

Radwinter Conservation Area Appraisal and Draft Management Proposals, 2012



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Introduction

1.1 This appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the Radwinter 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 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 Harlow, Bishops Stortford and Braintree that provide employment opportunities nearby. With such dynamics the historic environment of the District is a popular destination for in-migration. The associated pressures accompanying such in-migration make it more important to protect the high quality of both built and natural environments.

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

1.6 Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the 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 which would involve the submission of additional relevant information.

1.9 This Conservation Appraisal will:

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

1.10 The document has been prepared in partnership with the local community and the Council would like to record its thanks to the Parish Council who provided useful information to officers when the survey was being undertaken. Particular thanks to Michael Southgate, the local History Recorder and Chairman of the Radwinter Society who has been particularly helpful.

1.11 Radwinter Parish Council has produced a Parish Plan in 2007 and in relation to the environment it reported that residents considered the natural environment in and around Radwinter together with wider environmental issues, to be important. One practical recommendation was to carry out a tree survey and assess local biodiversity. The Parish Plan drew attention to the fact that whilst the village had not physically changed a lot, the way of life had. This was particularly the case in relation to the comparative degrees of self sufficiency then and now.

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



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Planning Legislative Framework

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

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

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

1.16 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.

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

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

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

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

Planning Policy Framework

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

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

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

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

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- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve 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.

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

1.25 The Uttlesford Local Plan was adopted in 2005 and can be viewed on the 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.

1.26 The Radwinter Village Inset of the Uttlesford Local Plan shows the existing Conservation Area and the Development Limits. Also shown is part of the churchyard, designated as a Protected Open Space of Environmental Value and two Protected Lanes.

1.27 Essex County Council Buildings at Risk Register. The County Council has a 'Buildings at Risk Register'. In relation to Radwinter no such buildings have been identified and neither has this Appraisal identified any.

1.28 Radwinter Conservation Area date of designation. The Conservation Area was designated in 1980.

The General Character and Setting of Radwinter

1.29 Radwinter is a small rural community set in open countryside and approached by roads with extensive lengths of hedgerows and trees. Modern development is present at East View Close but this does not unduly detract from the environmental qualities of the Conservation Area. The community is grouped around the cross roads and dominated by the presence of the church and its extensive graveyard and by the Nesfield buildings.

1.30 In the Parish there are 54 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area itself there are 14 scattered throughout it.

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1.31 Of the above 14 Listed Buildings/groups of buildings identified on the English Heritage list, 12 are designated Grade II and 2 are Grade II*, namely the Church of St Mary and the Old Vicarage. Over 40% date from the 19th century, mostly attributable to Nesfield; about 20% date from the 17th century and about 30% from the 16th century or earlier. The 18th century is also represented.

1.32 Thatch is a traditional roofing material in Radwinter and a feature of the village that must remain.

1.33 Unfortunately there are no other unlisted buildings of architectural and historic interest that add to Radwinter's overall quality. Whilst several other 19th century buildings exist at Church Hill and Princes Well their original character has been significantly changed by extensions and alterations. Additionally associated off street car parking has resulted in a serious erosion of the quality of the Conservation Area here. The evolution of one 19th century historic building is described below.



Picture 1.1 Traditional village shop and residence early/mid 20th century

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Picture 1.2 Traditional village shop and residence, mid/late 20th century, additional use as Brewery Tavern and enlarged window to left added. Also note porches of differing styles and scales added to adjoining 19th century terrace



Picture 1.3 The building today, original commercial window detailing replaced and large central porch added. Change of use may have been inevitable but a more appropriate design solution retaining some original features would have been possible

1.34 Throughout the Conservation Area, trees, either as groups or as individual specimens add considerably to its attractive appearance and diversity. Hedges in selected locations also add to its character to an important degree.

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1.35 In addition to the several ancient buildings the principal environmental assets of Radwinter are those listed properties designed or influenced by Nesfield. These include the church which makes a major contribution, although little of its medieval origin remains. The Conservation Area itself represents an historic grouping of buildings in a rural setting that warrants its formal designation.

Origins and Historic Development

1.36 Prehistoric and Roman. Pre-historic activity is recorded in the general area of Radwinter, Ashdon and Hempstead and the Uttlesford Environment Characterisation Project of 2009 advises that within this general zone '*find spots ...represent occupation in the area from the earliest prehistoric period onwards. The crop mark evidence within the zone includes a number of prehistoric enclosures, possibly Bronze Age or Iron Age in date. Several Roman roads cross this zone, and a possible settlement site has been identified at the junction of two of them at Radwinter. In addition a number of Roman rural settlements have been identified*'.

