

Great Canfield 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 Great Canfield 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 Great Canfield
- 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 The Parish Council has produced a well illustrated and documented Village Design Statement in 2010⁽¹⁾. It sets out the history of the area, describes the individual communities that constitute the Parish and discusses amongst other subjects, Building Design and Landscape issues. Its length exceeds 40 pages and is a most useful source of advice and information. In summary it sets out the community's view which is: *The overwhelming desire is to maintain the tranquil rural character of our village.*

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



Picture 1.1 Great Canfield Village Design Statement, 2010

Planning Legislative Framework

1.13 The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate Conservation Areas, which are defined as being '*areas of special*

1 *Great Canfield Village Design Statement*, The Great Canfield Village Design Statement Steering Group, March 2010

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architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'. The same section of the Act also requires that Councils undertake periodic reviews.

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

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

1.16 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 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.

1.17 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.

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

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

1.20 Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the

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Council. The Council may then decide to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

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

Planning Policy Framework

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

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

1.24 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.

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- The use of Article 4 Directions to remove national permitted development rights should be limited to situations '*where this is necessary to protect local amenity or the well being of the area...*'
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

1.25 Uttlesford Adopted Local Plan. Uttlesford 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.

1.26 The Uttlesford Local Plan was adopted in 2005 and can be viewed on the Council's website⁽²⁾ or a copy can be obtained from the Council. In accordance with the Planning and Compulsory Purchase Act 2004, the Council is currently preparing a replacement Local Plan that will, in due course, contain the relevant Council planning policies.

1.27 The Great Canfield Inset Map of the Uttlesford Local Plan shows the existing Conservation Area and site of a Scheduled Ancient Monument and several Protected Lanes.

1.28 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'. However, one building, that can be assessed as being within the curtilage of a Listed Building is in poor and deteriorating condition and is discussed later.

1.29 Assets of Community Value. Three Assets of Community Value are registered in relation to the Parish of Great Canfield, these being the Church Hall on Marsh Lane, Cricket Club on Great Canfield Road and the Village Green at Church End Green. The last of these assets is the only one situated within the Conservation Area.

1.30 Great Canfield Conservation Area date of designation. The Conservation Area at Church End was designated in 1975.

The General Character and Setting of Great Canfield

1.31 Setting. Church End, Great Canfield is a small rural community in open countryside consisting of several Listed Buildings, a prominent Scheduled Ancient Monument mound and a fine church. The whole is a small enclosed and visually isolated community.

1.32 In the Parish there are 67 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area at Church End there are 8 Listed Buildings.

2 <http://www.uttlesford.gov.uk/localplan>

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1.33 General character and plan form. Of the above 8 Listed Buildings/groups of buildings identified on the English Heritage list, all but one are designated Grade II. The exception is the Grade I parish church, dating from the 12th century. There are two buildings each from the 16th, 17th and 19th centuries. The 15th century is also represented.

1.34 The high architectural quality and diversity of buildings in the Conservation Area together with other visual attributes and historic associations relating to the prominent Scheduled Ancient Monument warrants its formal designation. The presence of mature trees and hedgerows adds to its visual qualities.



Picture 1.2 Great Canfield as shown on the Chapman and Andre map of 1777 (Reproduced courtesy of a private collection)

Origins and Historic Development

1.35 Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report*⁽³⁾ and the *Essex Historic Environment Record (HER)*⁽⁴⁾.

1.36 Prehistoric and Roman. The *Uttlesford Environment Characterisation Project* of 2009 summarises that: "There has only been limited archaeological fieldwork within this zone, due to the absence of development. Prehistoric remains are known to exist to the north of this zone and can be anticipated here also... The zone is bisected by

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

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

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the River Roding. Later prehistoric and Roman occupation is recorded in this area, both from excavation and aerial photography. The main Roman route of Stane Street forms the northern limit of this zone."

