

Little Dunmow 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 Little Dunmow 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 Little Dunmow
- 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 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 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 by 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 judgement reached. Substantial harm to or loss of a Grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a Grade I or II* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations '*where this is necessary to protect local amenity or the well being of the area...*'
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

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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 Little Dunmow Village Inset of the Uttlesford Local Plan shows the existing Conservation Area and the route of a new road to be safeguarded together with the new A120. The latter have now been constructed. Also shown is a County Wildlife Site, being the former railway line running east west, south of the Conservation Area at Brook Street.

1.27 Essex County Council Buildings at Risk Register. The County Council has a 'Buildings at Risk Register'. In relation to the latter document, it 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'.

1.28 Assets of Community Value. No Assets of Community Value are currently listed in relation to Little Dunmow.

1.29 Little Dunmow Conservation Area date of designation. The Conservation Area was designated in 1980.

The General Character and Setting of Little Dunmow

1.30 Setting. Little Dunmow is a rural community in open countryside but close to the new development of Oakwood Park built on the site of the former Sugar Beet works.

1.31 In the Parish there are 45 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area itself there are 15 Listed Buildings.

1.32 General character and plan form. Of the above 15 Listed Buildings/groups of buildings identified on the English Heritage list, all but one are designated Grade II. The exception is the Grade I church of St Mary the Virgin. The largest percentage, nearly 50%, dates from the 17th century, which is very high when compared with the national percentage for the same period (19%). Over 20% date from the 14th century. The 15th, 16th, 18th and 19th centuries are also represented.

1.33 Thatch is used as a traditional roofing material for a third of the Listed Buildings in the Conservation Area which is a 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.

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

1.35 Within the Conservation Area, the central open spaces consisting of St Mary's churchyard and the extensive paddock areas between the latter and Grange Lane to the north perform a very important function in providing settings for the Grade I church and the several important Listed Buildings on The Street and Grange Lane.

1.36 The historic core of the Conservation Area represents two groupings of buildings of architectural and historic interest firstly in a linear configuration along The Street and secondly around a central area of open paddock land. The high quality of the Conservation Area warrants its formal designation. The presence of mature trees and hedgerows adds to its visual qualities.



Picture 1.1 Little Dunmow as shown on the Chapman and Andre map of 1777
(Reproduced courtesy of a private collection)

Origins and Historic Development

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

1.38 Prehistoric and Roman. The *Uttlesford Environment Characterisation Project* of 2009 advises that "*The later prehistoric and Roman periods are well represented from archaeological work on pipeline and road routes and from aerial photography. The area as a whole is notable for the quality and quantity of its historic built environment, which includes moated sites, church/hall complexes, agricultural buildings, farmhouses,*

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

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

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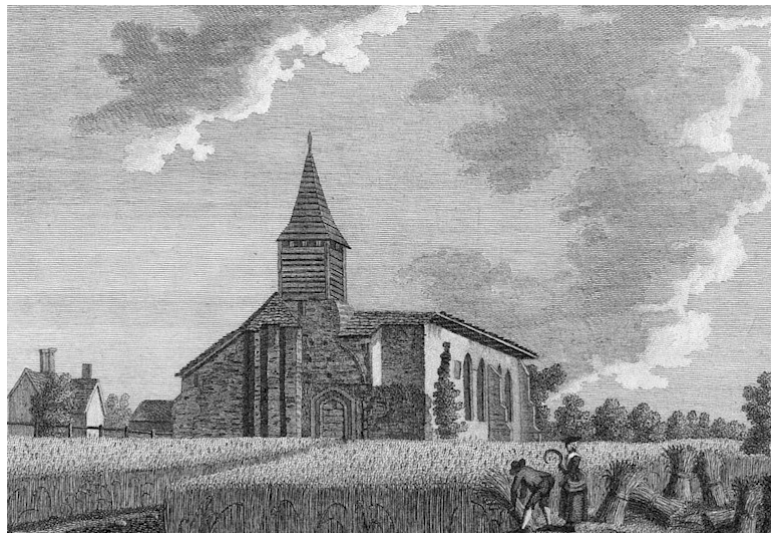
maltings and mills... Prehistoric activity is known to be present, with Palaeolithic, Mesolithic and Neolithic flints all recorded from this zone. However the majority of the prehistoric settlement evidence dates to later periods. Several Bronze Age and Iron Age sites were recorded when the new A120 was constructed...The northern edge of the zone is formed by the major Roman Road of Stane Street, and Roman settlement associated with this can be anticipated. Fieldwork in advance of construction at Oakwood Park recorded a Roman villa and industrial site...

