

Thaxted Conservation Area Appraisal and Draft Management Proposals, 2012



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1 Part 1: Appraisal

Introduction

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

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

1.3 Uttlesford has a particularly rich built heritage, with 35 Conservation Areas and approximately 3,500 listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.4 The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road, rail and air, make it a popular destination to live and work. The District is particularly influenced by London Stansted Airport within its administrative area and by the presence of London and Cambridge within easy commuting distance. Additionally there are other towns of substance such as Chelmsford, Harlow, Bishops Stortford and others that provide employment opportunities nearby. With such dynamics the historic environment of the District is a popular destination for in-migration. The associated pressures accompanying such in-migration makes it more important to protect the high quality of both built and natural environments.

1.5 The Uttlesford Local Plan adopted in 2005 recognises these facts and commits the Council to prepare Conservation Area Statements and Supplementary Planning Documents and the production of this document is part of this process. The Local Plan is currently in the process of being reviewed.

1.6 Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

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1.7 This Appraisal will consider these factors carefully. Once it has been approved by the District Council it will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple practical management proposals that improve the character of the Conservation Area that are capable of being implemented as and when resources permit.

1.8 The recommendations in this Appraisal concerning non listed buildings and structures are generally formed by the field workers observations made from the public realm and rarely involve internal inspection of buildings or their structural condition. Therefore such recommendations as set out in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and would involve the submission of additional relevant information.

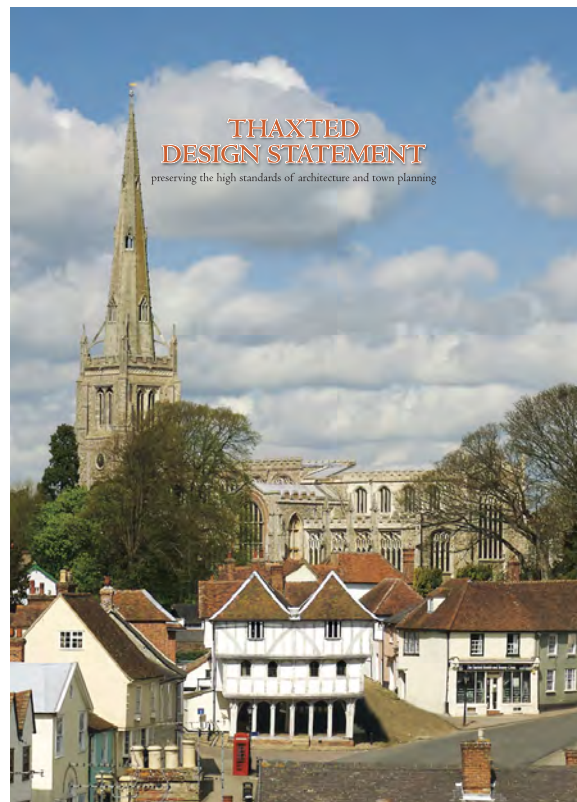
1.9 This Conservation Appraisal will:

- Identify the special character of Thaxted
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Review the existing boundary and
- Put forward practical enhancement proposals

1.10 The document has been prepared in partnership with the local community and the Council would like to record its thanks to the Parish Council and to the members of the local community who provided useful information to officers when the survey was being undertaken. Particular thanks to Bruce Munro, a local historian.

1.11 Thaxted has produced the Thaxted Design Statement which has been beautifully illustrated. The associated public response in 2008 strongly affirmed the additional support provided by the Conservation Area and the importance of retaining the Essex vernacular 'with its chimney-scapes, thatched or peg tiled roofs, pargetting, weather boarding, traditional brickwork, Georgian style windows and wooded doors'. There was also public support for quality boundary walls and this Appraisal identifies a number of these. In relation to extensions the view was expressed that these should be built of sympathetic materials and at an appropriate scale. Interestingly the use of modern design providing it was of good quality was considered appropriate.

1.12 The Thaxted Design Statement recommends a number of environmental principles and improvements including rationalization of signage; protection of exceptional views, particularly of the church and



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windmill; ensuring sympathetic new build or conversion; provision and protection of traditional boundary treatments; ideally paving the northern side of Town Street and replacing the existing tarmacadam surface and provision of additional planting. This Appraisal generally agrees with these considerations.

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

Planning Legislative Framework

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

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

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

1.17 One of the most important additional planning controls that apply to Conservation Areas is set out at section 74 of the Act which states that 'a building in a Conservation Area shall not be demolished without the consent of the appropriate authority'. This requirement is known as 'Conservation Area Consent' and is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size as set out in the legislation (115 cubic metres). Looking for and identifying such buildings is therefore a priority of this appraisal.

1.18 The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required and this range is more restricted in Conservation Areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area, whereas they would not require permission beyond.

1.19 However, even within Conservation Areas there are other minor developments that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area or individual buildings within it such as distinctive

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porches, windows or walls or railings to non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction'. The use of such Directions can be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this appraisal, consideration will be given as to whether or not such additional controls are necessary.

1.20 Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide to make the tree/s subject to a Tree Preservation Order. This appraisal diagrammatically identifies only the most significant trees or groups of trees that make a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

1.21 Hedgerows. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

Planning Policy Framework

1.22 National Planning Policy Framework. Published in March 2012 this document replaces previous advice, including PPS 5, Planning for the Historic Environment. The principle emphasis of the new framework is to promote sustainable development.

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

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

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of 'special architectural or historic interest'.
- Heritage assets. A Heritage asset is defined as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)'.
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example, the effect of an application affecting a non-designated heritage asset should be taken into account

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

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

1.25 Uttlesford Adopted Local Plan. Uttlesford has a commitment to the environment and its Local Plan Policies. Uttlesford’s policies protect Conservation Areas by only permitting development that preserves or enhances their quality and by preventing the demolition of structures that positively contribute to their character and appearance. The Council’s Conservation Officer can provide appropriate advice.

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

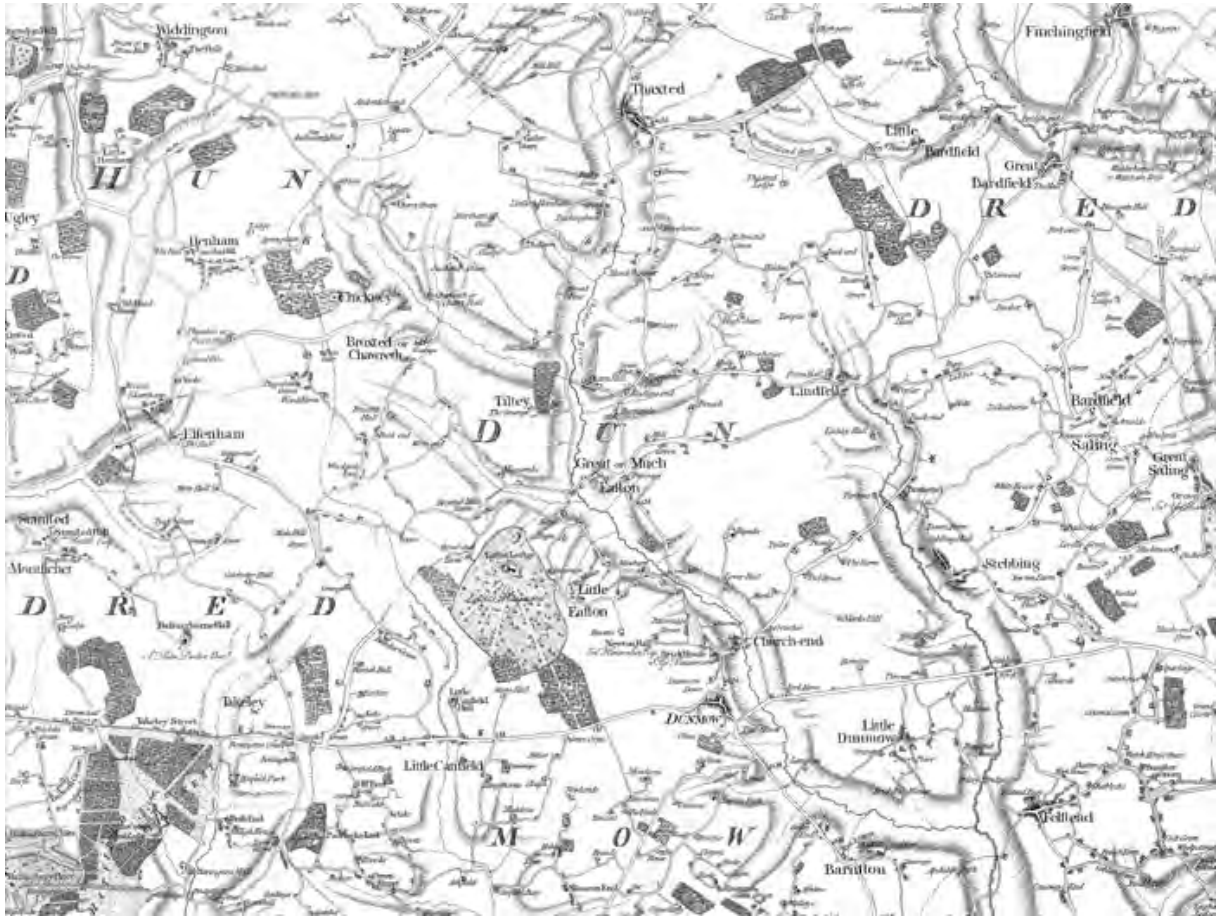
1.27 Essex County Council Buildings at Risk Register. The County Council also has a ‘Buildings at Risk Register’. In relation to Thaxted, no buildings have been identified, but should this Appraisal identify any they will be recommended for inclusion.

1.28 The Thaxted Conservation Area was designated in 1968.

The General Character of Thaxted

1.29 The main part of the Conservation Area lies on rising ground with the highest point being St John’s Church, which together with the Windmill to its south are located in strategically elevated positions, both of which dominate the town when seen from view points within the historic core and beyond.

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Picture 1.1 Chapman and Andre 1777 survey of the area around Thaxted. (Reproduced courtesy of Saffron Walden Museum)

1.30 James Bettleyard and Nikolaus Pevsner's *Buildings of England* series, *Essex*, describes Thaxted as being very perfect whilst Sir John Betjamen is equally enthusiastic in his description complementing the town on its beauty, compactness and juxtaposition of Medieval and Georgian architecture.

1.31 Essex County Council's document '*Uttlesford District Historic Environment Characterisation Project*' 2009, notes that Thaxted is renowned as a medieval town.

1.32 The same theme is reflected in the District Council's *Historic Settlement Character Assessment* of Thaxted dated September 2009 which acknowledges the town to be one of the finest examples of a small market town in the East of England... of the highest environmental quality. At all levels the high quality of Thaxted's built environment is recognized and thus it is particularly important that the District Council protects its qualities when processing applications.

1.33 Of the 148 Listed Buildings/groups of buildings identified on the English Heritage list in the Conservation Area, 6% date from the 14th century; 11% from the 15th century, 14% from the 16th century; 26% from the 17th century; 22% from the 18th century and some 20% from the 19th century. The percentage from the 19th century is low and less than half that of nearby Saffron Walden for example. Such a difference is probably

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explained by Thaxted's more rural nature and lack of a rail link connecting directly to its built up area (a railway opened as the Elsenham and Thaxted Light Railway, terminating short of Thaxted, was active 1913-1952).