1.37 Medieval. *The Uttlesford Environment Characterisation Project continues: "The settlement is highly dispersed, comprising isolated farmsteads, a large number of moated sites, and scattered roadside and greenside settlement. Great and Little Canfield both had their origins as church/hall complexes. The medieval settlement pattern survives to the present day... The zone has a wide range of medieval remains, including a Scheduled motte and bailey castle at Great Canfield."*

1.38 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:

The land of Count Alan (of Brittany):

Canefeldra (Great Canfield) which was held in King Edward's time, by Edeva (Edith the Fair) as 1 hide and 30 acres, is held of the Count by Aubrey de Ver. Then as now 1 plough on the demesne, and 11/2 ploughs belonging to the men. Then 3 villeins; now 1. Then 5 bordars; now 10. Woodland for 100 swine, 48 acres of meadow, counting meadow and marsh. Then as now it was worth 60 shillings.

And a further entry relating to the land of Aubrey de Ver:

Canefeldra (sic) (Great Canfield) which was held by Ulwin as a manor and as 2 hides in King Edward's time, is held by Aubrey in demesne. Then as now 2 ploughs on the demesne. Then 4 ploughs belonging to the men; now 3. Then as now 10 villeins. Then 4 bordars; now 9. Then as now 4 serfs. Woodland for 160 swine, 51 acres of meadow and 1 mill. Then 7 beasts, 3 rounceys, 29 swine, 80 sheep, 3 hives of bees; now 8 beasts, 3 rounceys, 30 swine, 100 sheep, 3 hives of bees. It was worth now as then 6 pounds.

A footnote to the above entry says: *"there is nothing in this entry to suggest that Aubrey had a residence there or to account for its castle earthworks."*

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.

1.39 Post Medieval. In Victorian times, *Kelly's Post Office Directory for Essex, 1878*,⁽⁵⁾ describes Great Canfield as being *"The church of St Peter (?) is partly Norman, having an embattled tower of wood and small spire...also some old tombs and monuments of the Wiseman family...Here are the remains of a castle formerly*

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

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belonging to the de Veres, Earls of Oxford. The chief crops are wheat, beans, barley and mangold-wurzel...and the population in 1871 was 436". There was also a Parochial School at this time.

1.40 In addition to the farmers the same directory lists the following commercial activities: carpenter, blacksmith, tailor, shopkeeper, shoe maker, miller and bricklayer. One public house is listed, namely The Griffin.

1.41 *The Place Names of Essex* by Reaney⁽⁶⁾ advises of a selection of the following names: Canefeld (1086), Mangna Caneveld ad Castrum (after the castle, 1285), Canewefeld (1323), Candfeild (1611). The name possibly derives from ancient words meaning 'Cana's open country'.

1.42 The existing Conservation Area boundary is plotted on late 19th century mapping at Figure 1 and shows the site of the Keep and in a separate location the site of a Castle and its moat. Also identified are the Church, the Hall and a Post Office.

Character Analysis

1.43 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.

1.44 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?

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

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

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1.46 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. Timbers are often left exposed, sometimes picked out in contrasting colours or, where plain, weathered to a silver grey. Infill should be with wattle panels, left plain for decorative effect. Bricks, used for principal construction from the eighteenth century, are handmade reds, occasionally with black or white stock brick detailing. 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, usually on perimeter walls and outbuildings where decorative effect is required. Occasionally decorative tile work is employed on both walls and roofs, as at Nos. 1 to 3 Church End and Rose Cottage where bands of plain and scalloped tiling are used to great effect. Barns and outbuildings are usually constructed in weather board which is prevalent, both feather edged and plain edged. It is historically preserved with pitch or creosote though now most often painted black.



Picture 1.3 North door of St Mary's Church. Flintwork and dressings of Barnack stone

1.47 Unusually for this part of Essex, in the historic core there are no buildings roofed in traditional straw thatch. Where found 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.