1.39 Medieval. *"The zone is especially rich in medieval remains...Apart from the village of Felsted, the historic settlement is largely dispersed in nature, with isolated farms, moated sites and small hamlets strung out around linear and triangular greens...There was a priory at Little Dunmow, part of which survives as the Grade I Parish Church. Excavations in advance of the new A120 recorded medieval farmsteads at Blatches and Stebbingford and a windmill at Little Dunmow. Further features and deposits relating to the medieval and post-medieval dispersed settlement and landscape can be anticipated throughout the zone."*

1.40 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:

Domnawa which was held by the same Ansgar as a manor and as 11/2 hides in King Edward's time, is held of Geoffry by the same Martell. Then as now 2 ploughs on the demesne and 2 ploughs belonging to the men. Then 13 villeins; now 5. Then 7 bordars; now 6. Then 1 serf; now 3. Woodland for 200 swine and 26 acres of meadow. It was then worth 100 shillings; now 7 pounds.

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.



Picture 1.2 Little Dunmow Priory Church in 1786 from an engraving by S. Hooper. (Reproduced courtesy of Saffron Walden Museum)

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1.41 Post Medieval. In Victorian times, Kelly's *Post Office Directory for Essex, 1878*,⁽³⁾ describes describes Little Dunmow as being a parish "in the Western division of the County...Dunmow Priory was founded in 1104 by Ingar, sister of Ralph Baynard. Here was a custom which originated in the reign of Henry III with Robert Fitzwalter according to which 'he which repenteth him not of his marriage, sleeping or waking, in a year and a day, might lawfully claim a flich of bacon'. The last claim under this tenure was in 1751; the old chair in which the happy couple were carried is still remaining in the church. The ancient jocular ceremony...of awarding the gammon of bacon...to whatever couple had lived in harmony for a year and a day was initiated at Great Dunmow in 1837. The church of St Mary the Virgin was formerly the Priory but only the east end of the choir still remains which forms the parish church. It was restored in 1872...The soil is loamy; subsoil clay. The chief crops are wheat, beans and barley...and the population in 1871 was 350."



Picture 1.3 An exact perspective view of Dunmow, late the priory, in the county of Essex, with a representation of the Ceremony, & Procession in that Mannor, on Thursday the 20 of June 1751 (© The Trustees of the British Museum - Museum number Ee,6.47)

1.42 In addition to the farmers the same *Directory* lists the following commercial activities: Bouchiers (butchers, or possibly a reference to Thomas Bourchier (1404-1486) who was an Archbishop of Canterbury and is believed to have held land in Little Dunmow and Felsted), shopkeeper and beer retailer, blacksmith, farmer and miller, grocer and

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

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earthenware dealer (this is a relatively small number of trading activities probably explained by the extensive range available at the time in the nearby and much larger village of Felsted). One PH is listed, namely The Flitch of Bacon.



Picture 1.4 The windmill, Little Dunmow, as shown in the very early 20th century. Known locally as 'Throws Mill', it was demolished in 1913. (Reproduced courtesy of Uttlesford Local History Recorders)

1.43 *The Place Names of Essex* by Reaney⁽⁴⁾ advises of a selection of the following names: Dommawa, Domauua (1086); Donmawe (1163); Dumagh (1232). The name possibly derives from ancient words meaning 'meadow on the hill'.

1.44 The existing Conservation Area boundary is plotted on late 19th century mapping at Figure 1. It shows the site of the Priory (AD1104), the Flitch of Bacon PH, a School (Boys and Girls) to the north of the PH and to the north of that, a Post Office. The same map shows the Bishops Stortford to Braintree railway line which opened to passenger services in 1869 and closed in the 1960's. Most interestingly the paddocks in the centre of the village are laid out in what are interpreted as being a large area of allotment gardens which extended into what now forms part of the church graveyard.