1.34 A very high proportion of buildings within the Conservation Area are listed Grade I or Grade II* as follows:

Seven buildings are listed Grade I, namely: the Church; the Guildhall; no.3 Stoney Lane; no. 2 Stoney Lane; Clarence House; the garden wall to Clarence House and no. 4 Stoney Lane.

Eight buildings are listed Grade II* namely: the Windmill; The Recorder's House, 17 Town Street (so named after the Recorder of the 1556 charter); Town House; no.25 Town Street; Park Farmhouse, no. 1 Stoney Lane; The Priory, no. 38 Town Street; no. 16 Watling Street and The Manse, Town Street and former residence of Gustav Holst.

1.35 These Listed Buildings, often constructed in contiguous terrace formation frequently have sensitively colour washed facades where choices of muted and discreet colours work best. Groups of properties centred around The Manse (Gustav Holst's former residence) near the Guildhall and properties either side of Watling Street illustrate this point admirably.

1.36 A key environmental component of the Conservation Area is the varied historic roofscape frequently of peg tiled construction occasionally interspersed with a thatched roof. The latter probably represents a small remnant of a material used more extensively in historic times and as such is particularly important to retain. The use of these materials and the variations in roof slopes combined with chimneys of differing sizes and designs provides a roofscape of the highest quality whose retention is a most important consideration.

1.37 Walls, railings and associated structures play an important role in the high quality of the town's streetscape with several such structures being individually listed, most notably the walls at Park Farm and at Clarence House. This Appraisal has identified other important walls and railings that are not individually listed but which are worthy of note and protection.

1.38 Throughout the Conservation Area there are a number of high quality street lamps, many of which have been converted from the original gas to electricity. Some have original posts, lanterns and finials and some are directly attached to buildings. Several are modern replacements. Some have missing detailing that ideally need replacing. These street lamps are features of quality that must be retained. It is understood they are maintained by the County Council and it is noted that many of the columns appear shabby and need repainting. This matter should be pursued with Essex.

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1.39 The adopted Local Plan identifies several open spaces of historical or visual importance that should be protected. The most important of these spaces is St. John's Churchyard that is also a Wildlife Site. Open spaces, particularly those in compact urban areas such as Thaxted can be particularly important so this Appraisal will see if others are worthy of identification and protection.

1.40 Throughout the Conservation Area, trees, either as groups or as individual specimens add to its diversity.

1.41 The Conservation Area contains a number of very high quality buildings representative of many periods. Despite some less than satisfactory modern development, the Conservation Area represents an historic townscape most worthy of retention and improvement.



Picture 1.2 Thaxted is lucky in having a considerable number of historic street lamps; many columns are in need of repainting

1.42 One issue that has detrimentally affected some good quality historic buildings that are not listed has been the addition of extensions that have not been in keeping or scale. Elsewhere inappropriately designed windows detract, a feature that can be particularly damaging when several different styles of modern windows are inserted in a traditional terrace block. The use of Article 4 Directions to protect traditional windows contemporary with the age of the property on properties that are not listed is therefore considered particularly justifiably in the Conservation Area, subject to the selection criteria previously set out.

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Picture 1.3 Front elevation to unlisted properties sensitively detailed



Picture 1.4 The same properties and their large rear extensions



Picture 1.5 Bridgefoot Cottages; a variety of windows, doors and extensions adversely affect their historic character

1.43 Overhead cables on poles do not detract to a significant degree and are absent in the most sensitive area of Town Street and Weaverhead Street.

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1.44 Generally speaking shop facias are in keeping but some could be more restrained. These include Ocean Delight, Nisa Local and Thaxted Pharmacy. Should owners wish to replace existing signs in the future, advice is available from the Conservation Officer.



Picture 1.6 Ocean Delight sign detracts from the Conservation Area. Should the opportunity arise a more restrained sign would be appropriate

1.45 For the purpose of this Appraisal the Conservation Area has been subdivided into two geographic areas, namely: Area 1 – The west of the town including Bolford Street, Newbiggen Street, Watling Street, Watling Lane, Vicarage Lane, Margaret Street, Bell Lane, Stoney Lane, Fishmarket Street and Town Street. Area 2 – The east and south of the town including Park Street, Mill End, Orange Street and Dunmow Road.



Picture 1.7 The Friday market adds to the colour and character of Town Street

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Origins and Historic Development

1.46 Prehistoric and Roman. Little is known about the early prehistoric settlement in the town. Roman occupation in the area was represented by the presence of a Roman Road running north south and recent fieldwork to the east of the town has confirmed a Roman settlement.

1.47 Medieval. The Domesday entry for Thaxted from Rumble (Rumble, A. (ed.) 1983 *Domesday Book - Essex*, Phillimore: Chichester 1983 is: '*Land of Richard son of Count Gilbert Hundred of Dunmow. Withgar held Thaxted before 1066. Now Richard (holds it) in lordship as one manor, for 9½ hides. Then 8 ploughs in lordship, now 7. Then 34 men's ploughs, now 18. Then 55 villagers, now 52. Always 24 smallholders; 16 slaves. Woodland, then 1000 pigs, now 800; meadow, 120 acres; then 1 mill, now 2. 16 ploughs can still be restored. Always 4 cobs, 36 cattle, 128 pigs; then 200 sheep, now 320; then 10 beehives, now 16. Value then £30; when acquired the same. Value now £50, as the French and English say; but Richard gave it to an Englishman for £60 for the dues; but each year they are deficient in at least £10. In (the lands of) this manor have always been 3 Freeman with 2 hides and 15 acres, whom Warner holds from Richard. Then 4 ploughs, now 3½. Then 10 villagers, now 2; then 2 smallholders, now 10; then 4 slaves, now none. Woodland, 50 pigs; meadow 34 acres. Value £6. Of this land, 1 Freeman held 7½ acres before 1066 which were added to this manor after 1066. They have not paid the King's customary dues.*'

1.48 Essex County Council's document '*Uttlesford District Historic Environment Characterisation Project*' 2009 states that '*There is known to have been a church at Thaxted in 981, and there is some archeological evidence that it lies under the 14th-15th century parish church. At the end of the Saxon period the Domesday Book records Thaxted as a well established and prosperous community... and may well have been a proto- urban settlement.*'

1.49 The *Buildings of England* series, Essex by James Bettley and Nikolaus Pevsner describes Thaxted in the 14th and 15th centuries as a very prosperous town competing with Saffron Walden and complements Thaxted on its architectural perfection.

1.50 Essex County Council's document '*Uttlesford District Historic Environment Characterisation Project*' 2009 considers that there is archaeological evidence relating to the cutlery industry '*in the form of bone working debris and leather knife sheaths... recovered from a number of excavated sites on Town Street and Weaverhead Lane*'. Also relevant to the Medieval period has been the discovery of a number of coins and tokens, including some from France; the latter suggesting there may have been trade between the town and the continent in these times. The same document also notes that evidence suggests Town Street was wider at one time until encroachment on the western side by the late 14th century. And that the town had become a stronghold for Nonconformists in the 17th and 18th centuries.

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Picture 1.8 Historic engraving of Thaxted in 1833 from Mill End, by Wm Bartlett. Published in Thomas Wright's History of Essex, 1835. The view is little changed other than for the presence of motor vehicles. A number of properties on the left appear to be thatched. Reproduced courtesy of the Essex Record Office (mint binder Thaxted 1/3)

1.51 Of greatest visual historical relevance is the town as we see it today. In this respect most, but not all, of the earlier buildings dating from the 14th -16th centuries are located in the linear strip of Town Street, Watling Street and Newbiggen Street and associated locations such as Stoney Lane.

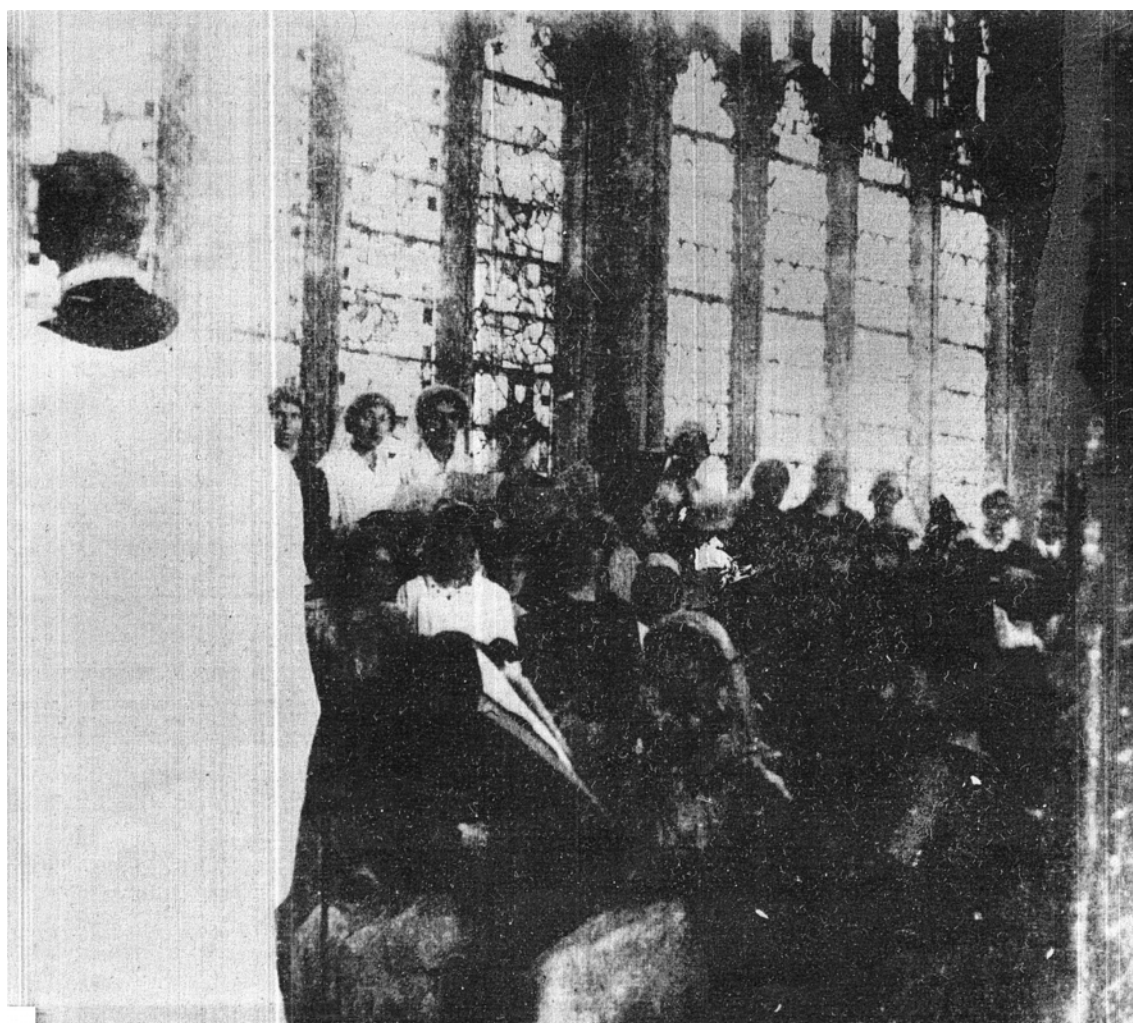
1.52 Post Medieval. Kelly's Directory of 1878 described the town thus: '*Thaxted is an ancient town near the source of the Chelmer...The town was formerly a borough incorporated by charter from Philip and Mary; the charter was confirmed by Queen Elizabeth, and with additions by James I but the corporation was extinguished in the quo warranto persecution of James II in 1687. The town is lighted by gas. The Church of St John the Baptist is the great ornament of the town...In 1814 the spire was struck by lightning and the rebuilding in 1821 cost upward of £1,000... There are Congregational and Baptist chapels and a meeting house for the Society of Friends. Samuel Purchas the author of "The Pilgrim" was born here in 1577. A fair is held on the Monday before Whit-Monday and another on the 10th of August for cattle... The soil is heavy; subsoil, gravel and clay. The chief crops are wheat barley and oats...and the population in 1871 was 2188.*'

1.53 The same Directory of 1878 indicates a wide range of trades and activities being as follows various or singular; in addition to many farmers the following were listed: brewer malster and wood dealer, grocer and draper (2), blacksmith (3) cattle dealer (2), fancy repository, carrier, grocer, seed dealer, baker (4), butcher (2), shoemaker (2), fell monger and woolstapler, fishmonger, miller, coal dealer, carpenter, ironmonger, plumber, wheelwright, castrator and beer retailer, shopkeeper, chemist, beer retailer

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(2), glover, Thaxted Gas Company Ltd, cooper, watchmaker and ladies boarding school. Public Houses listed at the time were the Kings Head, Star Inn, Fox and Hounds, Sun, Cock Inn and Rose and Crown.

