

High Roding Conservation Area Appraisal and Draft Management Proposals, 2014



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Part 1: Appraisal 1

Introduction

1.1 This appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the High Roding 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 36 Conservation Areas and approximately 3,700 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, Bishop's 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 to improve the character of the Conservation Area and 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 worker's 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 High Roding
- 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.

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

Planning Legislative Framework

1.12 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.

1.13 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.

1.14 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.

1.15 From October 2013 planning permission is now required for the demolition of a building in a Conservation Area but is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is

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relevant to other non listed buildings in the Conservation Area above a threshold size set out in legislation (115 cubic metres). Looking for and identifying such buildings is therefore a priority of this Appraisal.

1.16 Another exception relates to certain ecclesiastical buildings which are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

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 all 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.

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.

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.

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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 principle 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.
- 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.

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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 High Roding Village Inset of the Uttlesford Local Plan shows the existing Conservation Area and the Development Limits and three sections of Protected Lanes, one of which just extends into the Conservation Area at Rands Road. Also shown is part of important woodland to the south east but distant from the Conservation Area.

1.27 Essex County Council Buildings at Risk Register. The County Council has a 'Buildings at Risk Register'. In relation to High Roding the latter document has not identified any such buildings within the Parish. Similarly this appraisal has not identified any such Listed Buildings within the Conservation Area as being potentially 'At Risk'. However one non listed building, Roding Hall, worthy of retention, is in a poor and deteriorating condition and this is discussed elsewhere in this appraisal.

1.28 Assets of Community Value. One Asset of Community Value is listed in relation to High Roding Parish, this being the Allotment Gardens, The Street, High Roding which are situated within the Conservation Area boundary.

1.29 High Roding Conservation Area date of designation. The Conservation Area was designated in 1977.

The General Character and Setting of High Roding

1.30 Setting. High Roding is a linear rural community in open countryside sitting astride the long straight section of the busy B184 Dunmow Road. There is a concentration of fine Listed Buildings either side of the main road and also a smaller grouping at Rands Road, a large number of which are thatched. Within the linear strip there are several open gaps which are important to the character of the Conservation Area. To the south east and immediately adjacent to the Conservation Area there is a grouping of mid/late 20th century housing, namely The Paddocks and Broadfield which detract to some degree. The Parish church lies distant and isolated from the main built up area and the Conservation Area.

1.31 In the Parish there are 53 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area itself there are 33 Listed Buildings.

1.32 General character and plan form. Of the above 33 Listed Buildings/groups of buildings identified on the English Heritage list, all are designated grade II. The largest percentage, about 30%, dates from the 17th century, which is high when compared

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with the national percentage for the same period (19%). Over 20% date from the 16th century and about 18% from the 19th century. The 15th and 18th centuries each have a percentage of about 12%. The 14th and 20th centuries are also represented, the latter by a Gilbert Scott K6 telephone kiosk

1.33 Thatch is used as a traditional roofing material for nearly half the Listed Buildings in the Conservation Area which is a very high proportion and representative of a historical roofing tradition in the District. It is therefore important that this material continues to be protected and replaced like for like as the need arises.

1.34 There are several unlisted buildings of architectural and historic interest that add to High Roding's overall quality which are described later in the document.

1.35 There are selected elements of street furniture that particularly detract in one location, also discussed later in the document.

1.36 Within the Conservation Area, gaps open perform important functions separating groups of Listed Buildings on the main street which consists of higher density development than often associated with rural communities. Trees and hedgerows are important on Rands Road where the character of the Conservation Area is more rural and open.

1.37 The historic core of the Conservation Area represents a tightly knit concentration of buildings of architectural and historic interest in linear configuration that warrants its formal designation. The high percentage of thatched properties adds considerably to its visual appeal.



Picture 1.1 Chapman and Andre map of 1777 (Reproduced courtesy of a private collection)

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Origins and Historic Development

1.38 Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report*⁽¹⁾ and the *Essex Historic Environment Record (HER)*⁽²⁾.

1.39 Prehistoric and Roman. The *Uttlesford Environment Characterisation Project* of 2009 advises that is evidence for Mesolithic and Neolithic activity and crop mark evidence may indicate later prehistoric occupation. There are Roman roads as well as a range of Roman settlement evidence. The Roman road from Great Dunmow to Harlow bisects the area and both the river and the Roman road would have been the focus for settlement during this period. The long straight section of this Roman road alignment, known as the 'Suffolk Way' is now the B184 straddled by High Roding.

1.40 Saxon and Medieval. The *Uttlesford Environment Characterisation Project* of 2009 continues to advise that the area during the Saxon period was thought to have formed a tribal territory for the Hrodingas. The area is especially rich in Medieval remains as evidenced by the considerable number of moated sites near to High Roding.