Character Analysis

1.45 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)

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

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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.

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

This Appraisal has identified a small number of 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?

1.47 Traditional materials and detailing. Traditional materials and detail make a significant contribution to the character of the local area.

1.48 Lime render, either finished plain or with pargetted decoration is the predominant finish at the historic core of the village where buildings are most commonly constructed from oak timber frame. Bricks, used for principal construction from the eighteenth century, are handmade reds, occasionally with black stock brick detailing, as found on the former school building, and with cambered or gauged arches to openings. Other features such as flintwork panels and applied moulded window copings are typically found on better quality buildings dating from the 19th and early 20th century. Brickwork is most commonly found in Flemish bond although English bond is also used on earlier buildings or garden walls. Barns and outbuildings are usually constructed in timber frame with feather edge weatherboarding which was historically preserved with black pitch, though now most often painted black.

1.49 In the historic core a third of the Listed Buildings buildings are roofed in traditional straw thatch. Where found in the Conservation Area, or elsewhere in the parish the long straw thatched is laid typically at a pitch of 53°. It is usually finished with swept or decorative ridges. On other buildings roofs are sometimes of double cambered handmade red clay plain tiles or for 19th century and later additions, natural blue-grey slate. Clay pantiles are usually confined to outbuildings only.

1.50 Windows are largely traditional, in single glazed painted timber, with either symmetrical flush or recessed casements, vertical or horizontally sliding sashes. Although UPVC windows are to be found on a number of later properties, surprisingly few historic houses have been assailed by this blight. Where replacement windows are in evidence they are usually good copies of the original or are in period style.

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1.51 Roofscapes provide a rich variety of architectural detail, form and shape. Interest is drawn from the single or multiple red brick chimney stacks, some of very elaborate design. On low 1 ½ storey cottages dormer windows penetrate the roofline where they typically provide contour and interest. On grander buildings smaller pitched roof dormers are typically narrow openings sometimes partly concealed behind a parapet.

1.52 Boundary treatments are an important element in defining the street scene where they provide texture and interest to an area. Walls, many of which are constructed of flint panels supported by brick piers and capping, and fences, many of the timber picket type, are typically low to front and side elevations on public through-fares. They are either painted white or left untreated.

1.53 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; and
- They make a significant contribution to the street scene or other publicly accessible areas.

1.54 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?

1.55 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.

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

1.57 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:

- 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

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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.



Picture 1.5 Little Dunmow as shown on the Ordnance Survey map of 1921 (updated to 1948) and with applications drawn in red

1.58 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.

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

1.60 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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Little Dunmow village

1.61 General overview. The Conservation Area is a loosely scattered collection of buildings of architectural and historic interest spread along The Street and grouped around St Mary the Virgin's church and the central area of paddocks. The open and verdant nature of the latter is most important to the quality of Little Dunmow. Trees and hedgerows in and around the churchyard and defining much of the external boundaries of the paddocks add to its diversity and environmental quality. There are other buildings interspersed in the street scene of neutral quality. These are typically date from the 19th or 20th century and are one and a half to two stories in height, brick or rendered with tiled roofs. Overhead utility cables and supporting poles detract in some locations to a considerable degree.

1.62 Scheduled Ancient Monuments. There are no Scheduled Ancient Monuments in the Conservation Area.

1.63 Archaeological sites. Within the Conservation Area St Mary's churchyard and Priory Place form part of an extensive archaeological area which spreads beyond the Conservation Area to south of the former railway line. Within this area a Roman coin from the 3rd century AD has been found. The extensive area is identified as an ecclesiastical site dating from the 12th century. Adjacent to the Conservation Area and to the immediate south west of Priory Place is the site of a medieval fish pond.

1.64 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.

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



Picture 1.6 Rose Farm Cottages, dating from the 16th century or earlier

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1.66 Nos. 1 & 2 Rose Farm Cottages, The Street – Grade II. 16th century or earlier with later additions and alterations. Timber framed, part weatherboard, part plaster, with thatched roof.