1.54 The composer Gustav Holst visited Thaxted in 1913 and rented a cottage in Monk Street where he worked on his famous Planets. In 1917 he lived in Thaxted at the Manse on Town Street and wrote '*Tomorrow shall be my dancing day*' especially for Thaxted. He was friends with Conrad Noel (see below). Holst died in 1934 aged 59.



Picture 1.9 Caption to photograph reads 'Gustav Holst conducting in church, 1916'. Figure on left assumed to be Conrad Noel. Reproduced courtesy of the Essex Record Office (mint binder Thaxted 1/32).

1.55 In 1910 Conrad Noel, a Christian Socialist was appointed Vicar. Controversially he supported the Russian Bolshevik Revolution and his outspoken views on many issues split the local community broadly along conventional fault lines of the times of working class and gentry. During the miners strike of 1921 the following was reported in the papers 'Scenes unparalleled in the long history of Thaxted were witnessed in the town on Empire Day when, as a protest against the presence of Sinn Fein and Red Flags in Thaxted Church, a remarkable public meeting was held outside the ancient Guildhall. On the 19th instant a party of undergraduates made an unexpected raid on Thaxted Church from which they removed the two flags ... Less controversially Conrad Noel is credited with support and introduction of Morris Dancing to Thaxted. The latter

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still flourishes with an annual Morris weekend which attracts very large numbers of visitors. A plaque at no. 32 Newbiggen Street reads 'The Morris Ring constituted here, 2nd June 1934'. Conrad Noel died in 1942.

1.56 A most unusual business established in Thaxted in the 1950s was Frank Stuarts enterprise of manufacturing full sized robot walking elephants standing at a height of 8 feet 6 inches and powered by a Ford engine. The sales brochure advises it must not be traveled in excess of 6mph. 10 were made at the Thaxted workshop which was situated on Watling Lane.



Picture 1.10 Illustration from Stuart Mechanimals brochure that reads 'The above photograph taken in a typical country lane in Essex...' An article in the Daily Sketch April 28th 1959 refers to the fact that one such elephant was used in President Eisenhower's election campaign

1.57 *The Place names of Essex* by Reaney advises of a selection of the following names Tachesteda (1086), Tacsted(e)(1215), Tax(s)ted(e) (1235-55) Tha(c)ksted(e) 1269. Thaxted is a compound of an old English word being the ancestor of the word 'Thatch' and 'stede' roughly translated as meaning 'the place where reeds and other plants used in thatching grow'.

1.58 The Conservation Area boundary plotted on an historical Ordnance Survey base 1843-1893 is shown in Fig 1. Of interest is a Friends Meeting House and associated graveyard that formed part of the present day Molecular Products site as did what are interpreted as being allotment gardens. A Baptist Chapel existed on the west of the Dunmow Road in the southern extremity of the Conservation Area, Gas works at the southern end of Park Street, the site of a former Guildhall (Fraternity of St. John the Baptist) is on the east side of Newbiggen (then spelt Newbiggin) Street; a school (Boys Girls and Infants) on the Hall site, south side of Bolford Street; old gravel pits on the south side of Copthall Lane and a sand pit at Rails Farm.

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Character Analysis

1.59 Within Thaxted Conservation Area there are no designated Scheduled Ancient Monuments although one exists in the Parish elsewhere being a moated site at Terriers Farm to the north east.

1.60 Archaeological Sites. Thaxted was an important medieval town in Essex with an association with the cutlery industry. The Poll Tax return ascribable to 1393 says that of the approximate male population of 250 at the time, there were nearly 80 whose occupation was described as cutlers. Not all archaeological sites are of equal importance and the Council will decide a course of action that may vary from archaeological investigation and recording to protecting such a site from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ. Such sites are briefly described in the body of this Appraisal following.

1.61 Listed buildings. Individually listed buildings have been identified, plotted and a representative selection are very briefly described, such abbreviated descriptions often being based on the Dept. of Culture Media and Sport's list. Additional comments are in italics. Full descriptions can be obtained on line at English Heritage's website or Heritage Gateway website (www.heritagegateway.org.uk) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings. Within the Parish there are 215 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area there are 148.

1.62 Non-listed buildings of quality and worthy of protection from demolition. This appraisal identifies several non listed buildings that make an important architectural or historic contribution to the Conservation Area and these have been separately identified. The basic questions asked in identifying such buildings/structures are:

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

1.63 Trees and Hedgerows. There are a number of trees and hedgerows that particularly contribute to the quality of the Conservation Area. The basic criteria for identifying such important trees and hedgerows are:-

- They are in good condition
- They are visible at least in part from public view points
- They make a significant contribution to the street scene or other publicly accessible areas

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

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

Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question. The role of open spaces in urban areas can be particularly important.

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

1.66 Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to features associated with selected non listed properties is as follows:

- In relation to retention of chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots. Exceptionally chimney stacks of particular architectural merit without pots may be selected.
- In relation to retention of selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.
- In relation to retention of walls or railings, those selected need to be below the prescribed heights (walls including a footpath or bridleway, water course or open space 1m fronting a highway or 2m elsewhere require prior consent for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to retention of other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where consent for demolition is not required or to prevent the erection of inappropriate additions such as porches to terraced properties of historic interest.

1.67 Features that detract or are in poor repair have been identified and appear in the Table set out in Part 2.

1.68 Important views are identified and are briefly described.

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

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Area 1 - The west of the town including Bolford Street, Newbiggen Street, Watling Street, Watling Lane, Vicarage Lane, Margaret Street, Bell Lane, Stoney Lane, Fishmarket Street and Town Street

1.70 General Overview. A large number of important contiguous Listed Buildings define Town Street and Watling Street as the latter climbs the hill to the Bullring and Newbiggen Street where the same architectural theme is repeated. As previously mentioned a particular characteristic of Thaxted's Listed Buildings is the sensitive use of colour wash that is generally restrained and muted, although there are some exceptions where more strident colours have been chosen that detract.



Picture 1.11 Examples of sensitive colour wash to fine listed buildings. It is highly important that this practice continues

1.71 For the most part the Listed Buildings are generally in good condition but two have been identified where works need undertaking. In this area six non listed buildings have been identified as making an important architectural or historic contribution worthy of protection with Article 4 Directions being proposed to protect some of their various architectural details. The most important of these is the United Reformed Church on Bolford Street. Walls and railings, both those that are listed and others which are not, make an important contribution to the quality of the area. In addition to the churchyard shown on the Thaxted Inset of the Adopted Local Plan, this Appraisal has identified several additional open spaces important to the visual importance of the Conservation Area that must be protected. There are a number of key buildings prominent in the townscape, most notably the Church, the Guildhall and the Windmill. As mentioned earlier historic street lamps add to the quality of the street scene as does the cobbled surface of Stoney Lane. For the most part highway and other signage is not too intrusive but there are exceptions. Parked vehicles on the footways of Newbiggen Street and outside the Guildhall detract.

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Picture 1.12 Examples of sensitive colour wash to fine listed buildings. It is highly important that this practice continues

1.72 Scheduled Ancient Monuments. It has been established that the Guildhall is no longer designated and the notation shown on the Approved Local Plan is no longer accurate.

1.73 Archaeological sites. Most of the area is categorised as being Medieval in origin. The church is identified as dating from the 14th-19th centuries with the implication of an earlier 10th century structure. The Windmill is shown as Medieval with a 19th century windmill now on the site; undated coin and pottery has been found at Margaret Garden whilst Orchard Close is shown as a Roman and late Medieval site. A 14th/15th century chess piece was found at the Almshouses. Also there was another Guildhall (Fraternity of St. John the Baptist) and 16th century school to the east of Newbiggen Street.

1.74 Individually Listed Buildings. The Church of St John the Baptist, Our Lady and St. Lawrence (hereafter referred to as Church of St John the Baptist) – Grade I. Constructed in the 14th, 15th and early 16th centuries, of flint rubble with limestone and clunch dressings. Lead, slate and tile roofs. North and South arcades are circa 1340, south transept, south porch and porch chamber are late 14th century. North transept is early 15th century, mid 15th century north porch and porch chamber. Late 15th century west tower, with early 19th century spire. Chancel, north and south chapels rebuilt early 16th century. This is the largest church in the County and has numerous original features. (Note: the church is currently undergoing extensive repairs).

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Picture 1.13 The fine interior of St John the Baptist church, currently undergoing extensive renovation

1.75 Windmill- Grade II* - Red brick tower mill, built in 1804 for Mr John Webb. Now fully restored, with sails and machinery. Stands in a commanding position, south west of the Church and is one of the features of the town. The sails are currently removed but it is understood these will be returned shortly.

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Picture 1.14 John Webb's Windmill, one of several iconic buildings of Thaxted. Historically there were several such windmills around the town

1.76 No. 17 Town Street (Recorder's House) - Grade II*. Mid 15th century three storey town house, jettied at first and second storey. Timber framed and plastered, with red plain tile roof, 2 window range of 18th century double hung vertical sliding sashes with glazing bars. Ground floor has 19th century shop window bays. To the rear is an original outbuilding timber framed and plastered, with red plain tile roof (Named after the Recorder under the 1556 Charter).

1.77 The Guildhall, Town Street – Grade I. Built between 1390 and 1410 for the Guild of Cutlers. Altered and restored in the early 18th century and circa 1910 and 1978. Timber framed and plastered with frame exposed externally. Red plain tile, double range

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hipped roof. 3 storeys and cellars. Ground floor forms open flagged market house with open timber ceiling, and heavy cross beams, supported on great centre post. (Note: the Guildhall is now considered to date from 1450 and may not have been built as a Cutlers Guild).



Picture 1.15 The Grade I Guildhall

1.78 No. 3 Stoney Lane – Grade I. Built circa 1410, 3 storey town house, jettied at each floor. Timber framed and plastered the frame is exposed to Stoney Lane. Red plain tile roof. Original cellars. Leaded casements, many in original openings and 19th century double hung vertical sliding sash with glazing bars to ground floor. Carved jetty brackets. 16th century red brick chimney stack.