1.48 Windows are largely traditional, in single glazed painted timber, with either symmetrical flush or recessed casements, vertical sliding sashes are also in evidence. Although UPVC windows are to be found on a number of later properties in the parish, 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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Picture 1.4 Decorative iron railings set on half walls surrounding St Mary's Church



Picture 1.5 Alternating bands of plain and scalloped tiles to the walls and roof of Nos. 1 to 3 Church End lend great decorative effect to these timber-framed dwellings

1.49 Roofscapes provide a rich variety of architectural detail, form and shape. Most houses are roofed in peg tiles. Interest is drawn from the single or multiple red brick chimney stacks, some of very elaborate shape. 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.

1.50 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.

1.51 Trees and Hedgerows. There are trees and hedgerows within the Conservation Area which add significantly to Great Canfield's environmental quality. 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.

1.52 **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:

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

1.53 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.

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

1.55 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 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.

1.56 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.

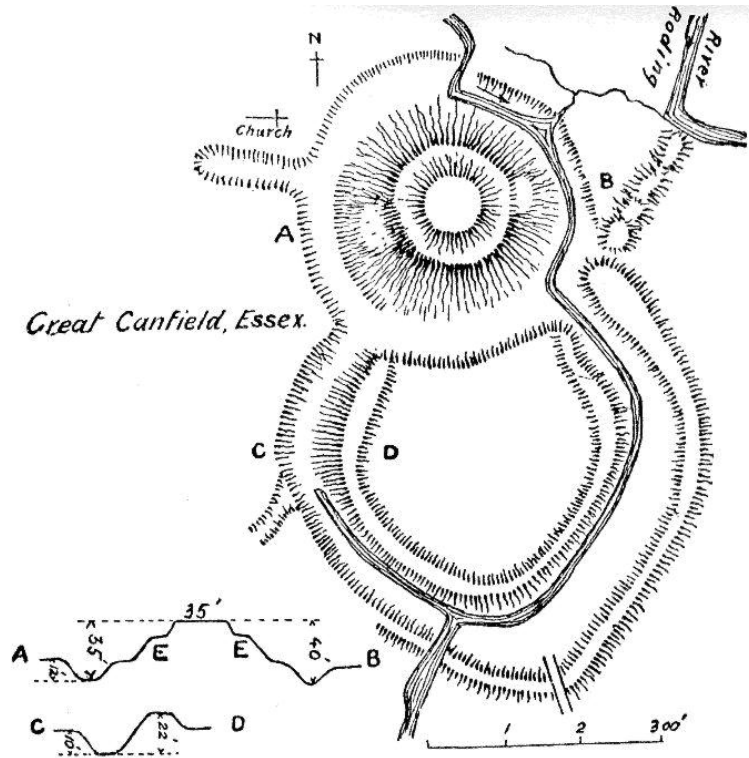
1.57 Important views. Such views are identified and are briefly described.

1.58 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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Church End Great Canfield

1.59 General overview. The Conservation Area is a grouping of buildings clustered around The Church, the Hall and the mound of the Scheduled Ancient Monument. Unusually the Conservation Area includes a considerable tract of flat open countryside between the Scheduled Ancient Monument and the River Roding which is important to the setting of the Motte and Bailey. It is believed that The River Roding originally played a role as part of the latter's defensive system and thus in part, has some historic importance. The river and brooks and other water features together with significant numbers of trees and hedgerows play an important function in adding to Great Canfield's high quality.



Picture 1.6 Plan of Great Canfield Medieval fortification. Source Victoria History of the County of Essex 1903. The accompanying text reads... "The work is second to none as an example of the methods of defence adopted in its construction...surrounded by a deep moat fed with water by the diversion of a little stream.. The plan shows a dam on the east, by means of which the waters of The Roding could be added to those of the little diverted stream, forming a never failing body of water as an added defence..." (Reproduced courtesy of the Essex Record Office)

1.60 Scheduled Ancient

Monuments. Great Canfield Motte Castle. (The following description is an abbreviated version of the scheduling text). "*Motte and Bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower...Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.*"