1.67 Monks Hall, Grange Lane – Grade II. House, 15th century. Red plain tile roof. Timber frame part exposed and plastered. Exposed joists and brackets to both crossing jetties and jowled storey posts. Square red brick chimney stack to central hall.



Picture 1.7 Monks Hall, a fine 15th century building, one of several buildings of merit whose high qualities and setting is enhanced by nearby open paddocks

1.68 Tombs to Bull family, Church of St Mary the Virgin – Grade II. *Undated in description but of 19th century dating. One inscription (see no. 3 below) refers to Charles Bull of Ivy Farm.* Group of 3 tombs, representative of the various types in the churchyard. (1) Head and foot stones of 3 curves, enclosing tomb of 6 square side panels, surmounted by a ridged top stone. (2) Apse ended sarcophagus with moulded base and rim, with apse ended, triangular top stone, all set on a plain stone base. (3) Moulded arched headstone, with stone base enclosed by cast iron railings with ornate heads.

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Picture 1.8 Individually listed 19th century tombs to members of the Bull family

1.69 Rose Farm, The Street – Grade II. Late 14th or early 15th century. Timber framed & mainly weather boarded with red plain tiled roof. Hall & gabled crosswing with 17th century gable porch.

1.70 Church of St. Mary the Virgin – Grade I. Formerly the Lady Chapel 14th century of the Augustinian Priory of St. Mary the Virgin, founded 1106 by Geoffrey Baynard. It is all that now remains above ground, the rest being demolished after the Dissolution 1536. During 19th century renovations, a turret was built to the N.W. on the base of a former tower pier. Clad with grey slate tiles. The walls are of flint rubble and brick with dressings of limestone and clunch. North wall has four 19th century lancet windows and east of the vestry is a blocked, shafted 13th century window. South wall has 4 fine 14th century windows. East window has original splays. Dunmow Flitch Chair, made of 13th century stall and later work with moulded panels. Tomb of Walter Fitzwalter and his wife 1432-1464.

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Picture 1.9 Church of St. Mary the Virgin – Grade I. Formerly the Lady Chapel of the 14th century of the Augustinian Priory of St. Mary the Virgin, founded 1106 by Geoffrey Baynard. It is all that now remains above ground, the rest being demolished after the Dissolution in 1536



Picture 1.10 Little Dunmow church, as it appeared in the early 20th century. (Reproduced courtesy of Saffron Walden Museum)

1.71 Ivy House, Brook Street – Grade II. Early 17th century with later additions, Red plain tile roof. 2 window range of leaded casements, some probably 17th century. Central concertina red brick chimney stack on a square base. Panel on front reads "CIRCA 1630". As noted above, home to members of the Bull family in the 19th century.

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1.72 Clematis Cottage, The Street – Grade II. Cottage 17th century or earlier. 1 storey, timber framed & plastered. Two level thatched roof with 4 eyebrow dormers, hipped to left. 5 window range of small paned casements. Gabled, open porch, board door.



Picture 1.11 Clematis Cottage, dating from the 17th century or earlier. One of several distinctive thatched properties in the Conservation Area

1.73 Flitch of Bacon Public House - Grade II. 17th century or earlier with extensions to right & left at rear. Hipped plain red tiled roof with gablets. Timber framed & plastered. Central board relating Dunmow Flitch custom. *It reads "Painted in gold ye Flitch behold of famed Dunmow ye boaste Then here should call fond couples all and pleadge it in a toaste"*.

1.74 Pump, The Street – Grade II. Cast iron village pump. 19th century. An ornate, tall, village pump, with 2 ornamented spouts, ornamented base with plate, "Warners, Cripplegate, London", handle with "40" on stop. Octagonal head with bead & egg & dart moulding surmounted by ball finial clasped by acorn twigs. *Also inscribed "VICTORIA'S JUBILEE 1887"*. *The area around its base would benefit from repair and resurfacing.*

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Picture 1.12 Exceptionally fine decorative 19th century pump erected to commemorate Queen Victoria's jubilee in 1887

1.75 Important buildings or structures within the curtilages of Listed Buildings. Brick wall forming southern and western boundary to churchyard. Approximately 1m in height with rounded capping detail. A strong feature in the local landscape.