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Picture 1.16 Stoney Lane, an area characterised by high quality listed buildings and traditional surface to access road

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1.79 No. 38 Town Street. The Priory – Grade II*. Late 14th century house of high quality, with 18th century alterations and facade. Timber framed and plastered, with grey slate and red plain tile roof. Three storeys. Internally much of the original frame remains, with jowled storey posts, cambered tie beams and four braced crown post roof. Extensive 16th and 17th century wall paintings.

1.80 Clarence House – Grade I. Built 1715, in red brick, with red plain tile roof. Window range, 18th century double hung vertical sliding sashes with glazing bars in keystone, segmental heads. Central doorcase with segmental pediment, and fluted pilasters with composite capitals. Front has two rain-water heads inscribed '1715, W.H.E.' Internally much of the original detailing remains. Red brick chimney stacks.

1.81 Walls to east, west and south of Tennis Courts north of Clarence House – Grade II. 18th century flint and red brick walls with square gate piers, surmounted by stone pineapples. This area is now a Conservation Garden and subject of discussion below.

1.82 K6 Telephone kiosk – Grade II. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

1.83 Wakelyn, Watling Lane – Grade II. 17th century or earlier house, timber framed and plastered, with hipped thatched roof. Eyebrow dormers. Central red brick chimney stack. (Note the thatched roof of this building is in a deteriorating condition and is potentially considered an appropriate candidate to be entered on the Buildings at Risk Register).

1.84 Wall northern end of Vicarage Lane – Grade II. 18th century red brick boundary wall. (Note parts of this listed wall are in poor condition with areas of spalled brickwork and as such is potentially considered an appropriate candidate to be entered on the Buildings at Risk Register).

1.85 Important buildings or structures within the curtilages of Listed Buildings. Two storey brick and weather boarded ancillary building, with slate roof. Also single storey brick and brick and flint building and lengths of flint wall of various height. Simple buildings viewed from access road to modern residential properties rear of Fishmarket Street.



Picture 1.17 Wakelyn, a Grade II listed building with deteriorating thatch roof

1.86 Single storey brick and weather boarded ancillary building with slate roof, in curtilage of no.8 Fishmarket Street.

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1.87 Metal railings to front of Clarence House on dwarf brick wall of various height up to 2m approx. These railings are an important feature to the setting of Clarence House and also to the street scene generally. Notices attached to railings and nearby free standing advertisement boards detract.

1.88 Walls of varying height constructed of brick and brick and flint enclosing St. John's Churchyard and small memorial garden attached to the east. Some sections have areas of spalled brickwork in need of repair. It is recognized such repair works are unlikely to be regarded as a priority in the context of the much more important works to the fabric of the church itself.

1.89 Wall defining boundary curtilage to the Swan Hotel, Margaret Street. Wall approx. 2m in height. Areas of spalled brickwork in need of repair.



Picture 1.18 Boundary wall to Swan Hotel in need of repair

1.90 White House within curtilage of Clarence House, fronting Margaret Street. Two storey ancillary building of red brick and render, weather boarding; original windows, corrugated tin roof and single chimney to Margaret Street elevation.

1.91 Western boundary wall approx. 2.5 m in height completing enclosure of rear garden to Clarence House (walls to other elevations are individually listed).

1.92 Wall to south of Orchard close development along private access road running at right angles to Weaverhead Lane, of varying height up to 3m approx.

1.93 Other buildings that make an important architectural or historic contribution. Engine House building Bolford Street, a simple single storey brick building with slate roof, partly obscured by ivy. Probably dates from early 20th century. Housed an old fire engine built in the reign of William IV that served as Thaxted's Fire Engine until the 1930s. The engine is now at the Windmill. Distinctive red entrance doors with words 'Engine House' painted in white lettering. Removal of ivy from the walls and roof recommended.

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1.94 United Reformed Church. Essentially mid/late 19th century in appearance, built in phases. Advised by local sources the original structure commenced in 1733. A tall distinctive building constructed of red brick with slate roof. Recessed entrance arches with 3 tall centrally located windows with semi circular lintel detailing, all beneath distinctive pediment with circular window detailing. Horizontal yellow brick bandings, quoins and other detailing. High quality windows (some replacements) to whole building with some decorative glass detailing.



Picture 1.19 United Reformed Church, essentially 19th century in character, a key building in the streetscene

Cracked brickwork noted on rear elevation and

spalled brickwork to rear elevation. Internally there is a fine organ built by Cocher & Co of Huddesfield dating from 1889. The upper galleries are closed to public access and an interior 'roof' built in 1959/60 cocoons the active area of public worship. It is important that such windows and architectural detailing be preserved. Formal protection is provided by existing planning controls. Every effort to retain and improve this very fine building, prominent and important in the street scene, together with its boundary detailing and tombstones, should be made. Although unlisted it is together with its fine railings (see below), a key environment feature of quality in the town.

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Picture 1.20 Upper gallery to United Reformed Church Bolford Street; a joint use of this key building could be highly beneficial to its full restoration

1.95 In preliminary discussions with Elders on 25 March the fieldworker was shown the upper galleries and their fine early decoration. Unfortunately the upstairs pews have had to be removed due to wormwood infestation. The Elders are carefully considering the future of the building and one option might be a joint use with another activity (perhaps a music venue). In such a scenario the upper galleries could be opened and restored and the interior 'roof' removed. The building has the architectural qualities, is of adequate size (estimated to seat up to 750), on a site potentially capable of providing generous car parking and in an

appropriate location, to provide a community or mixed use venue of great quality. If such a project proceeds further, external grant assistance should be explored.

1.96 Nos. 4, 5 and 6 Fishmarket Street, including Poppy's Tea shop. Externally assessed as being late 19th/early 20th century, render with slate roofs. Despite windows to upper floors being inappropriate the 'shop' windows to ground floor add interesting diversity.

1.97 Candle Cottage, Stoney Lane. Two storey 19th century or earlier rendered residence with pyramidal tiled roof. Modern windows detract but overall scale and materials appropriate.

1.98 Nos.1 and 2 Margaret Street. Tall red brick building with tiled roof central chimney stack (no pots). Decorative barge boarding to side elevations and also to 2 no. dormers. Flat roof extensions to rear detract to a modest degree. Early windows in keeping, rubbed brick lintels. Selected windows and architectural detailing are candidates for protection by Article 4 Direction subject to further consideration and notification.

1.99 Brooklyns, corner of Weaverhead Lane and Copthall Lane. Two storey prominent red brick house dating from late 19th / early 20th century, with slate roof and chimney to front. Bay windows to both floors with decorative tile hanging above; canopy extends over remaining front elevation and entrance, supported by decorative ironwork; original windows. Selected windows and architectural detailing are candidates for protection by Article 4 Direction subject to further consideration and notification.

1.100 Other distinctive features that make an important architectural or historic contribution. Walls and railings identified in this category are protected from demolition without prior consent unless otherwise stated.

1.101 Short length of red brick wall to west of The Thatch; also red brick wall to front of no.18 Bolford Street, height varies, exceeds 2m in places, recently sensitively repaired.

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Picture 1.21 Fine 19th century railings to front of United Reformed Church in need of repair

1.102 Boundary wall and particularly fine metal railings with piers surmounted by stone capping, gates and side railings to United Reformed Church. Height varies, piers exceed 2m. Spalled brickwork and decorative metal finial broken off. The latter should be properly stored until replacement is possible. Local records advise this wall and railings was constructed in 1858 at a cost of £60 and 11 shillings.

1.103 Street Lamp outside United Reformed Church. Representative of a number of historical street lamps throughout the Conservation Area. This one manufactured by Cocksedge of Ipswich.

1.104 Brick wall immediately to east of the United Reformed Church, whilst probably of 20th century construction, about 2m in height, it nevertheless fulfils an important visual function in defining Bolford Street and enclosing it.

1.105 Selection of 19th and early 20th century gravestones in graveyard to west of the United Reformed Church and in part, to its rear. Some chest tombs of quality but in poor condition. One particularly fine chest tomb displaced by nearby tree growth. Were it possible to resolve this particular problem, a considerable improvement would be achieved.



Picture 1.22 Church, some tombs in need of repair; historic graveyard to rear suggested for inclusion in an extended Conservation Area

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1.106 High quality stout 19th century metal fence, approx. 1.5m in height to rear of United Reformed Church. Would benefit from being painted.

1.107 Red brick wall with rounded capping detailing approx. 1.3m in height and metal gate at Mill Row to south of the Almshouses and forming boundary to the Burial Ground.

1.108 Short section of flint wall with rounded brick capping detail to front boundary of Fernlea and adjacent property exceeds 1m in height.

1.109 Red brick wall to Candle Cottage, Stoney Lane, approx. 2m in height, heavily spalled brickwork in strategic location and in need of repair.

1.110 Modern 20th century wall to east boundary of Clarence House Conservation Garden approx 2 m in height linking two lengths of listed walls of similar height and important in its function of completing the enclosure of this important open space (see below).



Picture 1.23 Red brick wall in need of restoration to Candle Cottage in strategic location on Stoney Lane

1.111 Boundary wall and railings to Brooklyns, corner of Weaverhead Lane/Copthall Lane. Decorative boundary railings to Weaverhead Lane approx .1.4m are particularly fine. Their refurbishment and repainting would represent an environmental gain. Wall to Copthall Lane is constructed of flint with brick capping to a height of approx. 1.3m and an architectural feature of note in this part of the street scene.



Picture 1.24 Decorative railings to Brooklyns Weaverhead lane, in need of restoration

1.112 Important open spaces. St John's Churchyard. A valuable open space in the centre of the town and of considerable importance to the setting of this Grade I building. A variety of gravestones. Also a Wildlife Site. Mostly enclosed by walls of varying height.

1.113 The graveyard to the western side and rear of the United Reformed Church is a visually important open space in the street scene and to the setting of the church and adjacent Listed Building.

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1.114 The Burial Ground to the west of Mill Lane is an extensive area and in current use. It contains a number of fine trees including many Irish Yews that are particularly attractive.

1.115 Former Tennis Courts to rear of Clarence House, now a Conservation Garden. The site is owned by Essex County Council and currently negotiations are taking place with the Parish Council who wish to lease it and develop the site into a Community Garden. This delightful secluded area must be protected and the Parish Council's current aspiration is an excellent idea. The garden is surrounded by walls most of which are listed. Although somewhat overgrown in places there is open grass land, a most unusual vine house on a concrete frame, possibly of early/mid 20th century date and mature exotic fruit tree species including Medlar, Mulberry, Quince, Walnut and a selection of both eating and cooking varieties of apples and pears. Thus there is already the basis for a most interesting restoration. It is most important that there is a clear vision concerning the restoration and also other matters of principle including general accessibility, possible private hire and level of community involvement, possibly involving local schoolchildren in the restoration.



Picture 1.25 Unusually designed greenhouse within proposed conservation garden, possibly dates from the mid 20th century

1.116 Lawned area surrounded by herbaceous borders to rear of Clarence House. A small but very important open space setting of the rear elevation of Clarence House, a Grade I Listed Building. Fieldworker advised it used to be a croquet lawn. Well maintained and cared for.



Picture 1.26 Former croquet lawn to rear of Clarence House provides a fine setting for this Grade I listed building

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1.117 Margaret Garden, Margaret Street. A tranquil open space with trees and partly enclosed by hedging. Laid out on two levels it is well maintained by the Parish Council, available for public use with seating providing a strategic view of the church spire.