1.61 *Canfield Castle remains essentially undisturbed and is a fine example of a motte and bailey castle with several associated enclosures. It will retain archaeological information relating to the occupation and development of the monument and environmental evidence for the economy of its inhabitants and the landscape in which they lived. The castle has a documented history dating from the 11th century."*

1.62 "*The monument includes a motte and bailey castle and an associated moated enclosure situated on low ground, close to the River Roding, adjacent to Great Canfield church. The motte survives as a flat topped mound 14.5m high, 85.5m in diameter at*

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the base and 18m in diameter at the top... On the summit is a small mound 10m in diameter and about 1m high. The motte is surrounded by a moat which is between 10m and 20m wide and has a maximum depth of 4m. It is only water-filled along the eastern side, where it is occupied by the stream. South of the motte is a horseshoe-shaped bailey... Another enclosure, contiguous to the motte and bailey surrounding the present hall ...The large pond south-west of The Hall and a linear hollow running from the pond to the bailey, are considered to be a homestead moat. Foundations of an earlier house are believed to exist on the island. A third enclosure, represented by the ditch to the north of the church, once enclosed the church and churchyard as part of the castle complex. The third enclosure containing the churchyard is, however, still in use and is therefore not included in the scheduling... The castle is known to have been held by the de Veres for many years."⁽⁷⁾



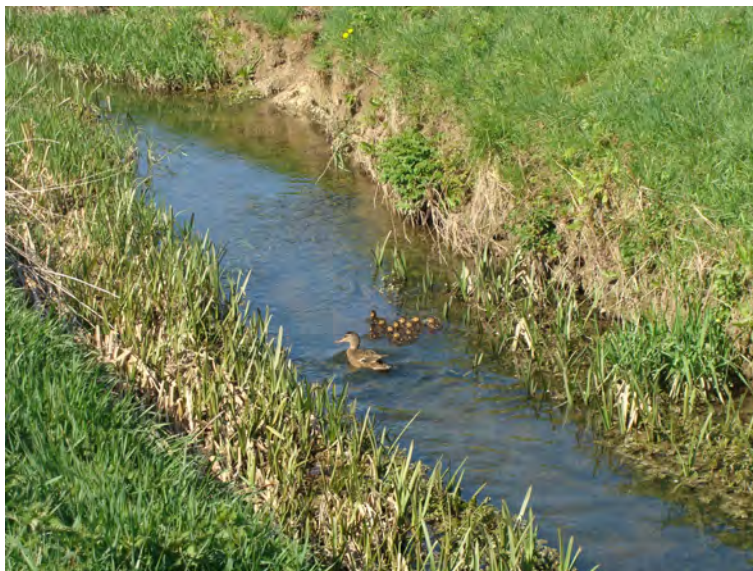
Picture 1.7 Motte and Bailey viewed from the east. The Conservation Area includes adjacent farmland, the foreground to this picture, which is important to the setting of the Scheduled Monument. Its appearance and historic appreciation might be improved by controlled management in agreement with English Heritage

1.63 The site is heavily treed and from external viewing some water features can be glimpsed. Water levels vary and some may be seasonal. Access to the site at time of survey was limited and difficult. As a consequence water features around the motte

7 Source: English Heritage schedule description - Scheduled Monument 1007821: Canfield Castle and associated moated enclosure

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and bailey have not been plotted. Trees and scrub cover the site whose visual improvement might be improved by controlled management in agreement between the owner and English Heritage with whom preliminary contact has been made.



Picture 1.8 The River Roding which in this location forms the eastern boundary of the Conservation Area. The river complex in historic times is believed to have fed the moat defences

1.64 Archaeological sites. Within the Conservation Area St Mary's church is an archaeological site with recordings of Roman brick, 10th/11th century sculpture, a 12th to 15th century church and 16th century monumental brasses. To the south west of the Hall, beyond but immediately adjacent to the Conservation Area, is the site where a late Mesolithic/Neolithic implement was discovered.

