

**Report of Public Participation
on
Ashdon Conservation Area Appraisal
and Draft Management Plan
5 November – 16 December 2012**

**Report One
Comments made at the Public
Exhibition
and during the consultation period**



December 2012

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Introduction

This report outlines the responses received from the public exhibition held at Ashdon Village Hall on Monday 19 November 5.30pm to 8pm and all responses received during the consultation period 5 November to 16 December 2012.

The Government encourages councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Ashdon Conservation Area was carried out earlier in 2012. Anyone with an interest in Ashdon was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/ashdoncaa> or, from 5 November paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library, the mobile library, Ashdon Museum or from the Ashdon Parish Clerk.

Consultees were invited to visit the council's website, read the document and send in responses as to whether all the measures should be included or just a selection of them. For those who could not access the website, consultees could send any comments to the Project Officer at the Council Offices, London Road, Saffron Walden, CB11 4ER by email, letter or fax.

There was also a chance to see details of all the proposed changes and to discuss them with council officers at a public exhibition which was held at Ashdon Village Hall on Monday 19 November 5.30pm to 8pm.

Following the consultation the District Council will take into account all comments and approve an amended document that will be an important material consideration when processing applications.

Summary of findings of the Ashdon Conservation Area Appraisal

The historic core of Ashdon has a high quality environment where the 21 Grade II Listed Buildings in the centre of the Conservation Area and along Radwinter Road make a significant contribution to its architectural and historical importance. At Church End, where a new Conservation Area is proposed, two buildings are listed Grade I and Grade II*, namely: All Saints Church and the former Guildhall respectively.

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Several quality 19th century non-listed buildings have been identified as worthy of protection, most notably Ashdon Baptist Church and the School on Bartlow Road. Other features, such as the historic highway direction sign in the centre of the village and the 19th century pump on the green sward opposite Post Office Stores make a positive contribution to the Conservation Area. This pump is a candidate for listing and English Heritage may consider such an application favourably as there are other similar ones elsewhere in the District that have been listed.

Trees and hedgerows within the existing Conservation Area and within the church yard and Ashdon Hall play an important function in adding to the high quality and diversity of the environment. The general high quality of the Conservation Area, though, is eroded by the presence of utility poles carrying overhead services.

This Appraisal concludes that the area around All Saints Church and Ashdon Hall is of a particularly high environmental quality and clearly fulfils the necessary requirement of designating a Conservation Area namely being 'an area of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'. It is therefore suggested that a separate Conservation Area will be identified in this location, the boundaries of which are proposed to include the Church, The Guildhall, The Old Vicarage, Ashdon Hall and its arboretum, Church Farm, the former school building, now Lucy King Curtains and the site of the abandoned medieval village.

Publicity

Publicity was carried out to advise all possible respondents of the publication of the Appraisal, the duration of the consultation period, ways of making a response and the details of the public exhibition held in the village.

Parish Council - Ashdon Parish Council were notified of the council's intention to appraise the Conservation Area and were supplied with advance notification of the consultation and with a pre-publication copy of the Appraisal report to which they were invited to make an initial response.

Posters were distributed around the village and copies were sent to the Parish Council.

Fliers in the form of A5 postcards were distributed in the village and deposited at the local shop.

Information letters were delivered to all properties within the Conservation Area and in any other areas affected by any amendments. A copy is included in Appendix 1.

Website – a dedicated page on a marketing url <http://www.uttlesford.gov.uk/ashdoncaa> was created on the council's website from which links were supplied to enable access to pdf and online interactive versions (via the council's Objective consultation portal) of the Appraisal. Summary information on the report was given on the page and links to pdf and Word versions of the comments form.

Direct Mailing - key consultees on the Council's database (Objective) were emailed advising them of the new consultation event.

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Public exhibition – a public exhibition was held at Ashdon Village Hall on Monday 19 November 5.30pm to 8pm.

Copies of the Appraisal - The Appraisal document was available online, as noted above, and paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library, the mobile library, Ashdon Museum or from the Ashdon Parish Clerk.