1.37 Medieval. *The Victoria History of the County of Essex, 1903, has four Domesday entries in relation to Radwinter. Land was held by four families including those of Frodo, brother of the Abbott; Tihel the Breton; Eudo Dapifer (buried at Colchester 1120) and Aubrey de Ver, probably the same person who founded Colne Priory elsewhere in Essex.*



Picture 1.4 Radwinter, essentially unchanged from the Medieval period, as shown in the 1777 Chapman and Andre survey (Courtesy of Saffron Walden Museum)

1.38 The entry relating to the latter provides a flavour of the hierarchy of ownership and society at the time thus:

'Redewintra was held as a manor and as half a hide and 15 acres by Alvrice the sokeman; he could sell the land, but the soke and sake remained with Aubrey's predecessor. Miblan holds it of Aubrey. Then 4 villeins; now 2. Then 1 bordar, now 5. Then 1 serf, now 2. Then 1 plough on the demesne⁽¹⁾; now 2. Then 2 ploughs belonging to the men; now 1. Woodland for 30 swine and 9 acres of meadow. It was then worth 20 shillings; now 60'.

1.39 Post Medieval. In Victorian times there was one particularly notable historic event namely the fire of 1874. The following is an extract from *The Pictorial World*, May 16th 1874:

1 Glossary of terms: 'Demesne' essentially means land belonging to the lord of the manor; a 'villein' was a peasant legally tied to land he worked on; a 'bordar' was similar to a villein who rendered service for his cottage; a 'sokeman' was a tenant with a degree of personal freedom who may have occupied a social position above a villein; a serf occupied a low position of bondage approaching slavery

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'On Friday, May 1st, the little village of Radwinter, in Essex, was almost entirely destroyed by fire, between twenty and thirty houses having been burnt, and many families rendered homeless and destitute...owing to a high wind, and the houses for the most part being built of wood with thatched roofs, the flames spread with frightful rapidity, giving no time to the inhabitants to save any of their property. Two fire-engines at length arrived... but the scarcity of water in the ponds offered a serious obstacle to the efforts of the firemen...It is curious to observe the way in which the fire has left one or two places almost untouched, the most noticeable being the Red Lion Inn, which is actually standing in the middle of the fire, with everything around it burnt to the ground - even the stables. When the latter caught fire, a horse and a number of pigs were burnt, and their charred bodies were laying about for several days. Towards evening it seemed from a distance that every part of the village was in flames, with the little Church standing up black in the midst; still happily, that is not injured. On the Sunday after the fire the ruins were visited by between 3,000 and 4,000 persons, from all parts of the country, and a collection was made in the churches and chapels in aid of the sufferers...The people who are rendered homeless are some of them living in Gipsy tents and caravans, while others are lodged in farms near by, until their houses are re-built'.



Picture 1.5 Contemporary drawing of the fire of 1874. Note Corn Mill, formerly off Water Lane adjacent to present day Recreation Ground

1.40 Following the fire of 1874 a number of new buildings were constructed replacing some destroyed, being designed by the Victorian architect William Eden Nesfield (1835 -1888) in an English domestic style developed in association with his architect associate Richard Norman Shaw and continued by Temple Moore. Nesfield had a friendship with

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the Reverend Fred Bullock, Rector of Radwinter at the time. Much correspondence passed between these two. The Friends of Radwinter Church have published these letters in a book entitled *A Deuce of an Uproar: William Eden Nesfield's Letters to the Rector of Radwinter in Essex, 1988*.

1.41 Also in Victorian times Kelly's *Directory of 1878* describes Radwinter thus:

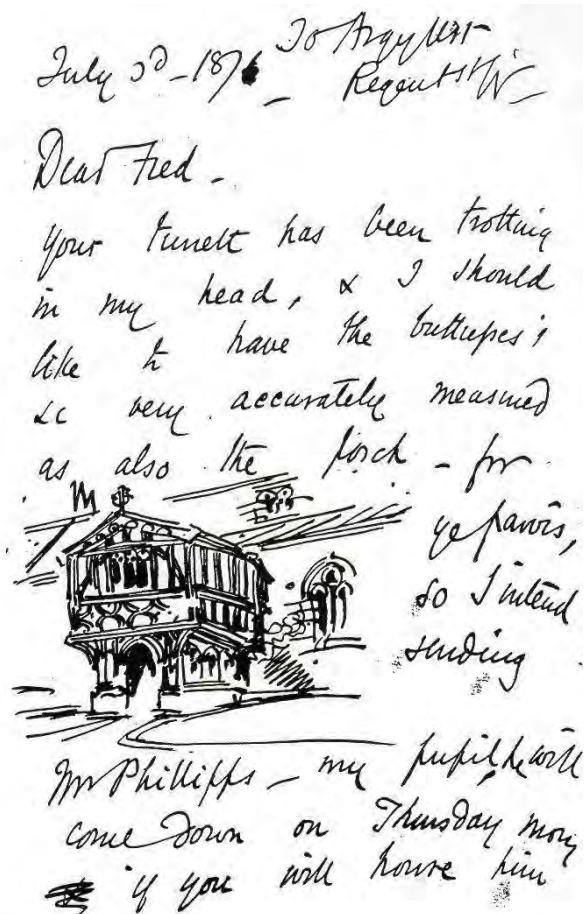
Radwinter is a parish and village...it is 6 miles east from Saffron Walden Station...beautifully situate on the upper part of the river Blackwater which is here called the Pant or Freshwell, and flows through a picturesque and well wooded country. The church, named St Mary the Virgin...was enlarged, and the chancel rebuilt in the year 1869, and the tower and spire were restored and a turret built in 1877... St Pris' Well in this parish is a source of a feeder of the Pant. The soil is clay; subsoil gravel. The chief crops are wheat, barley and beans. The population in 1871 was 986.