1.65 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.

1.66 Individually Listed Buildings. Because of the small numbers all Listed Building descriptions (generally abbreviated) are provided below. Any additions in italics are the fieldworker's further comments.

1.67 The Hall – Grade II. Manor house, late 16th and early 17th century, extended in 19th and 20th centuries. Timber-framed and plastered, roof tiled. The earliest part is of L-plan, a 16th century cross wing and an early 17th century wing, each with an axial chimney. Two storeys. This is the third manor house established in Great Canfield, built on a new site by Thomas Wiseman I or II, between 1579 and 1602, possibly part of a larger house. (The Hearth Tax return of 1662 records 16 hearths).

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Picture 1.9 The third manor house established in Great Canfield, built by Thomas Wiseman I or II, probably towards the end of the 16th century

1.68 Pump 5m south east of No 2 Church End - Grade II. Cast iron pump late 19th century. Fluted cap and finial. Upper barrel fluted, foliate design around base of spout, bucket hook of scroll design. Handle of double curvature ending in heart-shaped loop. Maker's name, Appleby & Co, other words illegible.

1.69 Parish Church of St Mary – Grade I. Chancel and nave, early 12th century. Nave extended in 13th century. Vestry 19th century. Flint rubble with some Roman bricks, dressings of Barnack stone, roof tiled. The nave has been extended to the west to accommodate a timber-fronted bell-turret, 15th century, consisting of 4 posts with arch-braced tie beams, clad externally with weatherboards, with pointed lights with 19th century shingled spire. The roof of the chancel is 14th or 15th century. In the floor of the chancel there is a brass of John Wyseman, auditor 'of the revenue of the crown' to Henry VIII, and of Agnes his wife, 1558; figures of man in armour, and woman, both kneeling before prayer-desks; behind them, figures of 4 sons and 6 daughters; four shields of arms. In an arched recess in the east wall of the chancel, formerly covered by the monument to Sir William Wyseman, there is a painting of the Blessed Virgin suckling the Child, who is seated on her lap; she is crowned and wears a full red cloak over a girdled gown, and is seated on a stone throne.



Picture 1.10 13th century representation of the Virgin described by Pevsner as being "one of the best 13th century representations of the subject..., full of tenderness"

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Picture 1.11 Great Canfield church with its weather boarded 15th century bell tower and 19th century spire

1.70 Nos. 1, 2 and 3 Church End – Grade II. Early 17th century house divided into 3 dwellings, with late 19th century alterations, extended in 20th century. Timber-framed, walls clad with red plain tiles with bands of scalloped tiles, roof similarly treated. Possibly built as a Vicarage.

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Picture 1.12 Nos. 1,2 and 3 Church End, 17th century in origin with distinctive 19th century scalloped tile detailing to walls and roof

1.71 Lychgate and boundary wall to Church of St Mary – Grade II. Lychgate, wall, piers and railings, late 19th century. Lychgate, timber framed on flint and stone piers, roofed with red plain tiles. Railings on crest of wall, between piers, cast iron, consisting of 2 square bars with a twist in the middle, and stanchions each terminating in a Maltese Cross. (*Internal to the churchyard the wall is in need of repair and the churchwarden advised the fieldworker that quotations were being sought*).



Picture 1.13 19th century church boundary wall and Lychgate, the wall is in need of repair in places

1 Part 1: Appraisal

1.72 The Maltings – Grade II. Hall house with one cross wing, 15th century and 17th century, altered in 19th and 20th centuries. Timber- framed, plastered, roof tiled. Floor inserted in hall, original crown post roof rebuilt as clasped purlin construction to gain headroom. Cross wing roof hipped, hall gabled at south east. The name, The Maltings, derives from a former building on the north west edge of site, recorded in tithe map and award of 1847, now demolished.