1.118 Open space within curtilage of Brooklyns, Copthall Lane. This grassed area provides a setting to Brooklyns defined by this Appraisal as being a building that makes an important architectural or historic contribution and is also adjacent to a Listed Building to the west. A number of mature trees within the site add to its quality.

1.119 Open land between the Windmill and the Burial Ground. The fieldworker considers it would have been preferable to retain the open nature of this key site, a visually important setting to one of Thaxted's iconic buildings, namely John Webb's Grade II* Windmill, described by the Thaxted Design Statement as representing 'the pinnacle of mill design from the 19th century. However planning permission has been granted for an extension to the existing burial ground (subject to no buildings) and despite such a relatively low key use, the close view of the Windmill will nevertheless be affected when approaching from the north. This Appraisal identifies the site as an open space worthy of protection but recommends that the Council's Landscape Architect provide additional advisory comments as to how the effect of this decision might be minimised.

1.120 **Particularly important trees and hedgerows.** Important trees are generally located in the open spaces such as St John's churchyard, various other burial grounds and the grounds to Brooklyns. Also the native boundary hedgerow to Mill Lane and to east west and south boundaries of open land between the Windmill and the Burial Ground.

1.121 **Elements that are out of character with the Conservation Area.** Notices attached to railings at Clarence House and nearby free standing advertisement boards detract from this important grade I Listed Building.

1.122 Give way sign at the Bullring in need of repainting.

1.123 Parked vehicles at Newbiggen Street. There are great numbers of such parked vehicles on the wide footpaths that detract from the high quality of the environment in this location. The Thaxted Design Statement notes a conflict with pedestrian access in this location and says 'Further consideration needs to be given to these issues'. There is no clear answer but there would be merit in discussing the matter further with Essex County Council.



Picture 1.27 Freestanding signs and signs affixed to high quality railings detract from this Grade I listed building

1.124 Graffiti on wall adjacent to well used footpath link immediately east of Clarence House Conservation Garden just beyond the Conservation Area boundary.

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Graffiti needs removing from wall east of Clarence House (left) and modern building and site detract from conservation area at Weaverhead lane (right)

1.125 Tall modern building in site of H. Lowe and Co. accessed from Weaverhead Lane. Although this site is largely screened from the road, it contains one large building that is intrusive in the Conservation Area. Should this site be redeveloped at any future date the opportunity to replace this building should not be missed.

1.126 Litter bins. Designed as 'heritage' items there are a large number distributed throughout the Conservation Area. The question has been raised as to whether there are too many. One in particular is visually intrusive and is crammed in between a 19th century listed pump and a traditional E II R letter box. If the view is taken that it is needed then a new location less detrimental to the setting of a Listed Building is recommended.



Picture 1.28 Litter bin seriously detracts from elegant listed 19th century pump

1.127 Parish Council sign. The free standing sign outside the Council Offices would be less intrusive if it were possible to combine its information with Local Authority and other signs already displayed on the wall of the building.

1.128 Opportunities to secure improvements.

Remove ivy growing from walls and roof to Engine House, Bolford Street. Repair wall and fine 19th century railings to United Reformed Church, Bolford Street. Repaint railings to rear of United Reformed

Church. Explore potential of repair to prominent chest tomb and others in United Reformed Churchyard. Repair/replace spalled brickwork to boundary wall of Candle Cottage, Stoney Lane. Seek to improve setting to Clarence House by rationalising signage promoting events at this location. Repaint Give Way sign at the Bullring. Remove graffiti on wall adjacent to footpath link to immediate east of Clarence House Conservation Garden. Consider need for existing large numbers of litter bins and

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particularly consider the removal/ relocation of one such item immediately adjacent to the listed pump on Town Street. Refurbish and repaint decorative railings to Brooklyn, Weaverhead Lane boundary.

1.129 Suggested boundary changes. Include the historical and disused graveyard to the rear of the United Reformed Church, defined by historic 19th century railings on its eastern boundary and the distinct change of level to the west that separates the disused historic graveyard from the section in current use.

1.130 Extend the Conservation Area to include the whole of no. 69 Newbiggen Street.

1.131 At a preliminary meeting with some of the Thaxted Parish Councillors on 14 March the question was raised concerning the possibility of extending the Conservation Area along Copthall Lane to include Walnut Tree Meadow. The latter is an open space of rough grassland defined by a mature tree boundary to Copthall Lane and by a stream and mature trees to its northern boundary. The site is surrounded by modern 20th century development at its western end and reads as part of the open countryside elsewhere. The site is of no known architectural or historic interest. Thus it is not considered appropriate to extend the Conservation Area in this location. In any event the site is afforded protection by virtue of its administration and stewardship by the Parish Council. Should trees be threatened, many would be appropriate candidates for protection by Tree Preservation Orders.

1.132 Other actions. Remove Scheduled Ancient Monument notation to Guildhall on replacement Local Plan as no longer accurate. In addition to those already identified on the current Local Plan, recommend identifying the following important open spaces in the replacement Local Development Framework namely: Graveyard to United Reformed Church; Burial Ground west of Mill Lane; open land between the latter and the Windmill; the Conservation Garden rear of Clarence House; the former croquet lawn and garden area rear of Clarence House, Margaret Garden and open land within the curtilage of Brooklyn's.

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Area 2 - The east and south of the town including Park Street, Mill End, Orange Street and Dunmow Road

1.133 General overview. This part of the Conservation Area is more open and dispersed with important Listed Buildings frequently being individual and free standing as opposed to the contiguous terraces that characterize Area 1. Listed Buildings are generally in good condition but one has been identified where works need undertaking. The most important Listed Building is the Grade II* Park Farmhouse. In this area six non listed buildings and groups of non listed buildings have been identified as making an important architectural or historic contribution worthy of protection with Article 4 Directions being proposed to protect some of their various architectural details. Several walls and railings contribute to the quality of the area. Selected open spaces important to the visual importance of the Conservation Area on the Dunmow Road approach have been identified. Area 2 contains the large school site off Bardfield Road, the Molecular products site that offers local employment opportunities and the Murco garage and Cost Cutter shop. The latter sites and their facilities are important in terms of the opportunities and services they offer to the local community but their visual impact has a detrimental impact on the Conservation Area.

1.134 Archeological sites. Part of the area, namely Mill End and Orange Street is categorised as being Medieval in origin. Elsewhere there is little of archaeological interest within the Conservation Area itself but the remains of a Roman road are shown close to the Bowling Green and a Windmill site to the east of the Tennis Courts off Dunmow Road.

1.135 Individually Listed Buildings



Picture 1.29 Park Farmhouse, a Grade II* listed building dating from the 16th century

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Park Farmhouse, Park Street – Grade II*. Early 16th century house, timber framed and plastered, with red plain tile roof. Two storey, attics and cellars. 'L' shaped plan with 17th century extensions at rear north end. Long wall jetty with moulded bressumer on curved brackets. Early 16th century red brick chimney stack. Original window heads remain at first floor level and doorway to room over original porch. Internally part of the house is exposed.

1.136 Baptist Chapel, Park Street – Grade II. Built 1832 in red brick with stucco facade, and grey slate roof. Pediment front with three 6 panel doors, with flat hoods on brackets. 19th century iron railings. (Note: The iron railings are not shown on Uttlesford District Council mapping records).

1.137 Aldeborough House, Park Street – Grade II. Mid 18th century house, brick and timber framed, plastered, with red plain tile double range roof. Parapet front and parapetted verges. 2 storeys, square plan with end wall chimney stack. Moulded string and plain band. Central entrance door has reeded pilasters and panelled reveals.

1.138 Wall at Park Farm fronting Park Lane – Grade II. 16th century flint wall with 16th and 18th century red brick dressings, and incorporating 14th century carved stones, possibly from Tilty Abbey or Parish Church.

1.139 Folly in garden of Oakhurst, Park Lane – Grade II. Garden house. Early 19th century. Octagonal 1 storey flint folly with brick quoins and brick plinth. Some of the flints are vitrified and thought to have originated from a kiln in the grounds of the adjoining Aldeborough House which fired bricks for the windmill of 1805. Gothic arched door with fanlight filled in with 2 doveholes. Plank door, 4 Gothic windows with over-lapping glazing. Underneath the windows are panels of unknapped flints flanked by vitrified flints



Picture 1.30 Wall to Park Farm dating from the 16th century incorporating earlier carved stones from elsewhere

contrasting in colour and texture. 2 sides have brick crosses and worn medieval corbel heads thought to have come from Tilty Abbey. Armorial shield over door. Floor is of cross sections of whole tree trunks. (Note: From observations made from adjacent road access it appears this important structure is in declining condition and is potentially considered an appropriate candidate to be entered on the Buildings at Risk Register).

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Picture 1.31 19th century folly in need of repair

forming southern boundary to Aldborough House. Of no great historical value but fulfils important function of enclosure and defining access road.

1.143 Single storey flint and weather boarded stabling with tiled roof within curtilage of Park Farm.

1.144 Brick and flint wall exceeds 1m in height and brick and flint wall of approx. 2.5m in height southern end of and at right angles to Park Street.

1.145 Other buildings that make an important architectural or historic contribution. School House, corner of Bardfield Road/ Magdalen Green. Late 19th/early 20th century two storey red brick building with slate roof and barge boarding to gable ends. 3 no. chimneys with pots; decorative ridge detailing and finials. Selected windows and chimneys are candidates for protection by Article 4 Direction subject to further consideration and notification.

1.146 Peggy's Cottage, south of the Maltings development, Park Street. Thatched property with steeply pitched roof and bulky central chimney stack. Despite inappropriate extensions to side and rear the building makes a positive contribution to this part of the Conservation Area. Probably dates from 18th century or earlier. The thatched roof is a candidate for protection by Article 4 Direction subject to further consideration and notification.

1.147 Park House, Park Street. Tall two storey distinctive residence render with tiled roof, probably dates from late 19th/early 20th century.

Bay windows to ground floor, central entrance via flight of stone steps and porch with

1.140 Carriage House rear of no. 26 Park Street – Grade II. Mid to late 18th century Carriage House in red brick, with red plain tile roof. Wide segmental brick arches. (Note: This Listed Building no longer exists).

1.141 Important buildings or structures within the curtilages of listed Buildings. Brick and flint wall over 1m in height within curtilage of Totman's Farm.

1.142 Simple red brick wall



Picture 1.32 Unlisted thatched property; the thatched roof is a potential candidate for protection by Article 4 Direction

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decorative detailing. Tiled coverings to bay windows and porch canopy. Selected windows and architectural detailing are candidates for protection by Article 4 Direction subject to further consideration and notification.

1.148 Property attached to south of Ocean Delight Fish and Chip shop. Two storey rendered property with tiled roof and sliding sash windows to upper floor, shop window detailing to ground floor. Probably 19th century or earlier. Selected windows are candidates for protection by Article 4 Direction subject to further consideration and notification.



Picture 1.33 Property attached to Ocean Delight Fish and Chip shop, worthy of retention

1.149 Nos. 10- 24 Mill End. Group of late 19th/early 20th century two storey cottages constructed of brick with also painted and rendered finishes with tiled and slate roofs. The group contains 8 no. prominent chimneys stacks, some with pots. There is a mixture of window types, some inappropriate replacements, others original. In the latter respect the box section bay window to no.16 is particularly fine and delicate and possibly formerly a shop display window. Selected windows and chimneys are candidates for protection by Article 4 Direction subject to further consideration and notification.