1.42 In addition to the many farmers the same directory has the following commercial entries: grocer and draper, carpenter, thatcher, beer retailer and carpenter, butcher, shoemakers (2), blacksmiths (2), miller, saddler, tailor, shopkeeper, beer retailer and shopkeeper.

Two public houses are identified namely the Plough and the Lion.

1.43 *The Place names of Essex* by Reaney advise of a selection of the following names: Redeuintra (1086); Radewintre (1200) Rode(s) wynt (1285); Roadwinter (1605). Derivation of the word is unclear.

1.44 The existing Conservation Area boundary is shown on late 19th century mapping at Figure 1.5. Note location of the Corn Windmill.



Picture 1.6 Letter from W.E. Nesfield to Fred Bullock July 3rd 1876 which contains a sketch for the restored church porch. Compare similarity with that existing, see Picture 1.8 of the church of St Mary the Virgin below

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Picture 1.7 Radwinter as shown on the 1898 Second Edition Ordnance Survey (Courtesy of Saffron Walden Museum)

Character Analysis

1.45 Within Radwinter's Conservation Area there are no designated Scheduled Ancient Monuments although one exists in the Parish elsewhere, being located at Great Brockholds, 2km south east of Radwinter Church. Great Brockholds moated site and fishpond is largely undisturbed and may retain important archaeological information relating to the occupation of the site. This manor was held by the Roos family of Great Sampford in the 14th century until, in 1419, it passed by marriage to Geoffrey Brokhole along with Asheldham Manor.

1.46 Archaeological sites. There are archaeological sites within and adjacent to the Conservation Area which are briefly described below. Not all archaeological sites are of equal importance and the Council will decide a course of action that may vary from archaeological investigation and recording to protecting such a site from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ.

1.47 Listed buildings. Individually listed buildings have been identified, plotted and a representative selection is described, such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list. Full descriptions can be obtained on line at English Heritage's website or Heritage Gateway website (www.heritagegateway.org.uk) 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.

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1.48 Non-listed buildings of quality and worthy of protection from demolition.

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

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

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

1.50 A large number of trees within the Conservation Area and around the Church are already subject to Tree Preservation Orders.

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

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

1.52 Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principal question.

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

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1.54 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.

1.55 Features that detract or are in poor repair have been identified and appear in the Table 'Enhancement Proposals to Deal with Detracting Elements' set out in Part 2.

1.56 Important views are identified and are briefly described.

1.57 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 - Radwinter

1.58 General overview. The central objective is to maintain the integrity of Nesfield's buildings and to ensure their key attributes are retained and that new development does not compromise their settings. Such a concentration of buildings representing the Arts and Crafts Movement in a small rural village is rare and there is a particular planning responsibility to adequately protect this unique asset and if possible, enhance it.

1.59 Archaeological sites. There is an alignment of a Roman road heading in a southerly direction south of Princes Well. A Neolithic polished axe head was found south of East View Close whilst a Greek coin and Roman Pottery were found immediately west of East View Close and north of Hempstead Road. Were development ever to take place in these general locations, prior archaeological investigation should be considered. There is the site of a medieval fishpond to the south west of The Old Vicarage.

1.60 Individually Listed Buildings. A selection of representative Listed Building descriptions (generally abbreviated) is provided below. Additions in italics are the fieldworker's further comments.

1.61 Rose Cottage Water Lane, formerly School Lane - Grade II. 17th/18th century timber-framed and plastered building. One storey and attics. Small casement windows. Modern gabled porch. Roof thatched, half hipped at the north and south ends, with a small central chimney stack.

1.62 G. D. Murray (shop premises) and Nos. 1 to 4 Church Hill- Grade II. Range of houses and a shop to the east of the church. Built by W. E. Nesfield, architect in 1875. Two storeys. The ground storey is of red brick and the upper storey is plastered, with pargetted panels. A short gabled wing projects on the front at the north end with a shop bay window and doorway under a tiled canopy. The upper storey to Nos. 2 to 4 is jettied. The windows generally are casements but the shop and No. 1 have mullioned and transomed windows. Roofs tiled, with hipped dormers of different sizes. *No longer a shop.*



Picture 1.8 Important houses by W. E. Nesfield built after the great fire of 1874

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1.63 Almshouses Nos. 1, 2 and 3 Ashdon Road - Grade II. Range of almshouses built by W. E. Nesfield, architect, in 1887. The walls are plastered, with pargetted panels, on a red brick base. The windows are casements with leaded lights and wood mullions and transoms. Three gabled porches project on the front. Roofs tiled, with 4 chimney stacks each with 2 square shafts set diagonally on a square base. *James Bettley and Pevsner advise these were in fact designed by Temple Moore, a protégé of Nesfield.*