1.73 Near Mount (*now Rose Cottage*) - Grade II. Late 17th century house, divided into 2 almshouses in 1901. Timber-framed, lower walls weather boarded, upper walls tile-hung, roof tiled. 3 bays, single storey with attics, external chimney stacks at gables. 3 gabled dormer windows across eaves line.

1.74 Barn 100 metres south west of The Hall – Grade II. Aisled barn, late C16. Timber-framed, weatherboarded, roof tiled. Now coated in asbestos cladding. 7 bays with 2 midstreys. Jowled storey posts, cambered tiebeams, roof rebuilt above tie beams. (*The location of this barn is wrongly plotted on both English Heritage and District Council databases*).

1.75 Important buildings or structures within the curtilages of Listed Buildings. The status of this group of ruinous buildings adjacent to the northern boundary of the churchyard is unclear but included here for convenience. They are partly in an advanced state of decay but are not visibly prominent at the moment as they are covered with ivy and in close proximity to mature trees. They would appear to be the remains of a group of six buildings, possibly at one time used in part by the nearby church. The fieldworker was advised they are not owned by the church and this was reiterated at the public meeting. Preliminary discussions with those believed to be the owners indicate repairs may be possible. Dating from the 19th century, the buildings are of historic interest and if restored would make a positive contribution to the Conservation Area. One practical solution might be to remove the most derelict southern section and reinstate the more substantial section to the north, replacing like for like.



Picture 1.14 Northern part of derelict building, capable of like for like restoration, viewed from churchyard

Part 1: Appraisal 1



Picture 1.15 Same derelict building, northern elevation. As can be seen southern end is probably incapable of meaningful restoration

1.76 Tombstones in the churchyard. There are a large number representing various periods, some being chest tombs of eminent local families.



Picture 1.16 A selection of historic tombs in the churchyard that contribute to its quintessentially English appearance

1.77 19th century single storey red brick agricultural building with slate roof and chimney within complex of farm buildings at The Hall. Buttresses support walls; arched window detailing. Spalled brickwork in need of repair.

1.78 Small open fronted farm building within complex of farm buildings at The Hall, in part weather boarded with corrugated half hipped roof. Former cart lodge; now contains service equipment.

1.79 **Other buildings that make an important architectural or historic contribution.** Rodingbourne, a prominent two storey house dominating the street scene and centre of the village, rendered with slate roof and 2 no. chimneys to main ridge with pots. Distinctive window range with arched lintels, each with central keystone. Central

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doorway with console detailing. Probably 19th century. An Article 4 Direction to provide protection for selected architectural features may be appropriate subject to further consideration and notification.



Picture 1.17 Rodingbourne, a prominent residence dominating the street scene and most worthy of retention

1.80 Other distinctive features that make an important architectural or historic contribution. There is a metal fence that encloses part of the churchyard which is probably 19th/20th century in origin. Of principal interest is that fronting the church, to the north and north-west. This comprises part twisted railings with decorative posts mounted on a low stone-capped flint wall. It is in need of repair to varying degrees and were it possible to initiate this, a significant environmental gain would be achieved. The church authority might consider this as an incremental long term project.

1.81 Important open spaces. The churchyard is a large open space well treed with a range of interesting tombstones that provides an appropriate setting for the Grade I parish church.

1.82 The smaller triangular green area fronting Rodingbourne is important to the setting of the latter building and also to that of the church and its boundary wall and lychgate. As identified below, it is marred by a prominent utility pole.

1.83 Large pond to front of The Hall which the Scheduled Ancient Monument text advises may have been part of a homestead moat. It is most attractive and visually important to The Hall and adjacent environs.

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Picture 1.18 Visually attractive pond to front of The Hall whose origins may have been part of a homestead moat

1.84 The Scheduled Ancient Monument in its entirety together with surrounding farmland, principally to the north and the east/south east is collectively a visually important element of the Conservation Area. As previously identified, the agricultural land surrounding the monument and defined by river and brook courses, believed to have historical associations with its defences, is additionally very important to the setting of the monument.