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1.150 Nos. 11- 23A and nos. 1- 3 Orange Street. A contiguous terrace of late 19th/early 20th century cottages with a range of painted, render and brick finishes and varied roofline constructed of slate. A selection of window types, some traditional, others inappropriate replacements. Window and other architectural detailing to Mill End House are particularly attractive. Selected windows and architectural detailing are candidates for protection by Article 4 Direction subject to further consideration and notification.



Picture 1.34 Delicate window detailing to unlisted property forming part of important unlisted group being nos. 10-24 Mill End

1.151 Ideally both the above terraces of unlisted buildings on an important entrance to the town would benefit from having drawings prepared suggesting a long term co-ordinated colour scheme and elevational treatments. Should there be local support for this idea the Conservation Officer could prepare such advice.



Picture 1.35 Mill End House an unlisted property forming part of an important unlisted group at Mill End

1.152 Other distinctive features that make an important architectural or historic contribution. Walls and railings identified in this category are protected from demolition without prior consent unless otherwise stated.

1.153 Wall of varying height up to approx. 1.4m to Bardfield Road boundaries of the School and the School House. Of red brick construction with rounded red brick capping detail.

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1.154 GR Post Box with crown motif, (George V) corner of Bardfield Road and Dunmow Road.

1.155 19th century cast iron pump eastern side of Park Street. Decorative features but finial detail missing.

1.156 Important open spaces. The area to the east of Dunmow Road from its junction with Bardfield Road to the southern extremity of the Conservation Area opposite Totman's Farm consists of a fragmented scatter of development separated by gaps of open land and spaces that are important to retain on this approach to Thaxted and are briefly described below.

1.157 Large garden to Mill Hatch, Dunmow Road. This open land, tree lined to the Dunmow Road separates Mill Hatch from built form further south on the Dunmow Road.

1.158 Gap of open land between Tennis Courts and Pleasant View, Dunmow Road. This small but important gap separates the scattered development to the north from the Tennis Court and associated pavilion to the south.

1.159 Thaxted Tennis Courts and Pavilion, Dunmow Road. A neat and tidy site with modern pavilion and astro turf courts.

1.160 Small spinney fronting east side of Dunmow Road, south of Tennis Courts and small area of pasture land to east of spinney.

1.161 Particularly important trees and hedgerows. Spinney fronting east side of Dunmow Road, south of Tennis Courts, provides a small but important treed area, principally consisting of deciduous species on this approach road to Thaxted. Other trees at the northern end of Park Street, in the grounds of Mill Hatch and within the School site and hedgerows elsewhere as shown on the accompanying plans, including those to the south of the Molecular Products site, are important.

1.162 Elements that are out of character with the Conservation Area. Site containing the Brethren's Meeting Room and extensive area of car parking that extends to St Clements in the south east. The large meeting room building is unattractive and intrusive in this part of the Conservation Area. Should this site be redeveloped at any future date the opportunity to replace this building should not be missed.

1.163 Entrance to Star Mead off Park Lane. An area in an important location in need of enhancement. Part of fence to the public house garden is in need of repair. Hedge or landscaping of appropriate species planted to front of the fence would visually improve the environment in this location.

1.164 Murco Petrol filling station and Cost Cutter retail facility. The services this site offer to the community are properly recognised. However the impact of the forecourt, its strident colours and signage significantly detract from the qualities of the Conservation area when viewed from several vantage points. There are for example 10 or more free-standing signs in addition to a number that are wall mounted.

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1.165 Molecular Products site. The employment opportunities this site offers to Thaxted are recognised. However the large scale buildings detract from the quality of the Conservation Area. Should redevelopment occur in the future every effort should be made to secure a quality scheme in scale and keeping with Thaxted's high environmental qualities. The site is safeguarded on the Thaxted Inset of the Adopted Local Plan as an employment area. It is not the task of this Appraisal to comment on such strategic matters other than to say that only realistic means of securing real visual improvements to this important location would be by sensitive redevelopment, whatever use or combination of uses may be considered appropriate.



Picture 1.36 The filling station fulfils a vital community use but is visually intrusive



Picture 1.37 Molecular Products site, large scale buildings detract from the quality of the Conservation Area

1.166 Flat roofed extension to no. 27 Mill End. Located in a strategic position this unattractive building would benefit from repairs and repainting.

1.167 Multiple street furniture and advertising board on highway island near Maypole public house.

1.168 Opportunities to secure improvements. Subject to highway safety and visibility considerations prepare landscaping scheme for entrance to Star Mead. Enter discussions with Murco Garage to explore potential of reducing

signage on this site. Consider preparing drawings showing elevational treatments to two groups of unlisted properties, namely nos.10- 24 Mill End and nos. 11-23A Mill End including nos. 1-3 Orange Street, if there is local support for the idea. Enter discussions with owner of flat roof extension to no. 27 Mill End to suggest repairs and repainting. Explore potential of improving island of street furniture and advertising board on highway island near Maypole public house.

1.169 Suggested boundary changes. Minor adjustment adjacent to car parking area south of Bardfield Road opposite Magdalen Road to better reflect actual boundaries.

1.170 Adjust boundary to west of Park Farm to include converted barns and also adjust boundary to east of Park Street to exclude land and some buildings to achieve a more rational boundary in this location.

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1.171 Make adjustments to include the pond to the east of Claypitts Farmhouse and the extent of the fenced garden to the south of the same so as to achieve a more rational boundary.

1.172 Other actions. Amend Uttlesford District Council records to show railings to front of Baptist Chapel on Park Street are listed. Advise English Heritage that Carriage House rear of no. 26 Park Street no longer exists and should be removed both from English Heritage and Uttlesford District Council records. In addition to those already identified on the current Local Plan, recommend identifying the following in the replacement Local Development Framework as being important open spaces to be protected all on east side of Dunmow Road namely: garden to Mill Hatch, gap between Tennis Courts and Pleasant View, Tennis Courts and spinney and open land south of Tennis Courts.

Overall Summary

1.173 Thaxted's Conservation Area is of high quality with a fine selection of Listed Buildings, some of great importance and of considerable antiquity. Key components of these buildings are the roofscape and use of colour wash that the late Alex Clifton Taylor thought to be spectacular. In this respect care needs to be exercised when choosing new colour schemes and advice on the subject, including whether or not Listed Building Consent may be required, can be obtained from the Conservation Officer. This Appraisal has identified several Listed Buildings and structures where repairs need to be carried out. This Appraisal has also identified a relatively small number of additional late 19th/early 20th century properties worthy of protection from demolition, some having architectural detailing worthy of preservation by Article 4 Directions. The most important of these is the United Reformed Church on Bolford Street which this Appraisal recognises as a building whose qualities, size, general location and other factors make it a potential candidate for enhanced dual or community usage should the church authorities decide to pursue such options. A considerable number of additional important open spaces have been identified that need protecting. One such example is the walled garden to the rear of Clarence House where discussions concerning the establishment of a Community Garden are in the early stages of debate. This is an excellent idea and the restoration proposals can properly be based in part on the existing maturing and unusually exotic fruit species. However some concern is raised regarding the approved extension to the existing Burial Ground and the potential impact this might have on one of the most important buildings in Thaxted, namely the Windmill. In this respect further advisory suggestions have been made that the applicants may wish to consider. Two sites in the Town are recognised for the valuable services they provide but it is regretted the visual impact of the Molecular Products site and the garage and retail facility nearby are less than satisfactory. Any improvements to either site would be most welcome. The Appraisal has suggested a number of other improvements that could be made and it needs to be recognised these will normally only come about with the co-operation of individual owners. Some of these are very minor indeed but each single visual improvement in a town with such high environmental qualities as Thaxted will be worthwhile. The boundaries of the Conservation Area are generally considered to be

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appropriate but some adjustments have been made to better reflect existing conditions on the ground. One change is to extend the boundaries to include the historic graveyard behind the United Reformed Church.

Part 2 - Management Proposals 1

Revised Conservation Area Boundary

2.1 Revised Conservation Area Boundary. The revised boundary is shown on accompanying plans and includes the following amendments.

(a) Include the historical and disused graveyard to the rear of the United Reformed Church, defined by historic 19th century railings on its eastern boundary and the distinct change of level to the west that separates the disused historic graveyard from the section in current use.

(b) Extend the Conservation Area to include the whole of no. 69 Newbiggen Street.

(c) Make a minor adjustment adjacent to car parking area south of Bardfield Road opposite Magdalen Road to better reflect existing boundaries.

(d) Make adjustments to land east of Park Street to exclude curtilages and some buildings so as to achieve a more rational boundary in this general location.

(e) Make adjustments to west of Park Farm to include converted barns and also make adjustments to land east of Park Street to exclude curtilages and some buildings so as to achieve a more rational boundary in this general location.

(f) Make adjustments to include the pond to the east of Claypitts Farmhouse and the extent of the fenced garden to the south of the same so as to achieve a more rational boundary.

General Planning Controls and Good Practice in the Conservation Area

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

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

Website: www.uttlesford.gov.uk/planning

Telephone no. 01799 510 510

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

1 Part 2 - Management Proposals

Planning Controls and Good Practice in Respect of the Potential Need to Undertake an Archeological Field

2.4 Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan.

Planning Control and Good Practice, Listed Buildings

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

2.6 The Listed Buildings and associated buildings within their curtilages are important and are a major contribution to the quality of the built environment of Thaxted. It is essential that their architectural detailing is not eroded or their other qualities and settings not compromised. Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan.

2.7 This Appraisal has identified several potential Listed Buildings that are candidates to be included on the Buildings at Risk Register. These should be examined further and if appropriate, included. They are Wakelyn, Watling Lane; part of wall, northern end of Vicarage Lane and Folly in grounds of Oakhurst, Park Street. The District Council considers the resolution of these issues as being of importance. The loss of these buildings/structures would be entirely unacceptable.

Planning Controls and Good Practice in Respect of Other Buildings that Make an Important Architectural or Historic Contribution

2.8 A number of such unlisted buildings that make a positive contribution to the character of the Conservation Area have been identified. The Council will seek to ensure that these are retained. These are as follows: Engine House, Bolford Street; United Reformed Church, Bolford Street; Nos. 4, 5 and 6 Fishmarket Street; Candle Cottage Stoney Lane; nos. 1 and 2 Margaret Street; Brooklyns, corner of Weaverhead Lane; School House, Bardfield Road; Peggy's Cottage off Park Lane; Park House, Park Lane; property attached to and south of Ocean Delight, Park Street; nos.10-24 Mill End and nos. 11-23A including nos. 1-3 Orange Street.

2.9 Proposed Article 4 Directions. There are other distinctive features that are integral to some of the unlisted buildings identified in the previous paragraph that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. It is proposed selected features should be considered for an Article 4 Direction, following separate notification and further consideration to take place with the owners at a later date.

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Planning Controls and Good Practice in Respect of Other Distinctive Features that Make an Important Architectural or Historic Contribution

2.10 This Appraisal has identified a number of features including walls and or railings that make a particular contribution to the character of the Conservation Area. The walls/railings are protected from demolition without prior consent by virtue of exceeding the specified heights relevant to the Conservation Area or by Listed Building legislation. Any proposal involving their demolition is also unlikely to be approved.