Picture 1.9 Alms Houses designed by Nesfield and/or Temple Moore

1.64 Church of St Mary the Virgin - Grade II*. Flint church almost completely rebuilt in 1869-70 by W. E. Nesfield. He left the lower stage of the fine 14th century south porch and the north arcade of the nave which is circa 1340. He added the gabled framed upper storey of the south porch. The nave roof is 14th century. The west tower, with castellated parapet, angle buttresses staircase turret and small spire was added in 1887 by Temple Moore. The church reconstruction with a number of surrounding buildings is an important work of W. E. Nesfield. *Within the church is a rare 16th century wooden Reredos made in Brussels and bought by Bullock; 19th century side wings by unknown artist were commissioned by Temple Moore. Fine stained glass throughout; one scene has given biblical characters the contemporary faces of Gladstone, the Prime Minister (a very good likeness) and Lord Salisbury, for example. Also other fine paintings and other internal features by Temple Moore and Nesfield.*

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Picture 1.10 Radwinter church, note similarity of porch with Nesfield's original sketch, see Picture 1.5 above

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Within the church there is much fine stained glass. This panel attributes Biblical characters the features of contemporary figures; that at bottom right is Gladstone (left) and fine rerdos purchased by Fred Bullock (right)

1.65 Brookside Cottages including outbuilding to south, Princes Well - Grade II. Pair of cottages and outbuilding, formerly a tailor's shop. Circa 1875 by W E Nesfield. Essex Vernacular style. One of a group of buildings designed by W E Nesfield in Radwinter following a disastrous fire, notable as an example of social housing.



Picture 1.11 Brookside Cottages by Nesfield

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1.66 The Village School Grade II. Mid 19th century flint rubble building with red brick quoins and dressings. Enlarged in 1877 by W. E. Nesfield by the addition of a north wing. The windows in the main block are mullioned and transomed casements and in the wing are iron casements with glazing bars and small panes. A gabled porch with a "Gothic" arched entrance projects on the front. Roofs slate (fish scale on the main block), with 2 gabled dormers and a tile hung bellcote with a pyramid pointed roof.

1.67 The Old Vicarage, Grade II* - 16th-17th century close-studded timber-framed and plastered building with modern alterations and addition on the south side. Two storeys and attics, with a garde-robe tower on the north-west corner. First floor jetty now under built and blocked oriel windows at east-end. A large external chimney stack projects on the north side (rebuilt at the top). The interior is largely unaltered, timber framing of good quality and 17th century panelled room. The Old Vicarage is a fine example of special quality and craftsmanship.



Picture 1.12 The Old Vicarage dating from the 16th century and listed Grade II*

1.68 The Parish Hall - Grade II. Built in 1887 by W. E. Nesfield, architect. A red brick building with a plastered block at the south end with pargetted panels. The south front has 4 gables of different sizes. Roofs tiled, with 3 large square internal chimney stacks. *The building was originally a Reading Room and dispensary.*

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Picture 1.13 Now the Parish Hall and cottage, formerly a Reading Room and Dispensary

1.69 Important buildings or structures within the curtilages of Listed Buildings. A miscellaneous group of outbuildings, probably dating from the 19th century within the curtilage of the Old Vicarage, being of varying scales and designs. Larger barn near public footpath is weather boarded with slate roof, others with tiled roofs.

1.70 Dwarf walls alongside above public footpath being boundaries to listed properties, respectively the Old Vicarage and Church View. Of flint or flint and brick construction with rounded brick capping detailing, height about 1m.

1.71 Single storey brick and flint ancillary building with tiled roof in churchyard to the west of the Old Vicarage. Probably of 19th century date, now used for storage.

1.72 War Memorial commemorating the dead of both World Wars, tombstones and unusual metal grave markers within the churchyard. There are a wide range of such structures that add to the quality of the graveyard. Some are in need of resetting.



Picture 1.14 Weatherboarded barn of historic value within curtilage of the Old Vicarage

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Picture 1.15 Within the churchyard there are many fine tombstones. Some may need re-setting

1.73 Other buildings that make an important architectural or historic contribution. None have been identified. Attention is drawn to the fact set out elsewhere in this document that several 19th century buildings exist whose qualities have been eroded by inappropriate additions and extensions.

1.74 Other distinctive features that make an important architectural or historic contribution. 19th century pumps. Within Radwinter there are three 19th century pumps of quality. One located on the green sward to the front of the village hall is in urgent need of sensitive repairs. Another at Princes Well would benefit from being repainted whilst a similar pump located within the curtilage of residence to the immediate south of the school on Water Lane is largely hidden from view. A case could be made seeking the formal listing of the latter two.

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The 19th century cast iron pump at Prince's Well needs repainting. It is a possible candidate for formal listing (left) and (right) another 19th century pump in need of sensitive repair

1.75 Important open spaces. The churchyard is an important focal point in the centre of the village, part of which is properly identified on the Local Plan as being a Protected Open Space of Environmental Value. There is justification in extending this area in a south westerly direction. The churchyard is characterized by a selection of tombs and a War Memorial previously referred to and by many mature trees of species traditional to church yards.

1.76 There is a further extension to the graveyard that abuts the public footpath running to the south west of the church and extending to the south of the Rectory. Its boundaries are defined by metal and wooden fencing. To maximize efficient use of land the gravestones have been arranged in ranks of uniformity without any landscaping. It is suggested that a greater sense of enclosure, intimacy and tradition would be achieved by planting a boundary hedge of native species and internal planting particularly in that part of the site where burials have not yet commenced.