1.85 Particularly important trees and hedgerows. Throughout the Conservation Area trees and hedgerows play an important part in contributing to its overall quality. They are diagrammatically plotted on the accompanying plans.

1.86 Important views. As shown on accompanying plans. Views of the church and the motte and bailey and of The Hall are the most important.

1.87 Elements that are out of character with the Conservation Area. Derelict ruinous buildings adjacent to northern boundary of churchyard as previously discussed and identified.

1.88 There are two utility poles in the centre of Church End whose appearance and overhead services detract. Their removal would make a considerable visual improvement. The practicalities and associated cost of achieving such improvements, particularly in this difficult economic climate, is recognised. However, it is considered appropriate to

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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 their removal now or in the longer term.

1.89 The metal railings enclosing the churchyard in part have already been identified as being in need of repair. In their current condition they detract.

1.90 Opportunities to secure improvements. Identify owner and in first instance, discuss and seek co-operation in repairing derelict building to north of and adjacent to churchyard. Undertake repair works to listed 19th century church boundary wall and also boundary railings to churchyard. Undertake repairs to 19th century single storey red brick agricultural building within complex of farm buildings at The Hall. Seek to achieve removal of 2 no. prominent utility poles in the centre of Church End.

1.91 Suggested boundary changes. One large area is proposed to be excluded from the Conservation Area. It is located to the north of the farm buildings barns within the curtilage of The Hall and includes part of a large arable field. Here the boundaries are drawn in an arbitrary manner crossing an open field and would seem to serve no obvious purpose. It is considered the boundary could be more properly drawn to follow the rear boundaries of existing properties, including those of two Listed Buildings and to retain a treed area fronting the track to the farm buildings.

1.92 Other actions. Advise English Heritage of inaccurate location of Listed Building, being barn 100m south west of The Hall. Similarly change Uttlesford District Council database.



Picture 1.19 Prominent and visually disruptive utility pole in key environmental location whose removal would secure a significant environmental gain

Part 2 - Management Proposals 1

Revised Conservation Area Boundary

2.1 Remove area of open arable land to the north of farm buildings within the curtilage of The Hall.

Planning Controls and Good Practice: The Conservation Area

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

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

Website: www.uttlesford.gov.uk

Telephone no. 01799 510510

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

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

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

Planning Control and Good Practice: Listed Buildings

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

2.6 The Listed Buildings and associated structures within their curtilages, including those that have been specifically identified by this Appraisal, are important and are a major contribution to the quality of the built environment of Great Canfield. 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.

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

2.7 One such unlisted building that makes a positive contribution to the character of the Conservation Area has been identified, this being Rodingbourne.

1 Part 2 - Management Proposals

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 the metal boundary fence to the churchyard that should be retained and repaired.

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

2.10 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 churchyard, the smaller triangular green to the front of Rodingbourne and the pond, possibly part of a former moat complex to the south west of The Hall.

2.11 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

2.12 A selection of the most important views within the Conservation Area are diagrammatically shown.

Enhancement Proposals to Deal with Detracting Elements

2.13 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.

Part 2 - Management Proposals 1

The features identified below are shown on the accompanying plans.

Detracting element	Location	Proposed Action
Overhead utility services on intrusive poles	In centre of village, one on important triangular green	Contact appropriate utility company to explore potential replacement of selected overhead services
Derelict and deteriorating ancillary building	To immediate north of churchyard	Preliminary discussions with those believed to be the owners indicate repairs may be possible

Other actions

Discuss with owner the potential of introducing controlled management of Scheduled Ancient Monument Great Canfield Motte and Bailey site in agreement with English Heritage