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

2.11 Important open land, open spaces and gaps. As set out previously open spaces are particularly important in an historic urban area such as Thaxted. Within the Conservation Area the existing Local Plan identifies the following open spaces to be 'Protected Open Spaces of Environmental Value' namely St John's churchyard, open space at Weaverhead Close and open space at Magdalen Green. This Appraisal has identified others for consideration to be included in the replacement Local Development Framework. These are: graveyard at the United Reformed Church, Bolford Street; Burial Ground, Mill Lane; Conservation Garden, Clarence House; lawned area setting rear of Clarence House; Margaret Garden, Margaret Street; open space within curtilage of Brooklyns, Copthall Lane; open land between the Windmill and the Burial Ground; garden to Mill Hatch, Dunmow Road; gap between Tennis Courts and Pleasant View, Dunmow Road, Tennis Court site, Dunmow Road and small spinney and pasture south of Tennis Courts, Dunmow Road. All these open spaces represent landscape features that materially contribute to the character or appearance of the Conservation Area and should be protected.

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

Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution

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

1 Part 2 - Management Proposals

Enhancement Proposals to Deal with Detracting Elements

2.14 The Appraisal has identified a number of elements that detract that are summarised below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognised that such improvements will frequently only be achieved with the owners co-operation.

The features identified below are shown on the accompanying plans.

Detracting element	Location	Proposed Action
Deteriorating thatched roof to Listed Building	Wakelyn, Watling Lane	Contact owner concerning deteriorating condition and if appropriate add to Buildings at Risk Register
Deteriorating listed wall	Northern end of Vicarage Lane	Contact owner concerning deteriorating condition and if appropriate add to Buildings at Risk Register
Deteriorating Listed Building	Folly in garden of Oakhurst, Park Lane	Contact owner concerning deteriorating condition and if appropriate add to Buildings at Risk Register
Historic street lighting columns in need of repainting	Throughout Conservation Area	Suggest the Thaxted Parish Council contact Essex County Council and request those columns needing attention be properly prepared and repainted
Ivy to roof and wall	Engine House, Bolford Street	Contact owner and suggest removal of vegetation that could ultimately cause damage to fabric of building
Spalled brickwork and damaged railings	To front of United Reformed Church, Bolford Street	Contact owners and seek necessary repairs to these fine boundary railings
Spalled brickwork	To boundary wall of Candle Cottage, Stoney Lane	Contact owners and seek necessary repairs to this boundary wall in visually important location
Spalled brickwork	To Margaret Street boundary of Swan Hotel	Contact owners and seek necessary repairs

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Detracting element	Location	Proposed Action
19th century metal fence in need of repainting	To rear of United Reformed Church, Bolford Street	Contact owners and seek necessary repainting of these quality boundary railings
Late 19th/early 20th century railings.	Brooklyns, Weaverhead Lane	Contact owners and seek necessary repainting and 'exposure' of these decorative boundary railings
Tombstones in need of repair	Graveyard of United Reformed Church, Bolford Street	Explore possibility of selective restoration
Free standing and attached promotional display signs	To front of Clarence House	Contact Essex County Council and seek/ discuss potential for some rationalization of signage
Highway 'Give Way' sign	The Bullring	Contact Essex County Council and seek repainting
Parked vehicles on pavement and detracting from high quality of the street scene	Both sides of Newbiggen Street	No straightforward solution to this difficult issue. Suggest discussions with Essex County Council take place
Graffiti on wall	Adjacent east boundary of Conservation Garden	Seek removal following discussion with wall's owner
Litter bins	Throughout Conservation Area	Consider overall requirement and whether all are needed. Consider removal/ replacement of one immediately adjacent to listed pump on Town Street
Untidy fencing	Highway splays, entrance to Star Mead	Subject to highway safety considerations prepare and execute landscaping scheme
Murco garage site	Mill End	Explore potential of reducing signage on site
Free standing sign	Outside Parish Council offices	Explore potential of incorporating information with other wall mounted Local Authority information
Selected shop fascias	Several examples in both areas	If opportunity arises to replace signs to Ocean Delight, Nisa Local and

1 Part 2 - Management Proposals

Detracting element	Location	Proposed Action
		Thaxted Pharmacy, the potential of achieving more restrained solutions should be explored
Unattractive building in need of repair/repainting	Flat roofed extension to no. 27 Mill End	Seek repairs and repainting following discussion with owner
Multiple street furniture/ signage	Traffic island near Maypole PH	Seek to make improvements, following discussions with Essex CC and others

Other actions

In addition to protected open spaces already identified in current Local Plan, suggest adding the following: graveyard to United Reformed Church, Burial Ground Mill Lane; open land between the latter and the Windmill; Conservation Garden rear of Clarence House; lawned area rear of Clarence House; Margaret Garden; land within curtilage of Brooklyns, Copthall Lane; garden to Mill Hatch, Dunmow Road; gap between Pleasant View and Tennis Courts, Dunmow Road; Tennis Courts and spinney and pasture land south of Tennis Courts, Dunmow Road

Consider preparing drawings showing proposed treatments to elevations of two unlisted terraces of properties at Mill End if there is local support for the idea

Folly in garden of Oakhurst, Park Lane. Incorrectly plotted on both EH and UDC records; advise accordingly

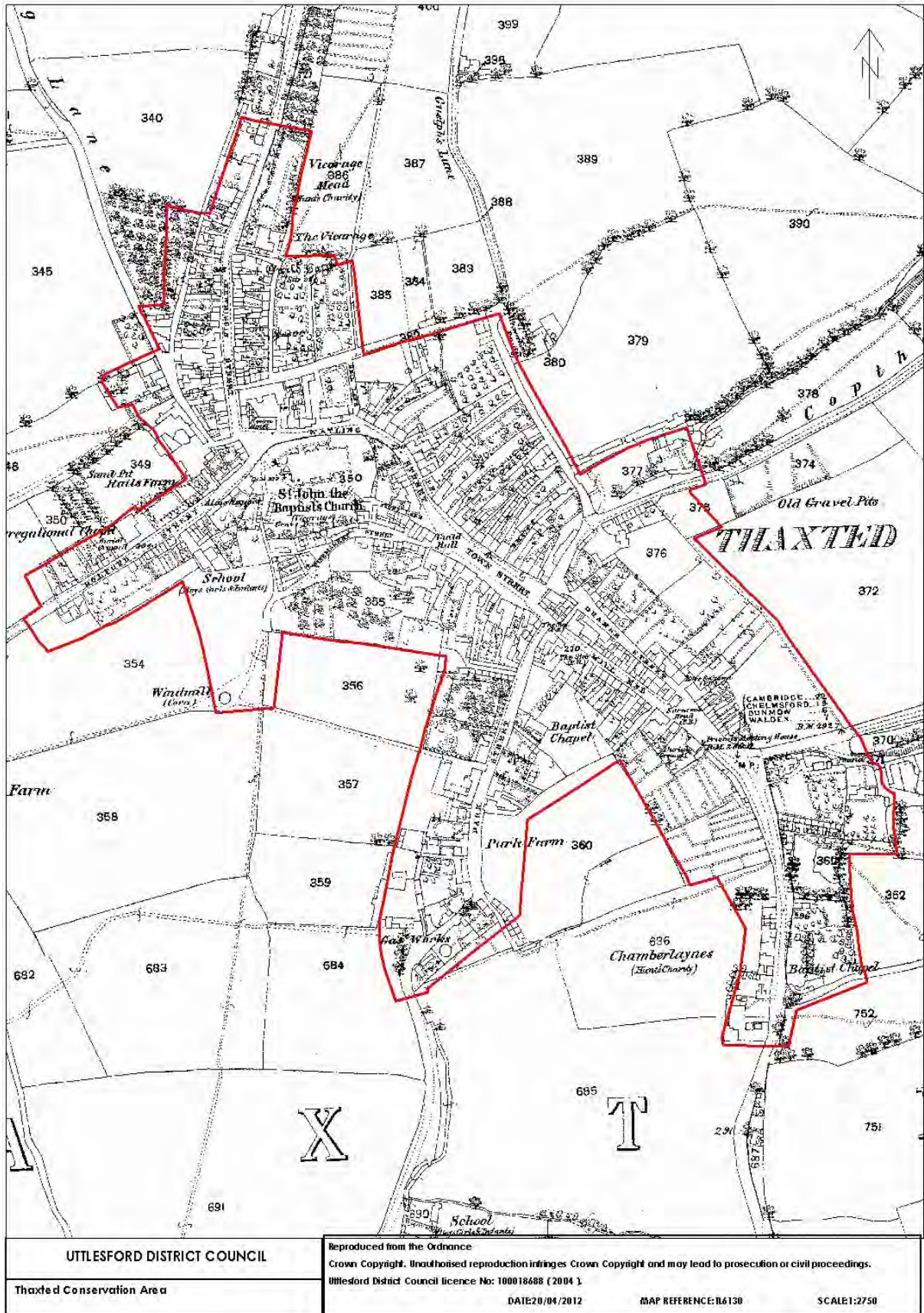
Railings to front of Baptist Chapel, Park Lane. These form part of the Listed Building description. Amend Uttlesford District Council mapping to include them

Carriage House to rear of no. 26 Park Street. Advise English Heritage so their records can be amended accordingly. Remove from Uttlesford District Council records and mapping

Amend mapping to replacement Local Plan and delete Scheduled Ancient Monument notation in relation to Guildhall site as such designation is no longer accurate