Picture 1.16 Unusual metal grave marker. Is there any further local knowledge regarding these?

1 Part 1: Appraisal

1.77 Particularly important trees and hedgerows. As shown on accompanying plans. Important trees are principally located in the churchyard where mature specimens exist in large numbers, including several Irish Yews. As previously mentioned the approach roads to Radwinter are defined by traditional hedgerows which extend into the Conservation Area to the north side of Walden Road and to the west side of Church Hill.

1.78 Elements that are out of character with the Conservation Area. The area to the south of the River Pant to the western side of the road consists of a grouping of late 19th/early 20th century properties whose historic and architectural qualities have been eroded by extensions and additions to the front elevations and by parking bays that detract from the quality of the street scene.



Picture 1.17 Late 19th/early 20th century terrace whose qualities have been eroded by porches to front and parking. The detail as to whether or not these developments represent 'permitted development' has not been checked in detail. However on the assumption that some developments fall into that category, the resultant detrimental impact on the local street scene certainly illustrates the value of the general principle of introducing Article 4 Directions within Conservation Areas in appropriate situations.

1.79 In the same general area between Grove Cottage and the River Pant is a decorative wall in poor condition that ideally needs replacing with more appropriate boundary detailing.



Picture 1.18 Modern decorative wall in very poor condition

Part 1: Appraisal 1

1.80 Poor quality boundary fencing to the rear of the Old Forge and forming boundary with the churchyard. This dilapidated fence detracts from the quality of the churchyard in this location; ideally needs replacing with hedge of native species.

1.81 The centre of village around the cross roads. This important area provides the setting for the Grade II* church and some of the Nesfield buildings. Within this area is a rather 'tired' looking green sward to the front of the village hall whereon is a 19th century pump approached by steps, both being in need of repair. The boundary to this sward is partly defined by poor quality fencing and is further eroded by several domestic refuse containers that detract from the fine Nesfield building. There are various utility poles and cables, some of which seriously detract. There are various highway and other information signs mounted on separate poles, two of which may be of limited value, virtue of being partly obscured by trees in the churchyard. Litter bins are provided in several locations and two bright yellow grit dispensers are highly prominent. There are also free standing information signs near the village hall together with 3 no. flower tubs and a short length of metal fencing on a dwarf poor quality concrete base. The wooden fence that provides a long boundary run to the church along Walden Road and Church Hill varies in age. Some parts possibly date from the late 19th century whilst other sections are later including a short section of exemplary and recent replacement. There is a good quality wooden bus shelter and a vandalized K6 telephone kiosk (unlisted). Elsewhere there is a pleasing 'Radwinter' sign with seat nearby. The boundary treatments consists of a mixture of native hedging to the northern side of Walden Road and in front of the Almshouses and at Church Hill to the south of the churchyard; there are other hedges of lesser visual importance and elsewhere inappropriate walls and the wooden fencing to the churchyard.



Picture 1.19 Poor quality boundary fence replaced by native species hedge would represent a significant environmental gain

1.82 It is suggested that a comprehensive landscaping scheme be drawn up. This would include identifying short term practical improvements to the grass sward and its boundaries, various repairs and eliminating any sign duplication. Additionally longer term strategic objectives should be considered such as removal of selected poles and overhead utility cables in the centre of the village, in Princes Well and up Princes Hill. Extending countryside features such as hedges which strongly define the approach roads to Radwinter further into the village by planting diverse native species and linking up with the green space and extensive treed area of the churchyard, could be a unifying element and a long term objective worthy of consideration.

1.83 Opportunities to secure improvements. Seek owner's co-operation to replace decorative front boundary wall between Grove Cottage and the River Pant. Seek owner's co-operation to replace boundary between the Old Forge and churchyard with a hedge of native species. Consider re-setting selected leaning gravestones. Undertake a

1 Part 1: Appraisal

comprehensive assessment and prepare landscape improvement proposals for centre of village. Prepare landscaping scheme considering biodiversity and provide boundary and intermittent planting to graveyard extension.

1.84 Suggested boundary changes. None are proposed.

1.85 Other actions. Consider listing 2 no. 19th century pumps; one at Princes Well, the other within residential curtilage immediately to south of the school. Consider extending Protected Open Space of Environmental Value designation of churchyard on new Local Plan.

Part 2 - Management Proposals 1

Revised Conservation Area Boundary

2.1 No changes to the Conservation Area boundary are proposed.

Planning Controls and Good Practice: The Conservation Area

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

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

Website: www.uttlesford.gov.uk

Telephone no. 01799 510510

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

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

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

Planning Control and Good Practice: Listed Buildings

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

2.6 The Listed Buildings and associated structures within their curtilages, including those specifically identified by this Appraisal are important and are a major contribution to the quality of the built environment of Radwinter. The Nesfield and Nesfield influenced buildings are particularly rare and there is a special responsibility to adequately protect this unique asset. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised. Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan.

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

2.7 **Other Unlisted Buildings that make an Important Architectural or Historic Contribution.** None have been identified.