1.41 English Heritages description of Porters Farmhouse, formerly a Manor (beyond and to the east of the Conservation Area) advises that this building has retained more unchanged medieval features than known elsewhere in Essex.

1.42 A flavour of the hierarchy of ownership and society shortly after the Norman Conquest is set out in *A History of the County of Essex, Victoria History of the Counties of England* 1903, which describes the Domesday Book entry thus:

Rodinges, which was held, in King Edward's time, by the Abbot of Ely as 1 manor and 2 1/2 hides, is held of William by William de Waterville. Then as now 3 ploughs on the demesne and 3 ploughs belonging to the men, and 1 priest and 8 villeins. Then 12 bordars; now 11. Then as now 7 serfs. Woodland for 300 swine (and) 42 acres of meadow. Then as now 3 rounceys, 8 beasts and 120 sheep. Now 7 swine. It was then worth 10 pounds; and when (the manor was) received; 12. Now 18.

Glossary of terms: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres. 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 serf occupied a low position of bondage approaching slavery. 'Demesne' essentially means land belonging to the lord of the manor.

1 *Uttlesford District Historic Environment Characterisation Report*, Essex County Council, 2009

2 <http://www.heritagegateway.org.uk/>

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Picture 1.2 The Street, High Roding as it appeared in the early 1900s.
(Reproduced courtesy of Saffron Walden Museum)

1.43 Post Medieval. In Victorian times, *Kelly's Post Office Directory for Essex, 1878*,⁽³⁾ describes The Rodings and High Roothing thus: "The Rodings (or Roothings) are a cluster of small agricultural parishes...Roman remains are occasionally found...The soil is heavy; subsoil, clay. The chief crops are wheat, barley and beans. The population of High Roothing in 1871 was 470. (High Roothing) was given by Leofwin...to a monastery in the Isle of Ely. The church of All Saints was restored in 1855 at a cost of nearly £1000. A parochial school is listed."

1.44 In addition to the farmers the same Directory lists the following commercial activities in High Roothing: beer retailer (2), carpenter, baker, wheelwright, blacksmith, shopkeeper, shoemaker, grocer and provision dealer, shopkeeper and hawker, plumber, miller and beer retailer, bricklayer, shopkeeper and tailor. One PH, the Black Lion is listed.

1.45 *The Place Names of Essex* by Reaney⁽⁴⁾ advises of a selection of the following names: High Roinges (1224); Roinges Bardulf (1229); High Roding (1482); Heyrothyng (1536); Rooden (1691). The name derives from its position (High) and from the name of the Saxon tribe previously referred.

1.46 The existing Conservation Area boundary is plotted on late 19th century mapping at Figure 1. It shows a National school for Boys and Girls in the centre of the village and PH, the Black Lion. To the north just beyond the boundary of the Conservation Area, there is a Windmill (corn) and a nearby millhouse, both on the eastern side of the road.

3 *The Post Office Directory of Essex* Edited by E. R. Kelly, London: Printed and Published by Kelly and Co. 1878

4 REANEY (Percy Hyde) *The Place Names of Essex*, Cambridge University Press, 1935

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Character Analysis

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.

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. 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 trees that 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 Open land, open spaces or gaps of quality that contribute to the visual importance of the Conservation Areas where development would be inappropriate will be identified. The basic question asked in identifying any 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?

1.51 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.

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

1.53 Article 4 Directions. 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:

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- 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.

1.54 Detracting elements. Any features that detract or are in poor repair and any proposed enhancements will be identified and appear in summary form in the Table set out in Part 2.

1.55 Important views. Such views are identified and are briefly described.

1.56 Revisions to boundaries of the Conservation Area. 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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High Roding village

1.57 General overview. The existing Conservation Area boundary is plotted on late 19th century mapping at Figure 1. It shows a National school for Boys and Girls in the centre of the village and 'PH', identified to be the Black Lion. To the north just beyond the boundary of the Conservation Area, there is a Windmill (corn) and a nearby millhouse, both on the eastern side of the road.



Picture 1.3 High Roding circa 1910. (Reproduced courtesy of Saffron Walden Museum)

1.58 Scheduled Ancient Monuments. There are no Scheduled Ancient Monuments in the Parish.

1.59 Archaeological sites. There is one such archaeological site lying partly within the Conservation Area being a medieval moated site at Rands off Rands Road. There are several other medieval moated sites beyond the Conservation Area. Essex County records acknowledge the alignment of a Roman road, the Suffolk Way, being the existing B184.

1.60 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 sites from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ.

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

1.62 Catkins, The Street – Grade II. Cottage, circa.1600, extended in 18th and 20th centuries. Timber framed, part plastered, part weather boarded, roof thatched, rear extension of brick, plastered, with tiled roof. 2 bays, with 19th century axial chimney stack, 18th century lean-to at NE end.