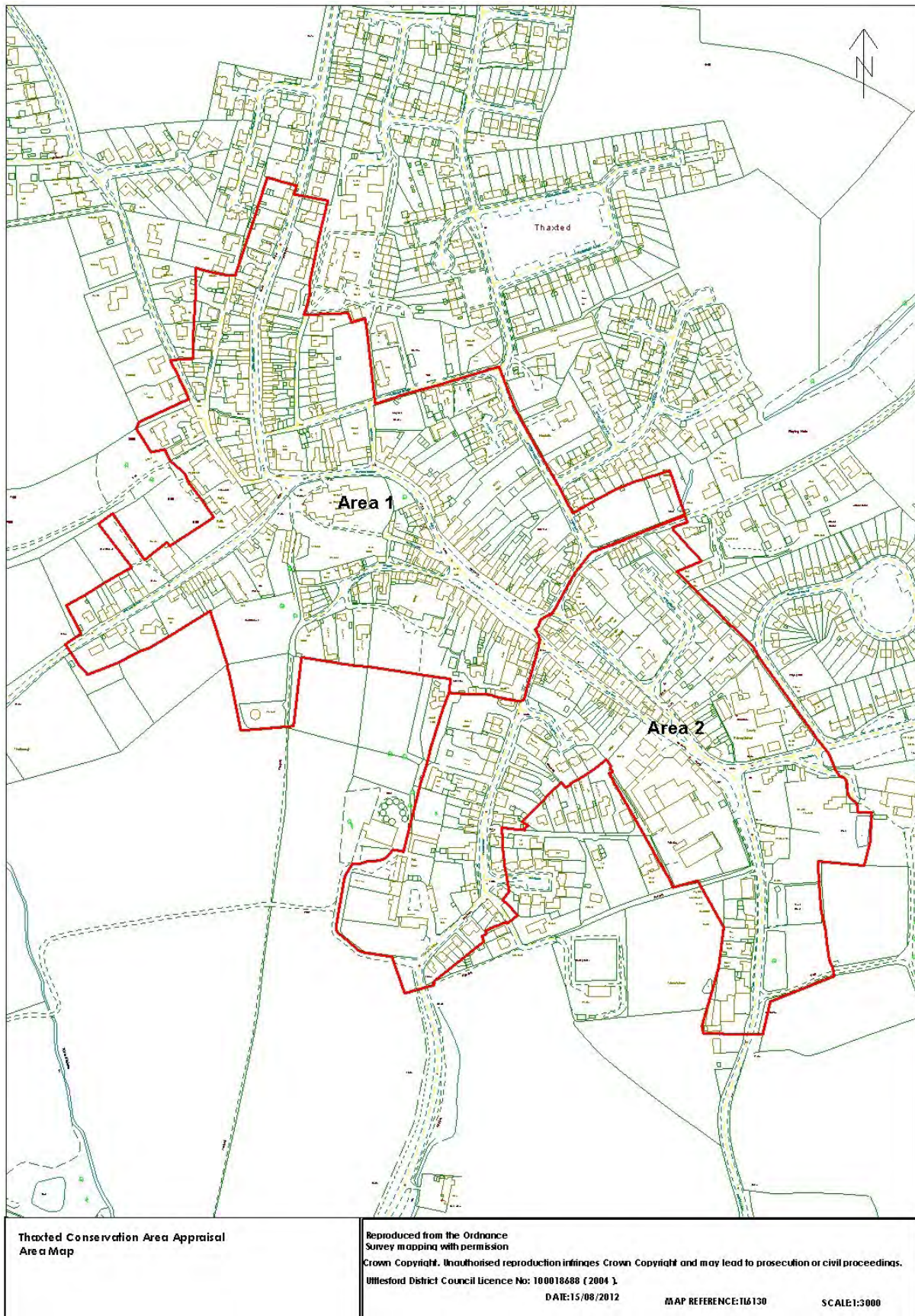
Maps 1

Fig 1 - 1877 Ordnance Survey Map



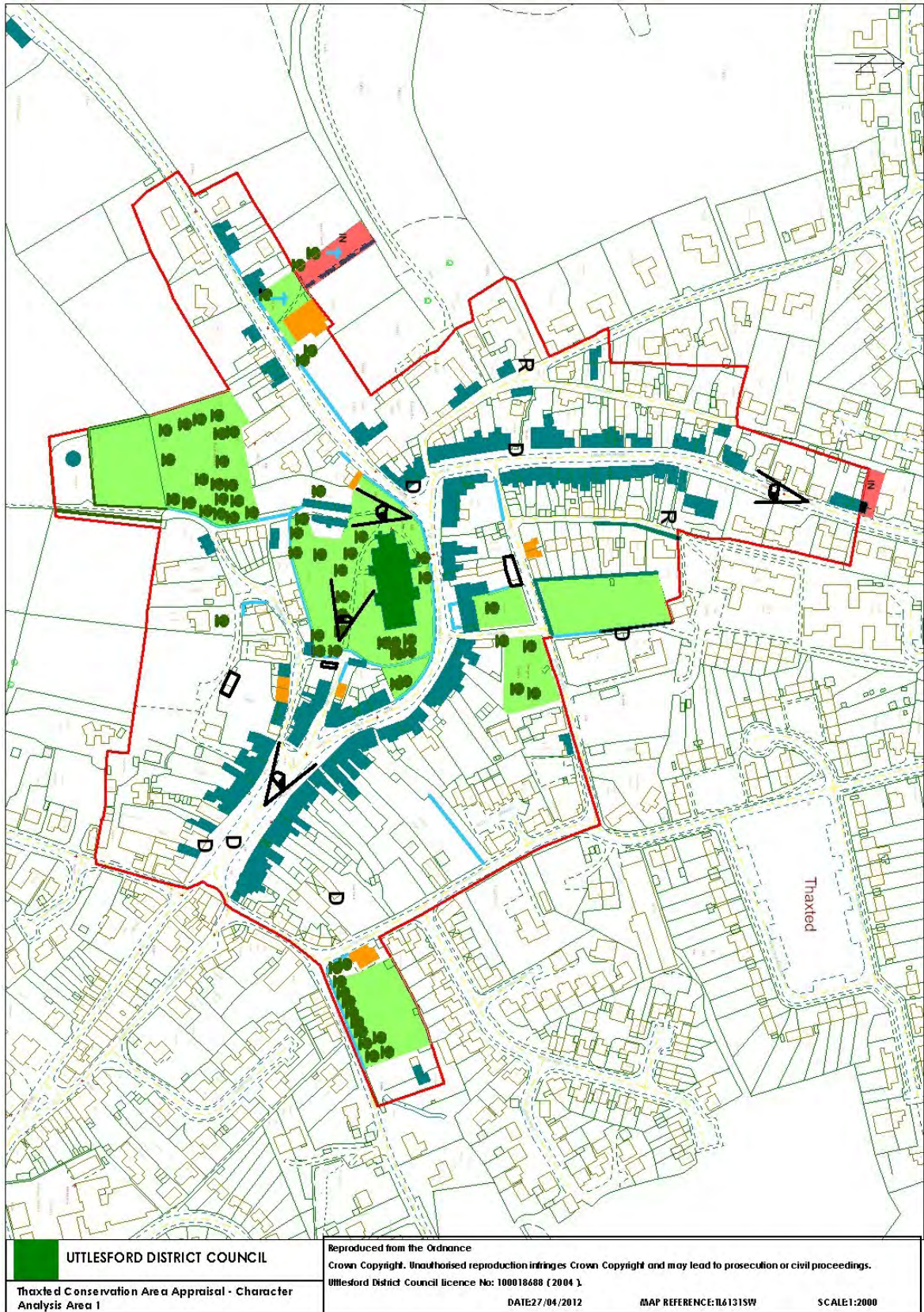
1 Maps

Fig 2 - Character Analysis Areas



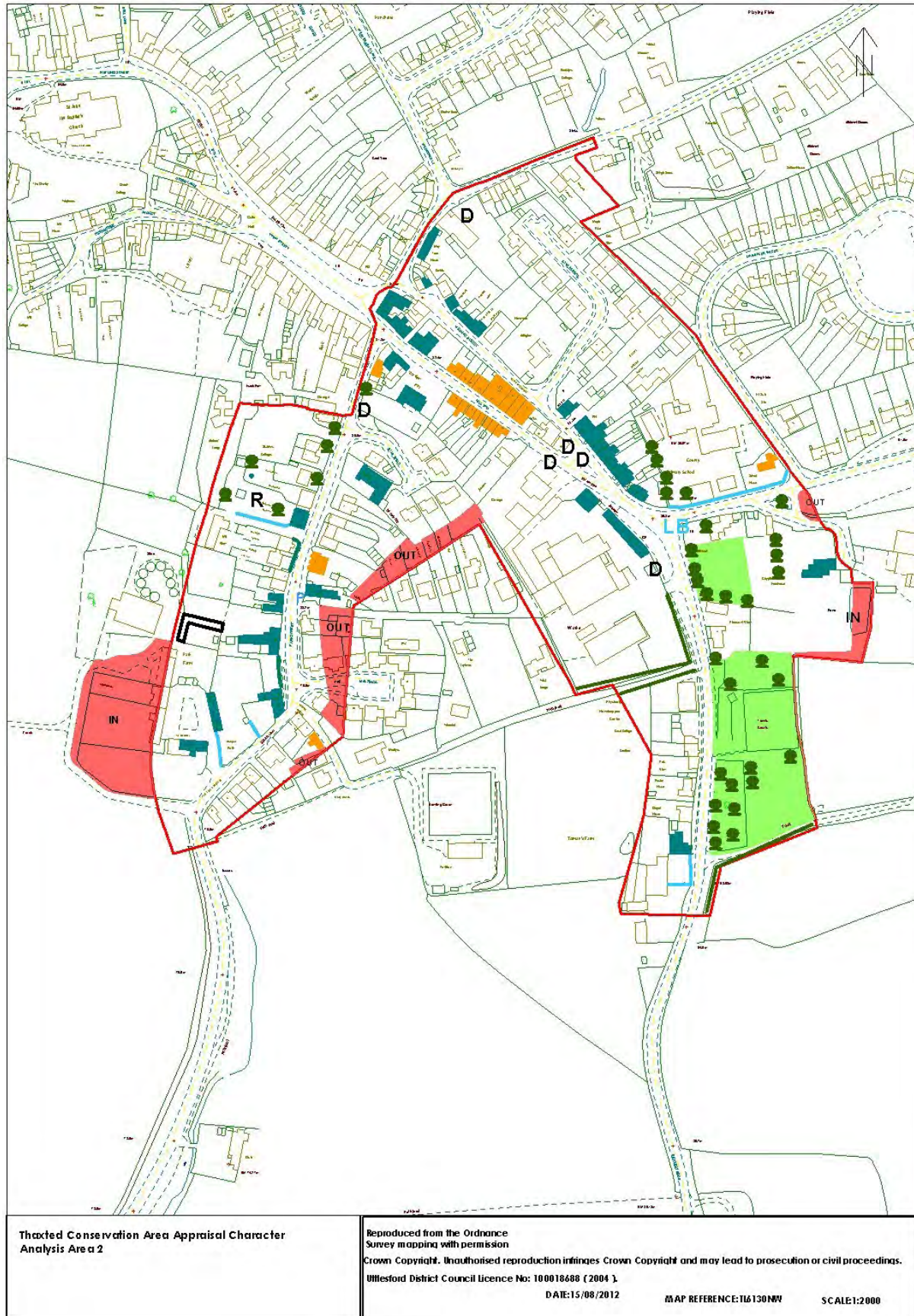
Maps 1

Fig 3 - Area 1 - The west of the town including Bolford Street, Newbiggen Street, Watling Street, Vicarage Lane and Town Street











1 Maps

Fig 4 - Area 2 - The east and south of the town including Park Street, Mill End, Orange Street and Dunmow Road










Maps 1



Character Analysis Key

	Existing Conservation Area boundary
	Individually Listed Buildings
	Individually Listed Walls and Railings
	Individually Listed Buildings and Walls considered to be potentially at risk
	Important buildings in the curtilages of Listed Buildings
	Other buildings that make an important architectural or historic contribution to the Conservation Area
	Important Open Spaces
	General location of important trees/hedgerows

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















	Walls
	Railings
	Tombstones
	Letter Box
	Pump
	Important Views
	Proposed enhancements

Proposed Boundary revisions to the Conservation Area

	Include additional area
	Exclude existing area

Maps 1

Management Plan Key

	Revised Conservation Area boundary adopted Policy ENV1 applies
	Individually Listed Buildings, adopted Policy ENV2 applies
	Individually Listed Walls and Railings adopted Policy ENV2 applies
	Important buildings in the curtilages of Listed Buildings, adopted Policy ENV2 applies
	Other buildings to be protected from demolition see Policy ENV1. Additional controls to be introduced for selected buildings
	Important Open Spaces to be protected from development, adopted Policy ENV 3 applies
	General location of important trees/hedgerows to be protected within parameters of legislation
	Other distinctive features to be protected from demolition within the parameters of legislation (including walls and railings within the curtilages of listed buildings):
	Walls
	Railings
	Tombstones
	Letter Box
	Pump
	Proposed enhancements

1.5 ddYbXJWYg

Appendix 1 - Sources

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