2.8 **Proposed Article 4 Directions.** None are proposed.

1 Part 2 - Management Proposals

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

2.9 This Appraisal has identified several features including walls and pumps that make a particular contribution to the character of the Conservation Area. The walls identified are protected from demolition without prior consent virtue by Listed Building legislation and any proposal involving their demolition is unlikely to be approved. The unlisted pumps should be subject to application to English Heritage for formal listing. Should such an application fail other mechanisms to achieve their protection should be explored.

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

2.10 Important open land, open spaces and gaps. The open space as identified, namely the churchyard and part of its extension as shown on the plans represent a landscape feature that materially contributes to the character and appearance of the Conservation Areas that must be protected.

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

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

2.12 A selection of some of the most important views is diagrammatically shown.

Enhancement Proposals to Deal with Detracting Elements

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

Part 2 - Management Proposals 1

The features identified below are shown on the accompanying plans.

Detracting element	Location	Proposed Action
Various elements of inappropriate street furniture, including utility poles and cables	In centre of village, in Princes Well and up Princes Hill	Undertake a comprehensive assessment and prepare both short term improvements and set longer term strategic improvement proposals for centre of village, particularly seeking to reduce/rationalize utility poles, signage and street furniture and extend countryside features such as hedges which strongly define the approach roads to Radwinter further into the village and achieve improvements to green sward to front of Village Hall
19th century historic pump	On green sward to front of village hall	Undertake sensitive repairs to pump and approach steps
19th century historic pump	In curtilage of property south of adjoining school, Water Lane	Discuss with owner potential of increasing it's visibility
Decorative wall	Between Grove Cottage and the River Pant	Seek owner's co-operation in replacing with more appropriate boundary detailing
Boundary fencing	Between Old Forge and the churchyard	Seek owner's co-operation in replacing with hedge of native species

Other actions

Leaning gravestones. Assess need to reset selected items

Make application to formally list 2 no. 19th century pumps, one located in garden adjoining and south of school; the other at Princes Well

Consider boundary and intermittent planting to graveyard extension

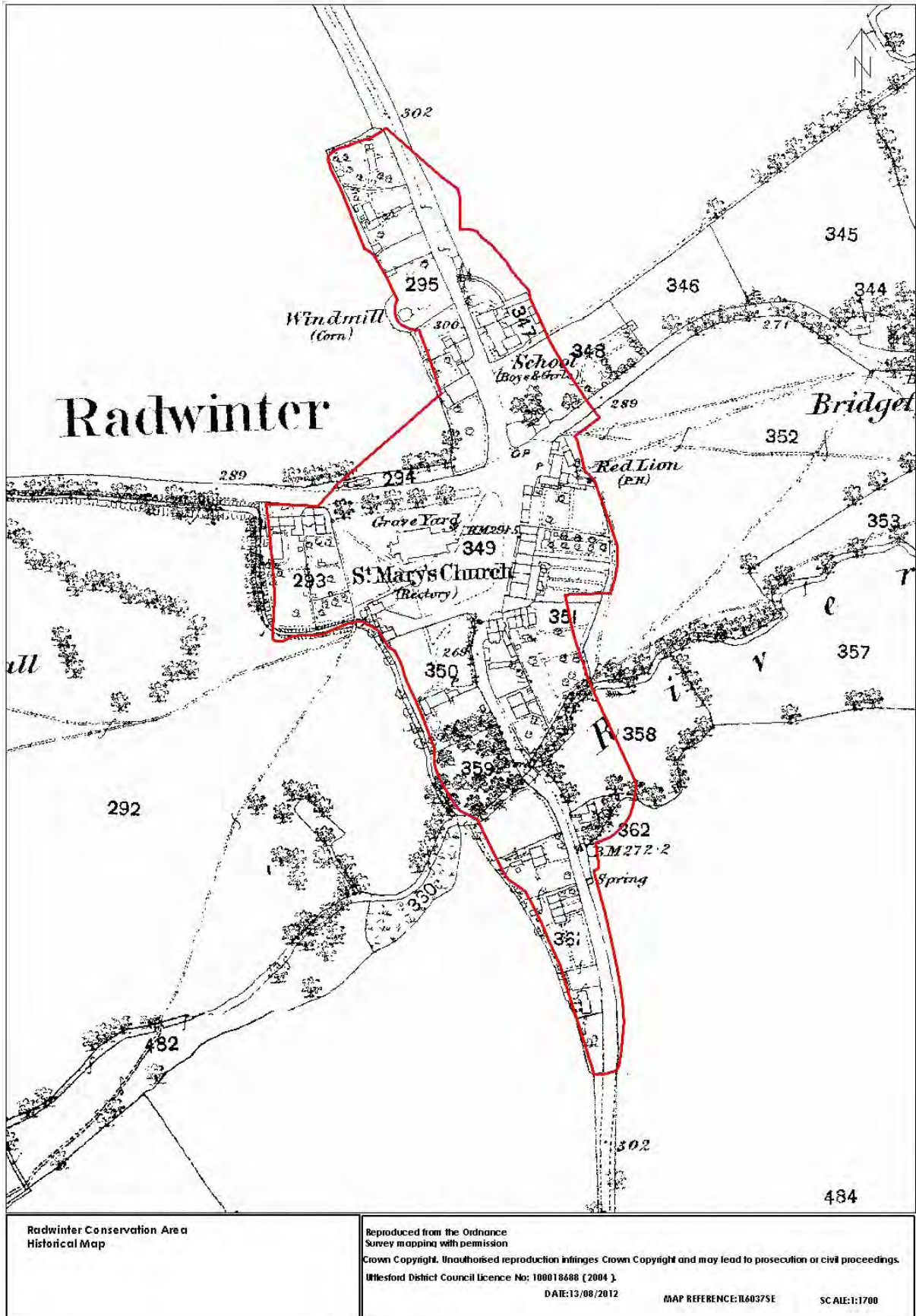
Consider extending boundary of Protected Open Space of Environmental Quality as previously described in new Local Plan