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Picture 1.4 Catkins and Pippins. Catkins dates from about 1600 and extended at later dates. Thatched roofs are most important architectural features throughout the Conservation Area

1.63 Salem Cottage, The Street – Grade II. Hall house, circa.1400, altered in 16th, 17th and 20th centuries, with addition in 18th/19th century. Timber framed, plastered, roof tiled. Consisted originally of a low 2-bay hall. A brick chimney stack was inserted in the NE bay of the hall, just off the cross-entry, and a floor inserted, late 16th century. In the 17th century the front wall of the hall was raised by about 1.5 m but not the rear, and the roof was rebuilt. Some framing exposed internally. A thatch fire in 1973 destroyed the roof, except some charred timbers of the front gable of the cross wing. As a result of the fire the rear end of the cross wing was slightly shortened, and the new roofs were tiled.

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Picture 1.5 Salem Cottage, originally a Hall House dating from about 1400. The roof was originally thatched but replaced with tiles following a fire in 1973

1.64 Old Neals, The Street – Grade II. Cottage, early 19th century, altered and extended in 20th century. Walls of clay lump to height of 2.5 metres, timber-framed above, both plastered, roof thatched. Roof destroyed by thatch fire, walls raised and roof rebuilt.



Picture 1.6 Old Neals dating from early 19th century, walls of clay lump to height of about 2.5 m

1.65 K6 Telephone Kiosk – Grade II. Telephone kiosk. Type K6. Designed in 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 doors.

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1.66 The Old Lamb (*Former PH*) – Grade II. Early 19th century, extended in 20th century. Rendered brick. Low-pitched slate roof with gabled ends. Symmetrical 3-window front. 2 large ground floor windows and central doorway.

1.67 The Black Lion Public House – Grade II. Hall house with 2 cross wings, 15th century and later extended in 19th and 20th centuries. Timber framed, plastered between exposed framing, roofs tiled and slated. Hall and jettied NE crosswing, 15th century. SW cross wing early 17th century, chimney stack with 2 diagonal shafts at SW end of hall rebuilt in 19th century.



Picture 1.7 The Black Lion, a striking building dating from the 15th century

1.68 Pump 20 metres SW of Corner House at junction of B184 and Rands Road, – Grade II. Cast iron pump, late 19th century. Maker's name illegible. *The pump is in need of repainting.*

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Picture 1.8 19th century listed pump at junction of the B184 and Rands Road, in need of repainting

1.69 Tarvatts House, Rands Road – Grade II. Cross wing of a late 15th century hall house, extended in 16th, 19th and 20th centuries. Timber-framed, weather boarded, roof thatched. Roof rebuilt in 16th century to the same coupled rafter construction as its original form, re-using some smoke-blackened medieval rafters. The remainder of the hall house formerly extending to the SE has been demolished.

1.70 Barn at Rands Farmhouse, Rands Road – Grade II. Barn, late 16th century. Timber-framed, weather boarded, thatched, hipped. 4 bays and a midstorey.

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Picture 1.9 Hipped thatched barn at Rands dating from late 16th century

1.71 Important buildings or structures within the curtilages of Listed Buildings. Small brick and weather boarded outbuilding in the curtilage of The Cottage with tiled roof and central chimney.



Picture 1.10 An interesting small outbuilding with chimney within the curtilage of a Listed Building The Cottage

1.72 Outbuilding to Ware Farm. Single storey weather boarded and plastered with corrugated iron roof. Other former farm buildings to rear with a variety of roof types. This group and particularly the building fronting the road is an important and prominent group in the street scene.

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Picture 1.11 Outbuilding at Ware Farm, currently for sale. The massing of the property and its linear relationship with the road is an important component in the street scene in this location

1.73 Single storey brick outbuilding with tiled roof to Black Lion PH, possibly former stabling.

1.74 Red brick wall with triangular capping detailing assumed to be within the curtilage of the Black Lion, a Listed Building. If this is not the case the wall remains protected from demolition without prior consent virtue of exceeding 1m in height.



Picture 1.12 The Black Lion Public House, Lion End, sometime in the 1940s

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1.75 19th century pump in curtilage of a Listed Building, the Black Lion.



Picture 1.13 good quality 19th century pump complete with handle, spout and finial in curtilage of the Black Lion

1.76 Boundary wall to frontage of White Hall. Dating from the 19th/early 20th century this red brick wall with rounded capping detailing up to 2 m in places, is a strong feature in the street scene in this location. Some spalled brickwork in need of repair.



