brass in chancel, Knollys 1689. Cupboard in south aisle with linen fold panels formerly a late C16 font case. Late C15 font cover, octagonal, spire with tracerised sides. C13 piscina in chancel with shafted jambs and trefoiled head. Late C15 pulpit in oak, hexagonal, with moulded frames and cinquefoiled and pinnacled design.	1168843	Grade I	-	-	-	-	-	No view to site.
<b>1.2 Sites of Special Archaeological Interest (S.S.A.I.)</b>									
No sites of Special Archaeological Interest have been reported within the proposed site boundary.									
<b>1.3 Conservation Areas</b>									
There are no Conservation Areas within the proposed site boundary.									
<b>1.4 Scheduled Monuments</b>									
Warish Hall moated site and remains of Takeley Priory, NGR: TL 56833	The monument at Warish Hall includes a priory site situated on high ground 2km east of Takeley church. It contains a complete, rectangular moat which is set within a much larger moated enclosure. The internal moat is situated in the western part of the larger enclosure and measures 65m north-south by a maximum of 80m east-west. The moat	1007834	Scheduled	Immediate domestic setting, now part of farmstead with open views over rural landscape.	Major positive	Major change Introduction of site replaces rural setting of asset with urban setting.	Major Degradation of relationship of asset to its wider rural historic		

Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation
22098	<p>arms are water-filled and measure between 8m and 15m. Access to the island can be gained across bridges on the south, east and northern arms of the moat. The western arm has an external retaining bank 3m wide and approximately 0.5m high. The western arm extends northwards and southwards to form the western side of the outer enclosure. Its southern arm is 120m long, between 2.5m and 10m wide and approximately 2m deep. The eastern arm is visible as a dry hollow 110m long, 6m wide and approximately 0.4m deep. The northern arm of the enclosure has been infilled and is preserved as a buried feature beneath the farm buildings. The north-western corner of the outer enclosure, 7m north of the internal moat, has been extended to form a large, irregular-shaped fishpond which measures 50m east-west by a maximum of 20m north-south. The site is identified as St Valery's Priory, Takeley, an alien Benedictine priory founded in 1066-1086 by William I as an offering of thanks for the Normans' safe crossing to England. The lands in Essex were held by the priory at the Domesday Survey. No record of the community's size is given at that point but in the 14th century there were two or three monks. In about 1391 the priory was dissolved and the estates were assigned to New College, Oxford and Winchester College. The internal moat is now occupied by Warish Hall, a Grade 1 Listed Building, which is of late 13th century date with later alterations. Warish Hall, farm buildings, bridges, paths, greenhouse and swimming pool are excluded from the scheduling, although the ground beneath them all, except for the swimming pool, is included.</p>						setting.		
<b>1.5 Non -Designated Sites – none found.</b>									



Asset Details	List Description	List Ref	Type	Setting	Contribution to Significance	Impact to Significance	Potential Harm	Potential Benefit	Comments/ Mitigation
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## **Appendix B**

NPPF Annex 2 Glossary (2012)

## Annex 2: Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Aged or veteran tree:** A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

**Air Quality Management Areas:** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Article 4 direction:** A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Birds and Habitats Directives:** European Directives to conserve natural habitats and wild fauna and flora.

**Climate change adaptation:** Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities. **Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Coastal Change Management Area:** An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Forest:** An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Community Right to Build Order:** An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

**Competent person (to prepare site investigation information):** A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

**Decentralised energy:** Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

**Economic development:** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Ecological networks:** These link sites of biodiversity importance.

**Ecosystem services:** The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

**Edge of centre:** For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Environmental Impact Assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**European site:** This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

**Geodiversity:** The range of rocks, minerals, fossils, soils and landforms.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** 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).

**Heritage Coast:** Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic environment record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Inclusive design:** Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Instrumentation operated in the national interest:** Includes meteorological and climate monitoring installations, satellite and radio communication, defence and national security sites and magnetic calibration facilities operated by or on behalf of the Government, delegated authorities or for defence purposes.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

**Local Enterprise Partnership:** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local Nature Partnership:** A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Major Hazards:** Major hazard installations and pipelines, licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

**Minerals of local and national importance:** Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.

**Mineral Safeguarding Area:** An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

**National Trails:** Long distance routes for walking, cycling and horse riding.

**Nature Improvement Areas:** Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

**Neighbourhood Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Older people:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Out of centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town:** A location out of centre that is outside the existing urban area.

**People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Pollution:** Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary shopping area:** Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

**Primary and secondary frontages:** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

**Priority habitats and species:** Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.



**Safeguarding zone:** An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Shoreline Management Plans:** A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Special Areas of Conservation:** Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**Special Protection Areas:** Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

**Site investigation information:** Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Stepping stones:** Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**Travel plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.