1 Part 2 - Management Proposals

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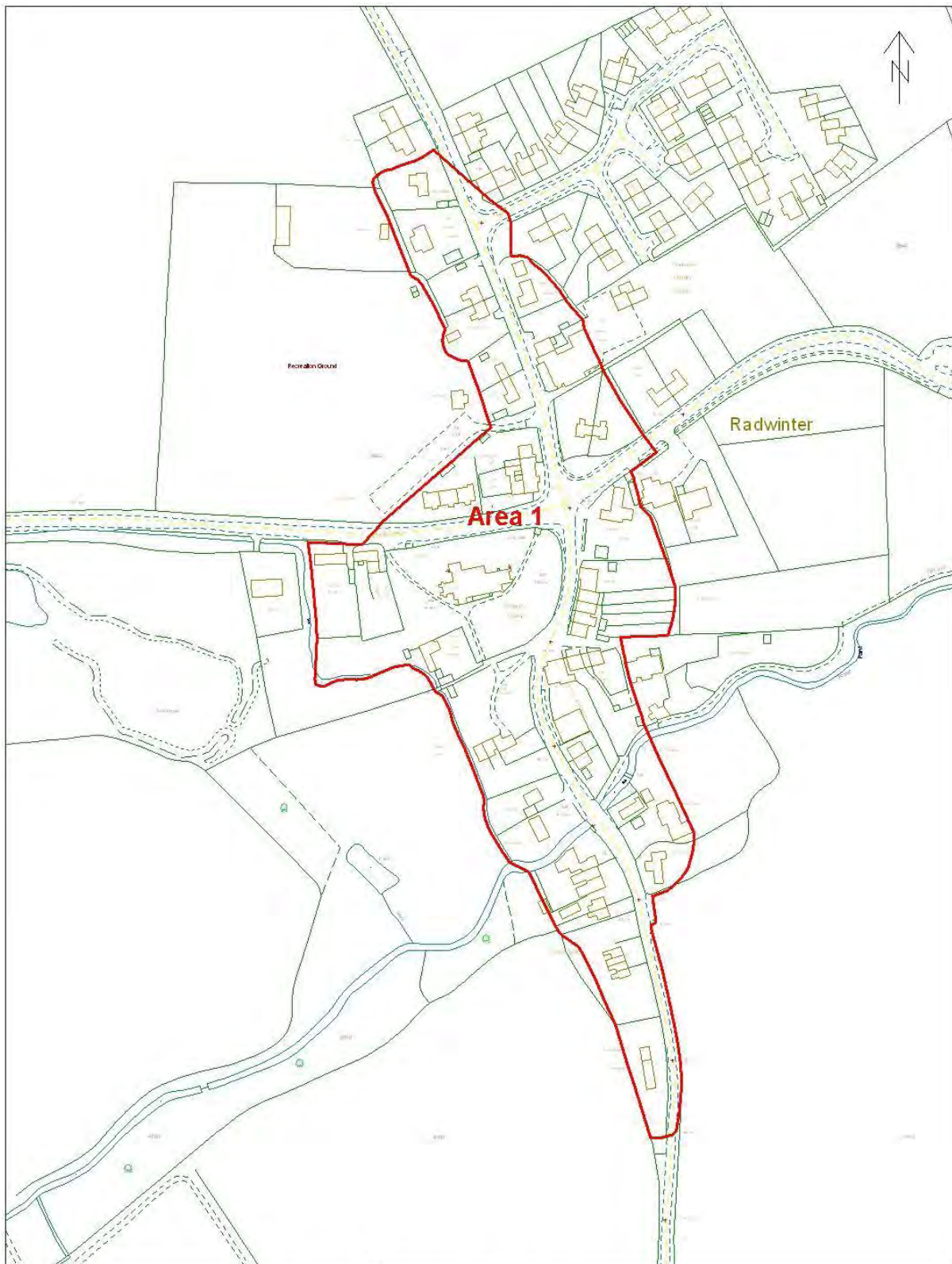
Maps 1