Picture 1.14 Boundary wall to White Hall, a strong feature in the local street scene and in need of repair

1.77 Range of farm buildings to the rear of White Farm. Some single storey assumed to be stabling; main building tall weather boarded with corrugated iron roof. Largely unspoilt and unaltered and in good general condition. Probably dating from 19th century or earlier.

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1.78 19th century pump in curtilage of White Farm.

1.79 Other buildings that make an important architectural or historic contribution. Roding Hall, probably dating from the late 19th/early 20th century. Two storey building in poor condition and constructed of brick with slate roof and prominent chimneys with pots. Circular window detailing. Some elements, such as central front feature portico lettered *RODING HALL* and north side bay window are good features particularly in need of repair. It is considered the District Council should seek to resolve the condition of this building with the owner, in the first instance, by discussion and mutual agreement. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

1.80 To the rear of Roding Hall is an agricultural building the condition, age and architectural qualities of which are unknown as the fieldworker was unable to gain access.



Picture 1.15 Front and north side elevations to Roding Hall. This building should be retained and occupies an important position in the street scene.

It is in poor condition and needs significant works undertaking. The condition of the central feature to front elevation (boarded up) and north

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side bay window are good features in particular need of repair. In the first instance the Council will seek to establish the owner's intention and hopefully reach a mutually acceptable solution.

1.81 Roding Hall Cottages. Simple late 19th/early 20th century terrace of 3, slate roof and single chimney with pots. Yellow brick window and door surrounds and banding detail. Selected upper windows may be original. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

1.82 The Bakery, The Street. Late 19th/early 20th century render with slate roof and two prominent chimney stacks, one with pots. Three window range and central door. Of pleasing proportions adding to the quality of the Conservation Area in this location. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

1.83 Brick Cottage and Ivy Cottage. A pair of two storey yellow brick frontaged cottages with red brick banding and lintel detailing. Slate roof and prominent central chimney with pots. An Article 4 Direction to provide protection for prominent chimney feature may be appropriate subject to further consideration and notification.



Picture 1.16 Brick Cottage and Ivy Cottage. The prominent central chimney is one of many within the Conservation Area that adds to its architectural quality and diversity

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1.84 Former School building, now a private residence. Of red brick construction with slate roof. Yellow brick quoins, window surrounds and detailing. Projecting entrance porch with clock and bell tower above. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.17 Former school building with typical interesting range of Victorian architectural features worthy of retention

1.85 The Old Mission Hall. Rendered front elevation with slate roof. Two windows and central porch also with steeply pitched slate roof. Good quality wooden detailing and barge board detailing. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

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Picture 1.18 The School and Mission Hall as shown on the 1921 Ordnance Survey map (Reproduced courtesy of Saffron Walden Museum)



Picture 1.19 The Old Mission Hall. Good quality woodwork detailing adds interest and diversity to this part of the Conservation Area

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1.86 Rands Cottage, Rands Road. Rendered building with tiled roof in linear form with 2 no. chimney stacks and pots. The mass of the building complements the street scene. Its chimneys are considered worthy of protection by an Article 4 Direction subject to further consideration and notification.

1.87 Other distinctive features that make an important architectural or historic contribution. Decorative iron railings to front of Roding Hall. Exceed 1m fronting a highway and thus protected from demolition without prior consent.

1.88 Flint wall and attached to front of The Bakery, less than 1m in height and thus not protected from demolition without prior consent. An Article 4 Direction to provide protection may be appropriate subject to further consideration and notification.

1.89 Four way directional metal signage at the junction of The Street and Rands Road. Black lettering on white background with reference to the railway station at Takeley painted out. Supporting tapered metal pole surmounted by semi circular motif reading Parish of High Roding. Needs repainting.



Picture 1.20 Good quality four way metal directional sign, supporting post of which needs repainting. An important feature most worthy of retention

1.90 Important open spaces. Allotment gardens on west side of The Street providing a well used community facility and a visually important gap between groups of historic buildings. These are listed as an Asset of Community Value.

1.91 Two triangular green amenity spaces in the centre of the Conservation Area at the junction of The Street and Broadfield. These two small greens are a focal point in the Conservation Area that are undistinguished and could be improved. They are particularly marred by rut marks caused by vehicles and by poor quality fencing being the boundary of adjacent modern property at The Paddocks. Several memorial trees

1 Part 1: Appraisal

have been planted and there are miscellaneous elements of street furniture including signs of various descriptions, bins, seating, postbox and notice board. The whole could be improved by a comprehensive and unifying landscaping plan the key elements of which could provide hedging of an appropriate species to disguise the poor quality boundary fencing and to rationalise the street furniture and improve the signage. Should the Parish Council be attracted to this idea, District Council Officers could produce some general landscaping proposals.