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Picture 1.13 Brick wall forming southern boundary to churchyard which together with the row of Lime trees forms a particularly strong local feature of high importance

1.76 A wide range of tombstones in St Mary's churchyard. As previously noted some are individually listed. A few are in need of attention.



Picture 1.14 A group of important tombstones that are not individually listed within St Mary's graveyard

1.77 Brick and flint wall forming Brook Street boundary to The Ivy House; height varies, up to about 2m in places.

1.78 Tall metal pump in grounds of Ivy House. No further details.

1.79 **Other buildings that make an important architectural or historic contribution.** The Old Vicarage, Grange Lane. Tall distinctive late 19th century brick and plaster house with tiled roof and tall prominent decorative chimney stacks. Some

1 Part 1: Appraisal

stone window surround detailing and original iron rainwater hopper detailing dated 1895. Some simple decorative wooden detailing. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.15 The Old Vicarage, a late 19th century house of distinction with selected architectural details of quality worthy of additional protection

1.80 The Old School House. Late 19th/early 20th century assumed to have been former school building. Red brick with yellow brick quoin and lintel detailing, other decorative brick panel detailing and decorative wooden detailing; elegant window proportions; pyramidal clock tower and 2 no. chimneys with pots. Slate roof. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

Part 1: Appraisal 1

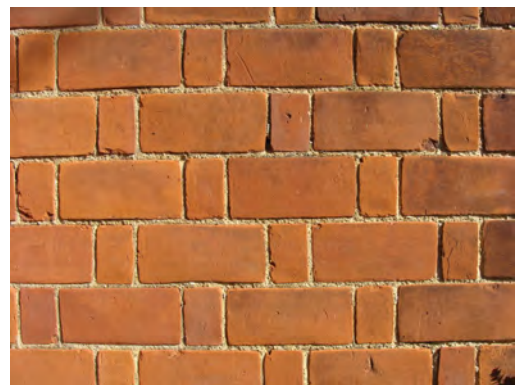


Picture 1.16 Old School House. A prominent and distinctive property at the northern extremity of the Conservation Area whose massing and architectural qualities provide a fine introduction to the Conservation Area

1.81 Nos. 1 and 2 The Street and Priory Farmhouse. A group of simply designed late 19th/early 20th century brick cottages with slate roofs and 3 no. chimneys with pots to front. Decorative yellow brick banding and lintel detailing and most unusual 'rat trap' brickwork bonding to Priory Farmhouse. Porches with slate roofs (may be later additions) to nos. 1-2. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.

1.82 **Other distinctive features that make an important architectural or historic contribution.** Wall exceeding 1m in height being eastern boundary to the Old Vicarage. Some spalled bricks and in need of repair work.

1.83 **Important open spaces.** Open space fronting the church to its south elevation. Small area of open space important to the setting of the church. It is eroded by vehicles in one strategic location. Alternative methods of overcoming this are worthy of consideration.



Picture 1.17 Unusual 'rat trap' bonding to Priory Farmhouse, The Street

1 Part 1: Appraisal



Picture 1.18 Badly eroded edge to open space fronting south elevation of church. A sensitive resolution of this problem would be beneficial

1.84 Open space to south west of the church and between Priory Place. Important both to the setting of the church and to Priory Place. In good condition and well kept, bounded by native hedge and wall.

1.85 St Mary's churchyard. An expansive and well kept graveyard with wide selection of tombstones as previously noted. A fine historic setting that is quintessentially English and most important grade to the setting of the Grade I listed church.

1.86 Extensive areas of open paddock land between churchyard and Grange Lane. Essential to the setting of several important Listed Buildings. Southern part included in the extensive archaeological site principally to the south. As previously mentioned the land is interpreted as having previously been former allotment gardens from the latter part of the 19th century, remaining as such it is believed, until the mid 1960s.