Results of the consultation on the Ashdon Conservation Area Appraisal

A public exhibition was held at Ashdon Village Hall on Monday 19 November 5.30pm to 8pm and was attended by 21 people. The exhibition was attended by the fieldworker who had carried out the appraisal and by the Council's Conservation Officer. Both were on hand to answer enquiries. Maps, plans, a slideshow of images of important local buildings and copies of the Appraisal were available as were paper copies of the response forms.

The consultation period ran between 5 November and 16 December 2012 and all responses received during this period are detailed below:

Ashdon Parish Council

Question 1

Comment here on the character analysis of Ashdon and Church End:

Many thanks for the hard copy of ... [the] appraisal. I must say it makes very interesting reading, the PC are very impressed - makes you want to live in Ashdon ...

I can update you on ... [the] recommendations as follows:-

PARA 1.106.

- i. I will have the litter bin on the Village Green painted a more sympathetic colour
- ii. The highway direction sign on Crown Hill and all the white railings in the village have been painted by the Uttlesford Ranger Service
- iii. The grotty looking banner on the railings has been removed
- iv. A sum of £1K has been put in the 2103/14 Budget to replace the notice board on Crown Hill
- v. The front of the Rose & Crown has been painted. The interior is being done and we are hoping it will re-open for a pint early December. (...I have asked Barbara to have a look at the wall paintings)
- vi. I will have a word with the Pastor to see if we can get the fence at the Chapel Car Park removed.

In addition to the above BT have painted all three telephone boxes (including the gold crowns)

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The Village Hall Car Park pot holes have been filled and it has been resurfaced with tar and shingle and looks excellent

The Village Hall is in the process of being re-thatched with Norfolk Reed. The painting of the outside of the hall will be completed in the spring when the drier, warmer, brighter weather is upon us!

I hope the exhibition goes well and we can move things along. Getting the railway "waiting room" renovated would be good.

An Ashdon resident

Question 2

Comment here on the revised conservation area boundary:

1. The area described as 'Ashdon Hall arboretum' has no architectural or historic interest. It was a later acquisition by the previous owners of Ashdon Hall which is distant from the arboretum across Church Lane. Indeed, the historical boundary of Ashdon Hall, to the west towards the arboretum, is the old brick wall of the West Garden of Ashdon Hall, as the land between that wall and Church Lane was only acquired by the previous owners in the 20th Century. The trees in the arboretum, none of which are native trees, do not require the input of the District Council for their regular management, as professional arborists provide the owners with advice and action. The Church Rooms adjacent to the arboretum are modern and functional and were built in 2000 as a result of a gift by the previous owners. Another adjacent property, Church Barns, on Walden Road, was modernised in 2002/3. Thus, none of the land between Church Lane and Walden Road, particularly comprising the arboretum planted by the current owners of Ashdon Hall in 2004, has any historic or architectural interest and should be excluded from the Conservation Area boundary.

2. The 'Manor of Ashdon Hall' is of historic interest as far back as the Domesday Book. However, the current building, being principally an assembly of Victorian additions, has little to commend it architecturally. It, and its curtilage, is already protected as a Grade II Listed Building. The current owners of Ashdon Hall have invested significantly since 2000 to preserve the fabric of the house, its outbuildings and its grounds, whilst ensuring that all character is retained. Many new trees, planted from 2004, do not require the input of the District Council for their regular management, as professional arborists provide the owners with advice and action. The existing TPO's have been, and will continue to be, respected. The boundaries of Ashdon Hall which should be within the Conservation Area boundary are those delineated by the walled gardens to the north, south, east and west and not the surrounding fields. Thus, the Conservation Boundary should be re-drawn encompassing only the Walled Gardens described above.

Question 4

Comment here on the management proposals:

1. The arboretum between Church Lane and Walden Road should be excluded from the Conservation Area boundary for the reasons stated above.

2. The Conservation Area that includes Ashdon Hall should not include the fields surrounding it, but should be limited to the areas surrounded by the old garden walls surrounding the house.

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3. The current TPO's have been, and will continue to be, respected.

4. It is completely unreasonable and impractical for the District Council to exercise any input to the management of the 1000 or more new trees planted since 2004 in the grounds of Ashdon Hall and the arboretum, as proposed. Professional arborists regularly advise the owners of what work is required.