Various elements of the two small triangular greens at the junction of The Street and Broadfield which would benefit from improvements and the preparation of a unifying and comprehensive landscaping plan

1.92 Particularly important trees and hedgerows. As shown diagrammatically on the accompanying plans. Hedgerows are important along Rands Road.

1.93 Important views. As shown on accompanying plans.

1.94 Elements that are out of character with the Conservation Area. Poor quality boundary fencing to B184 boundary between Roding Hall and Canfield Road. This poor quality fencing detracts and ideally in the long term should be replaced by agricultural fencing or native hedging. In the short term the most likely outcome will be continued increment growth and coverage by existing vegetation which has become established in places.

Part 1: Appraisal 1



Picture 1.21 Poor quality fencing at Roding Hall paddock, boundary with B184. The ideal long term solution would be replacement with an agricultural fence or hedge of native species. The open nature of the paddock is important to the setting of the Conservation Area in this location

1.95 Utility poles and their overhead services detract to a relatively modest degree when compared with some other Conservation Areas in the District. Those which do intrude are principally on the eastern side of The Street. The practicalities and associated cost of achieving real improvements, particularly in this difficult economic climate, is recognised. However it is considered appropriate to draw attention to the modest level of visual damage, particularly where this occurs in proximity to Listed Buildings and for the Parish Council to discuss the matter with the relevant utility company to explore the potential of achieving improvements now or in the longer term.

1.96 Opportunities to secure improvements. Ideally seek replacement of boundary fence to Roding Hall paddock in the longer term. Discuss options with owner of Roding Hall to secure much needed refurbishment to the main building. Repaint listed historic pump junction of B184 and Rands Road. Seek owner's cooperation to undertake repair works to wall fronting White Hall. Seek Essex County Council's cooperation in repainting four way highway directional sign junction of B184 and Rands Road.

1.97 Suggested boundary changes. Two amendments are proposed.

- i. It is suggested that 16 properties being 1a-14 School Villas are excluded from the Conservation Area. These comprise a run of mainly later 20th century local authority and ex-local authority housing now somewhat altered by the addition of porches, double glazing and other features facing the road.
- ii. An amendment is suggested to exclude the five properties at Dove Crofts given these are a discreetly located group of modern dwellings at the periphery of the Conservation Area.

1.98 Other actions. District Council Officers to discuss future of Roding Hall, in first instance seeking owner's cooperation to undertake necessary works to secure its long term future. Advise Essex County Council of importance of retaining four way directional sign junction of B184 and Rands Road.

1 Part 2 - Management Proposals

Revised Conservation Area Boundary

2.1 Two amendments are proposed.

i. It is suggested that 16 properties being 1a-14 School Villas are excluded from the Conservation Area. These comprise a run of mainly later 20th century local authority and ex-local authority housing now somewhat altered by the addition of porches, double glazing and other features facing the road.

ii. An amendment is suggested to exclude the five properties at Dove Crofts given these are a discreetly located group of modern dwellings at the periphery of the Conservation Area.

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 Potential need to undertake an Archaeological Evaluation. 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 that have been specifically identified by this Appraisal, are important and are a major contribution to the quality of the built environment of High Roding. Good practice for applicants proposing alterations or additions to such Listed Buildings will be to carefully consider the content of the policies set out in the Local Plan.

Part 2 - Management Proposals 1

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

2.7 Several 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: Roding Hall, Roding Hall Cottages, The Bakery, Brick Cottage and Ivy Cottage, Former School building, The Old Mission Hall and Rands Cottage. In respect of Roding Hall the Council will, in the first instance, seek to negotiate much needed improvements to the poor condition of this building.

2.8 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. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement of the general proposals set out earlier in this Appraisal.

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 pumps within the curtilages of Listed Buildings that make a particular contribution to the character of the Conservation Area. The latter are protected from demolition without prior consent by virtue of the Listed Building legislation and any proposal involving their demolition or removal is unlikely to be approved.

2.10 Several other railings and walls forming boundaries to non listed properties have also been identified as contributing to the visual and historic importance of the village, some of which are protected from demolition without prior consent virtue of exceeding specified heights. An Article 4 Direction to protect the wall attached to and fronting The Bakery may be appropriate subject to further consideration and notification. The metal four way directional sign at the junction of B184 and Rands Road is particularly pleasing and Essex County Council should be requested to retain it.

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

2.11 Important open land, open spaces and gaps. The open spaces as identified and as shown on the plans represent open landscape features that materially contribute to the character and appearance of the Conservation Areas which must be protected. As marked on the plans these are: the Allotment Gardens west side of The Street and two triangular green amenity spaces in the centre of the Conservation Area at the junction of The Street and Broadfield. These two small greens are a focal point in the

1 Part 2 - Management Proposals

Conservation Area that are undistinguished and could be improved. The allotment Gardens west side of The Street are also noted as being listed as an Asset of Community Value.