Picture 1.19 Extensive areas of open paddock land in the centre of Little Dunmow which are essential to the setting of several important Listed Buildings

Part 1: Appraisal 1

1.87 Small pond area to south east of The Flitch of Bacon PH. Pond surrounded by trees and enclosed on street frontage by a concrete post and double range of railings. Is it home to species of ecological importance?



Picture 1.20 Small pond to south east of The Flitch of Bacon PH

1.88 Particularly important trees and hedgerows. Those trees in the churchyard are particularly important as is the hedgerow of native species surrounding the central paddocks area.

1.89 Important views. As shown on accompanying plans.

1.90 Elements that are out of character with the Conservation Area. Utility poles and their overhead services detract to varying degrees, some significantly. This is particularly the case in relation to those in proximity with some Listed Buildings and in the vicinity of the junction of Grange Lane and 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 visual damage caused and for the Parish Council to discuss the matter with the relevant utility company to explore the potential of achieving incremental improvements now or in the longer term.

1.91 Opportunities to secure improvements. Repair base to listed Memorial pump on The Street. Improve eroded edge to open space fronting the Church. Seek to secure repairs to eastern boundary wall of the Old Vicarage.

1.92 Suggested boundary changes. None are proposed.

1.93 Other actions. None are suggested.

1 Part 2 - Management Proposals

Revised Conservation Area Boundary

2.1 No changes 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⁽⁵⁾. 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 or see the relevant section of the Council's website.

Website: www.uttlesford.gov.uk/planning

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 Little Dunmow. 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.

5 Full details of all policies in the current Local Plan can be found on the Council's website: <http://www.uttlesford.gov.uk/localplan>

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: The Old Vicarage, The Old School House, Nos. 1 and 2 The Street and adjoining Priory Farmhouse.

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 within the curtilages of Listed Buildings that make a contribution to the character of the Conservation Area. These comprise a wide range of tombstones in St Mary's churchyard, as previously noted some are individually listed and 2 no. fine walls - the brick wall forming southern and western boundary to churchyard and a further brick and flint wall forming Brook Street boundary to The Ivy House. The latter are protected from demolition without prior consent virtue by Listed Building legislation and any proposal involving their demolition or removal is unlikely to be approved.

2.10 Another wall forming the boundary to a non listed property has also been identified as contributing to the visual and historic importance of the village.

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 Area which must be protected. As marked on the plans these are: small space fronting the south elevation of St Mary's church; an open area to the south west of the church and between Priory Place, St Mary's churchyard, open paddocks between churchyard and Grange Lane, small pond area to the south east of The Flich of Bacon PH.

2.12 Particularly important trees and hedgerows. Principally those trees in the churchyard and the hedgerow of native species surrounding the central paddocks area. Only the most significant trees and hedgerows are shown very diagrammatically on the

1 Part 2 - Management Proposals

accompanying mapping. 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 A selection of the most important views within 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.