An Ashdon resident

Question 1

Comment here on the character analysis of Ashdon and Church End:

I think that it is a good analysis.

Question 2

Comment here on the revised conservation area boundary:

No comment on the present area. In principle I am in favour of the new area at Church End, but I think that it is unnecessary to include my property and suggest that the south-west boundary be moved northwards to exclude it, as shown in the attached copy plan in black ink. All important buildings would still be within the area.

Question 3

Comment here on the buildings that make an important architectural or historical contribution to the conservation area:

I think that the relevant buildings have been identified.

Question 4

Comment here on the management proposals:

Agreed.

Question 5

Any other comments:

You have identified the finger post at Crown Hill as worthy of preservation, but the one c. 200 yards further east, pointing to Steventon End, the Camps and Haverhill is equally attractive and needs some maintenance.

Appendices

Appendix 1 – Copy of letter to Ashdon Residents

Ashdon conservation area appraisal and draft management proposals consultation



Dear Ashdon resident

The Government encourages councils to undertake appraisals of Conservation Areas and one has just been completed for your village. We now need your comments on the Conservation Area appraisal for Ashdon; a consultation on the draft document will be running between **5 November and 16 December**. The document will be available on line at <http://www.uttlesford.gov.uk/ashdoncaa> or, from 5 November, paper copies can be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and the mobile library or from the Ashdon Parish Clerk. The main findings are set out below. There will also be a chance to see details of all the proposed changes and to discuss them with council officers at a public exhibition which will be held at Ashdon Village Hall on **Monday 19 November 5.30pm to 8pm**.

The historic core of Ashdon has a high quality environment where the 21 Grade II Listed Buildings in the centre of the Conservation Area and along Radwinter Road make a significant contribution to its architectural and historical importance. At Church End, where a new Conservation Area is proposed, two buildings are listed Grade I and Grade II*, namely: All Saints Church and the former Guildhall respectively. .

Several quality 19th century non-listed buildings have been identified as worthy of protection, most notably Ashdon Baptist Church and the School on Bartlow Road. Other features, such as the historic highway direction sign in the centre of the village and the 19th century pump on green the sward opposite Post Office Stores make a positive contribution to the Conservation Area. This pump is a candidate for listing and English Heritage may consider such an application favourably as there are other similar ones elsewhere in the District that have been listed.

Trees and hedgerows within the existing Conservation Area and within the church yard and Ashdon Hall play an important function in adding to the high quality and diversity of the environment. The general high quality of the Conservation Area, though, is eroded by the presence of utility poles carrying overhead services.

This Appraisal concludes that the area around All Saints Church and Ashdon Hall is of a particularly high environmental quality and clearly fulfils the necessary requirement of designating a Conservation Area namely being ' an area of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'. It is therefore suggested to identify a separate Conservation Area in this location, the boundaries of which are proposed to include the Church, The Guildhall, The Old Vicarage, Ashdon Hall and its arboretum, Church Farm, the former school building, now Lucy King Curtains and the site of the abandoned medieval village.

Please visit our website, read the document and let us know what you think and whether we should include all the measures or just a selection of them. If you cannot access our web site, please send any comments to the Council Offices, London Road, Saffron Walden, CB11 4ER. For further information please call Bruce Tice, our Project Officer, on 01799 510670 or email btice@uttlesford.gov.uk who will be pleased to assist and answer any of your queries.

**If you require this publication in an alternative format and/or language please
contact us on 01799 510510**

**Uttlesford District Council Ashdon Conservation Area Appraisal
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Appendix 2 – Ashdon consultation form (the council’s standard equalities monitoring forms were also made available)

Ashdon Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Ashdon and Church End:

Comment here on the revised conservation area boundary:

Comment here on the buildings that make an important architectural or historical contribution to the conservation area:

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Comment here on the management proposals:

Any other comments:

Please send any comments to the Council Offices, London Road, Saffron Walden, CB11 4ER. For further information please ring Bruce Tice, our Project Officer, on 01799 510670 or email btice@uttlesford.gov.uk who will be pleased to assist and answer any of your queries.

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