2.12 Particularly important trees and hedgerows. Only the most significant trees and hedgerows 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: 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.

Enhancement Proposals to Deal with Detracting Elements

2.14 The Appraisal has identified a number of elements that detract which 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
Overhead utility services on intrusive poles	At selected locations within the Conservation Area	Contact appropriate utility company to explore potential replacement of selected overhead services
Roding Hall	The Street	District Council to contact owner in first instance, seeking co operation to undertake much needed repairs to a quality building in decline
Roadside green amenity spaces	Broadfield	Discuss the potential of preparing a comprehensive landscape improvement plan with the Parish Council.

Part 2 - Management Proposals 1

Other actions

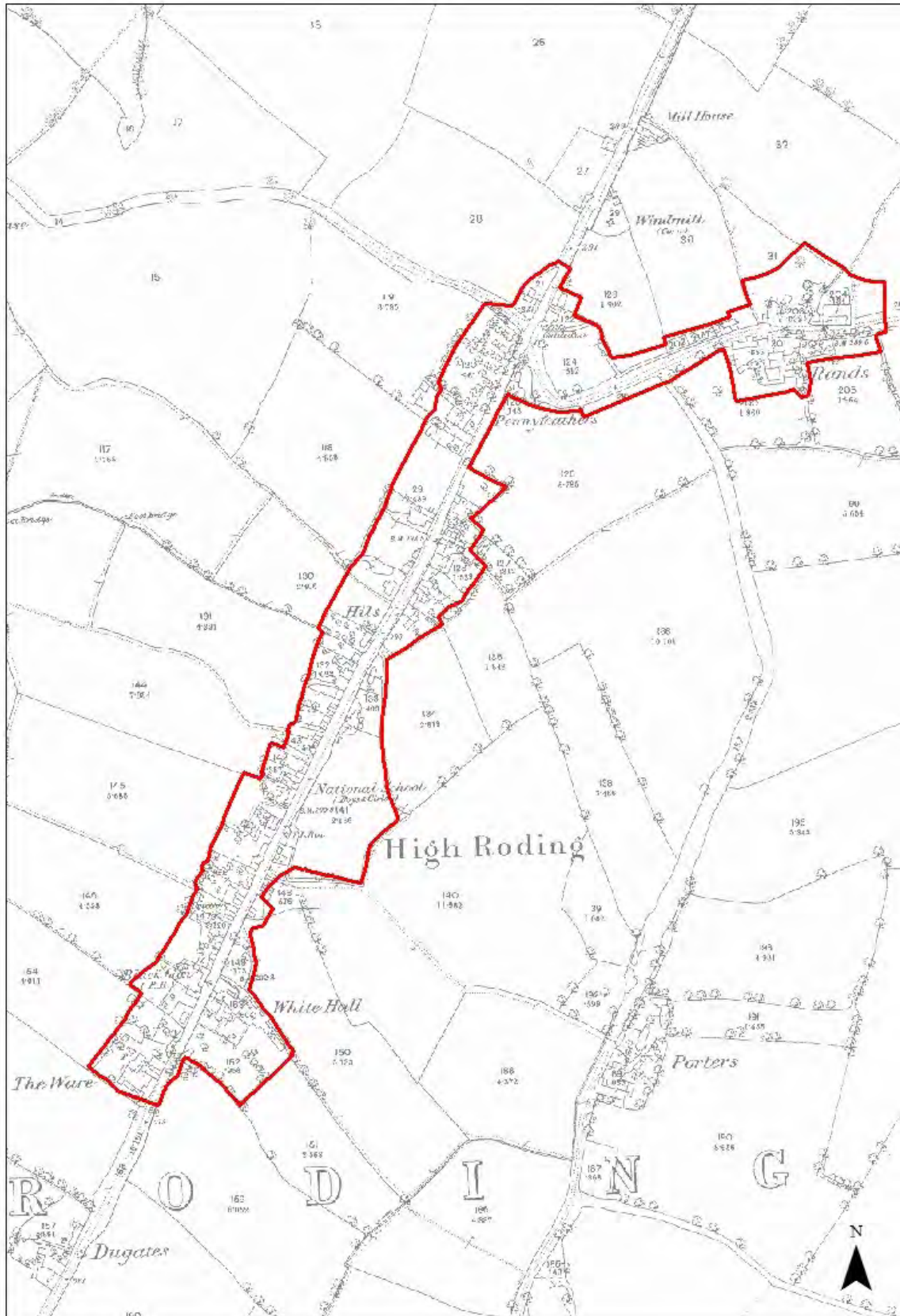
Seek owners co operation to repaint historic listed pump junction B184 and Rands Road