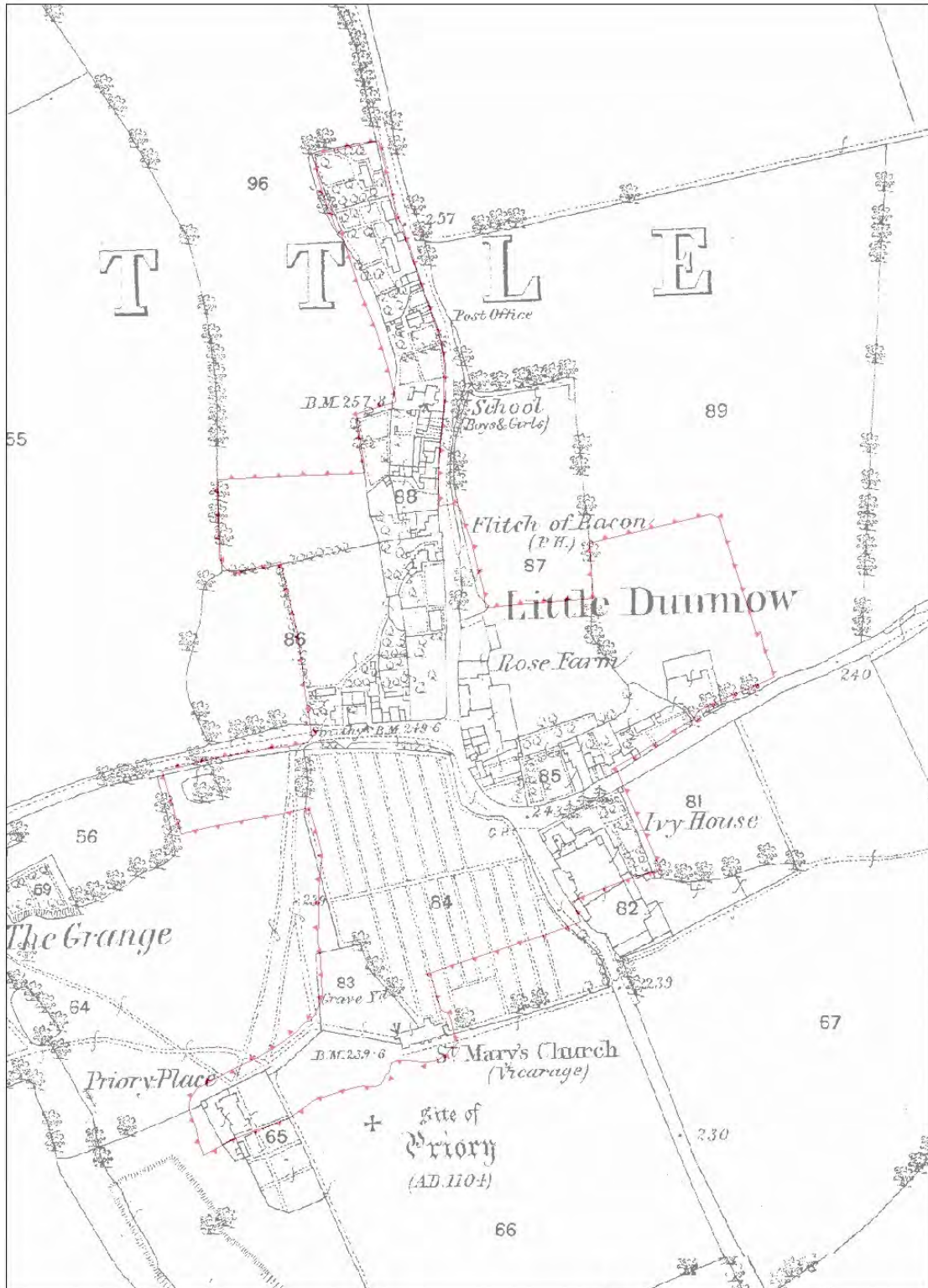
The features identified below are shown on the accompanying plans.

Detracting element	Location	Proposed Action
Overhead utility services on intrusive poles	At selected locations within the Conservation Area, particularly around the junction of Grange Lane and The Street	Contact appropriate utility company to explore potential replacement of selected overhead services
Eroded edge to open space	Fronting south elevation of St Mary's Church	Explore most appropriate means of resolving problem with owner of land and highway authority

Other actions
Seek owners co operation to restore base to historic listed pump, The Street
Seek owners co operation to undertake repair works to east boundary wall at The Old Vicarage

Maps 1

Figure 1 - 1877 Ordnance Survey Map



Little Dunmow Conservation Area



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





1 Maps

Fig 2 - Character Analysis








Maps 1

Character Analysis Key

	Existing Conservation Area boundary (no changes are proposed)
	Archaeological Sites
	Individually Listed Buildings/Tombstone and pump
	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
	Pump
	Tombstone
	Important views
	Elements out of character

1 Maps

Figure 3 - Management Plan



Maps 1

Management Plan Key



Existing Conservation Area boundary – adopted policy ENV1 applies (no changes to boundary proposed)



Archaeological Sites – adopted policy ENV4 applies



Individually Listed Buildings/Tombstone and pump, adopted policy ENV2 applies



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



Important open spaces and pond to be protected from development, adopted policies ENV3 and National Planning Policy Framework 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

P Pump

 Tombstone

D Proposed enhancements

1 Appendices

Appendix 1 - Sources

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