Figure 1 - 1877 Ordnance Survey Map



1 Maps

Fig 2 - Character Analysis Areas



Radwinter Conservation Area Appraisal
Character Area Map

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DATE:13/08/2012

MAP REFERENCE: TL6037SE

SCALE: 1:1700

Fig 3 - Radwinter village



<p>Radwinter Conservation Area Appraisal Character Analysis</p>	<p>Reproduced from the Ordnance Survey mapping with permission Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Uttlesford District Council Licence No: 100018688 (2004). DATE:13/08/2012 MAP REFERENCE:IL6037SE SCALE:1:1700</p>
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1 Maps

Character Analysis Key



Existing Conservation Area boundary



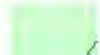
Individually Listed Buildings



Individually Listed Walls and Railings



Important buildings in the curtilages of Listed Buildings



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



Tombstones



Pump



War memorial



Important Views



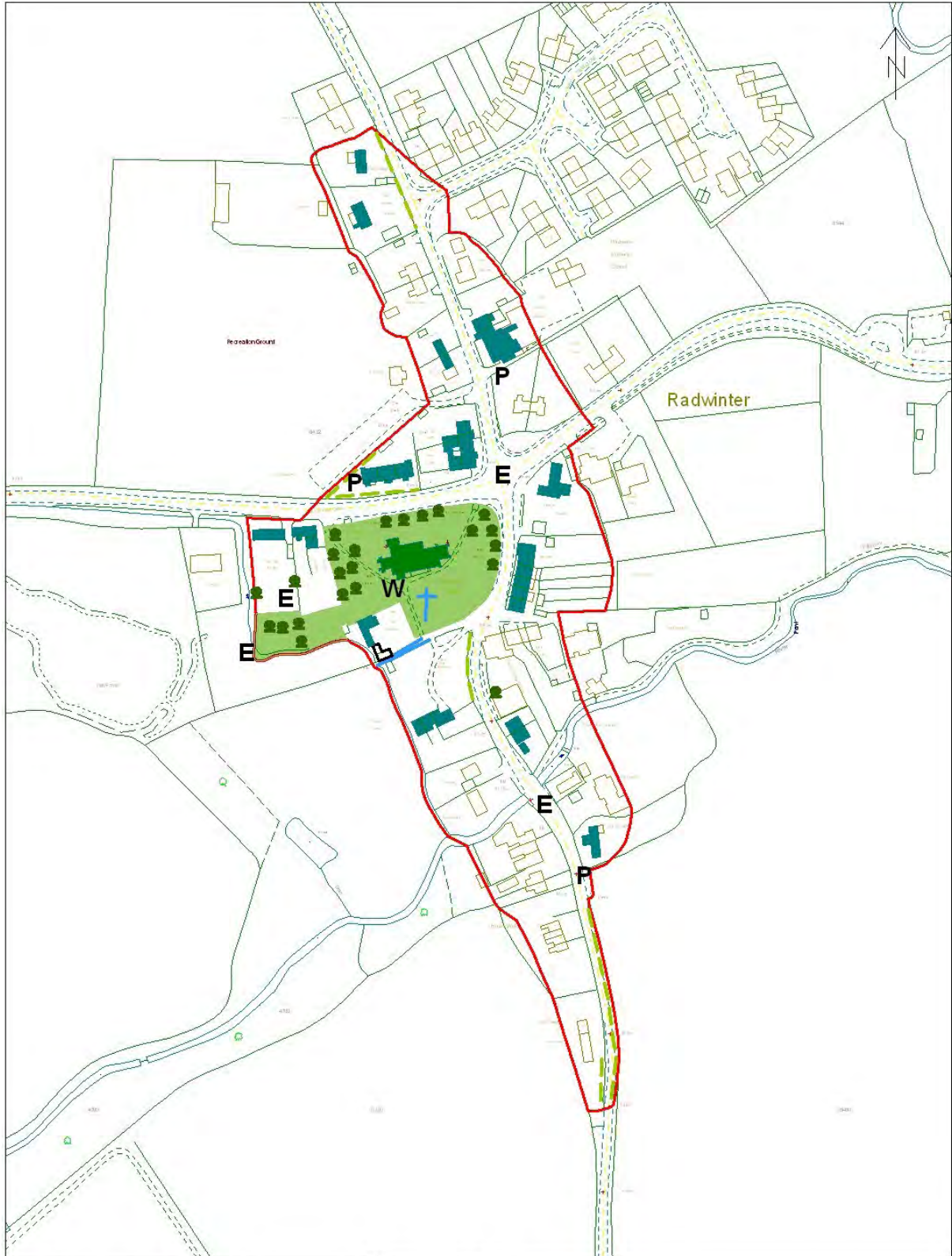
Detracting elements out of character



Proposed landscaping of graveyard extension

Maps 1

Figure 4 - Management Plan



Radwinter Conservation Area Appraisal
Management Plan

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DATE:13/08/2012 MAP REFERENCE:IL6037SE SCALE:1:1700

1 Maps

Management Plan Key

Maps 1



Revised Conservation Area boundary adopted Policy ENV1 applies; no changes to existing boundary, new boundary as shown at Church End



Individually Listed Buildings, adopted Policy ENV2 applies



Important buildings in the curtilages of Listed Buildings, adopted Policy ENV2 applies



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



Tombstones



Pump



War memorial



Proposed enhancements

1 Appendices

Appendix 1 - Sources

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Appendices 1

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