Seek Essex CC's co operation to retain and repaint metal four way direction sign, junction B184 and Rands Road

Seek owners co operation to undertake repair works to front boundary wall at White Hall

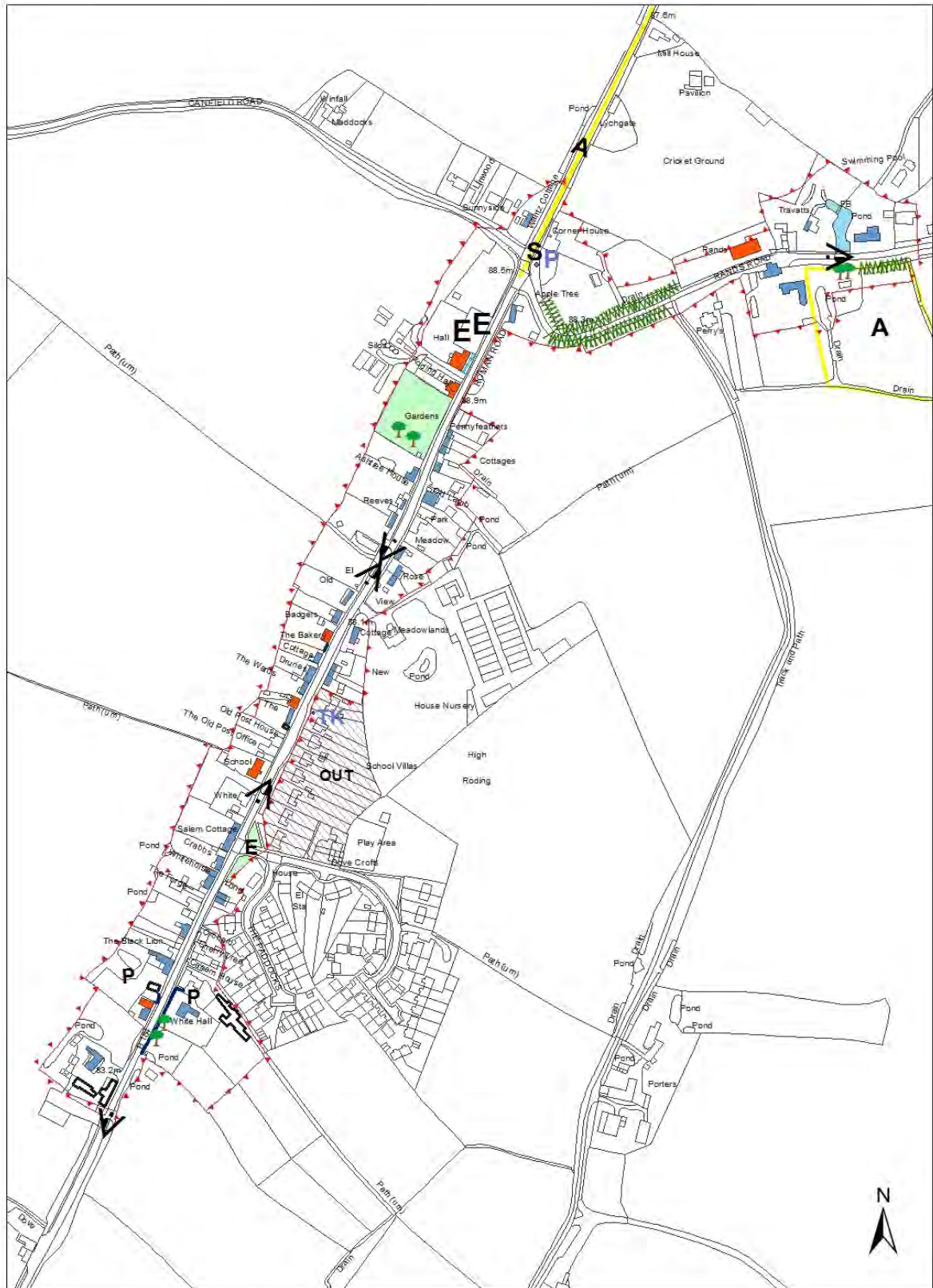
1 Maps

Figure 1 - 1877 Ordnance Survey Map



Maps 1

Fig 2 - Character Analysis















High Roding Conservation Area Character Analysis

1:2,700

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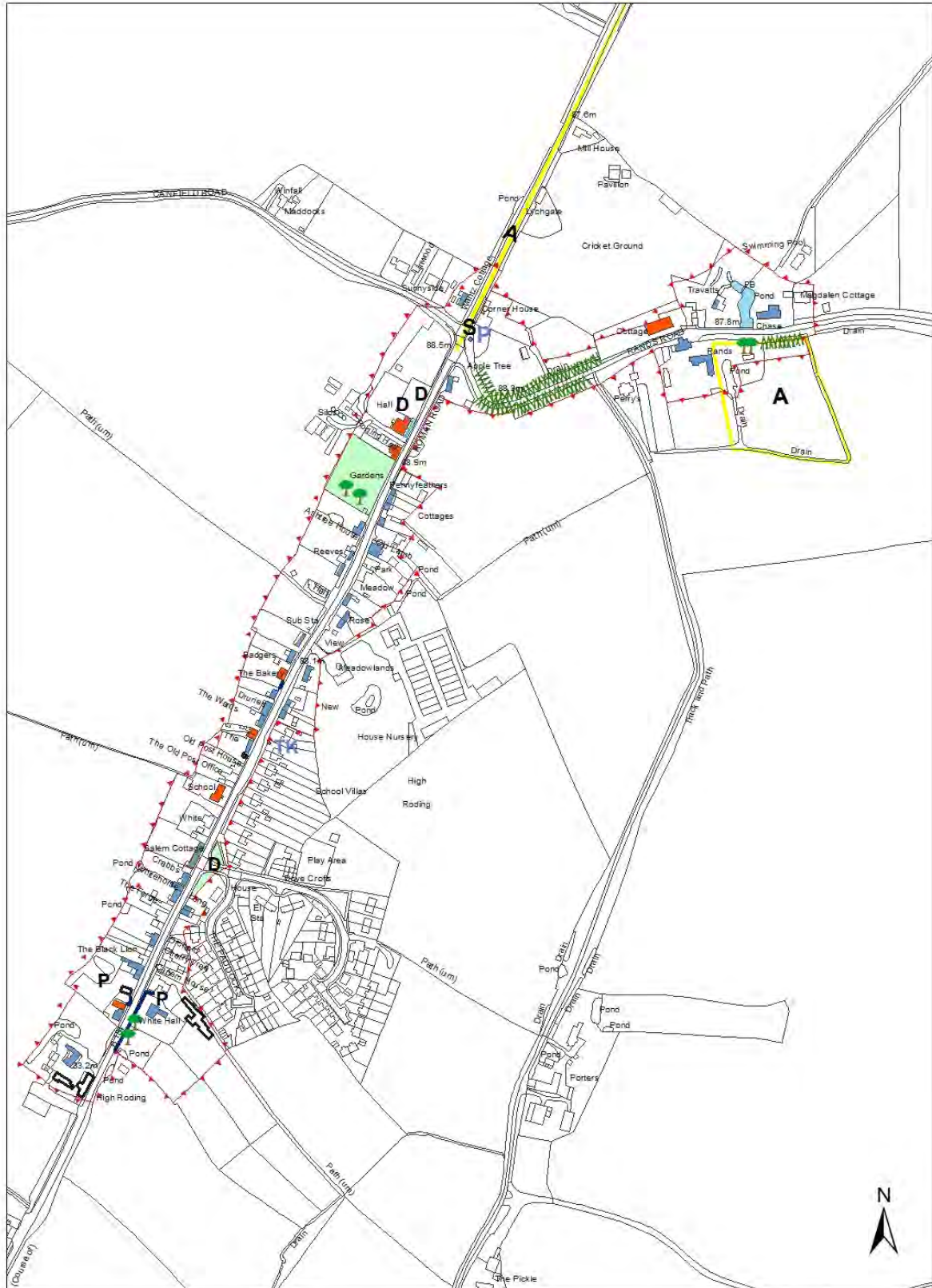
1 Maps

Character Analysis Key

	Existing Conservation Area boundary (no changes are proposed)
	Proposed reduction of the Conservation Area
	Archaeological Sites
	Individually Listed Buildings/Telephone Kiosk and pump
	Important Buildings in the curtilage 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
	Water features
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
P	Pump
S	Highway Sign
	Important views
D	Elements out of character

Maps 1

Figure 3 - Management Plan



High Roding Conservation Area Management Plan

1:3,000

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1 Maps

Management Plan Key



Conservation Area boundary – adopted Policy ENV1 applies.(no changes are proposed)



Archaeological Sites, adopted policy ENV4 applies



Individually Listed Buildings, Telephone Kiosk/Pump – adopted Policy ENV2 applies



Important Buildings in the curtilage of Listed Buildings – adopted policy ENV2 applies



Other buildings to be protected from demolition, see Policy ENV1. Additional controls proposed for selected buildings



Important open spaces and waterfeatures to be protected from development, adopted policy ENV3 and National Planning Policy Framework apply



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

P

Pump

S

Highway Sign

E

Proposed Enhancements

Appendices 1

Appendix 1 - Sources

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