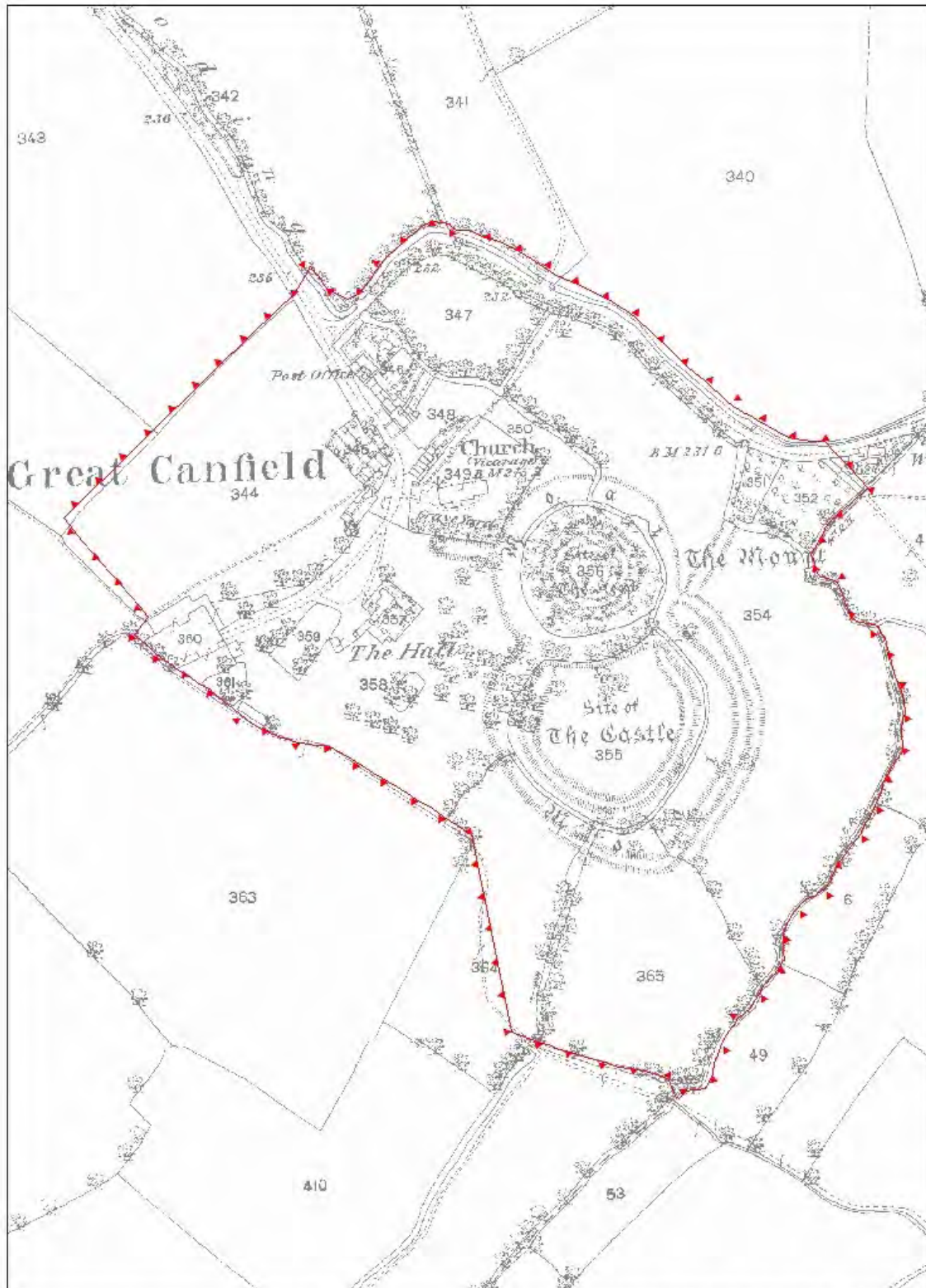
Seek to persuade church authorities to continue repair works to (a) listed boundary wall and (b) boundary railings

Seek to secure necessary repairs to single storey red brick farm building, ancillary to The Hall

Advise English Heritage of inaccurate location of Listed Building, being barn 100m south west of The Hall. Similarly change Uttlesford District Council data base

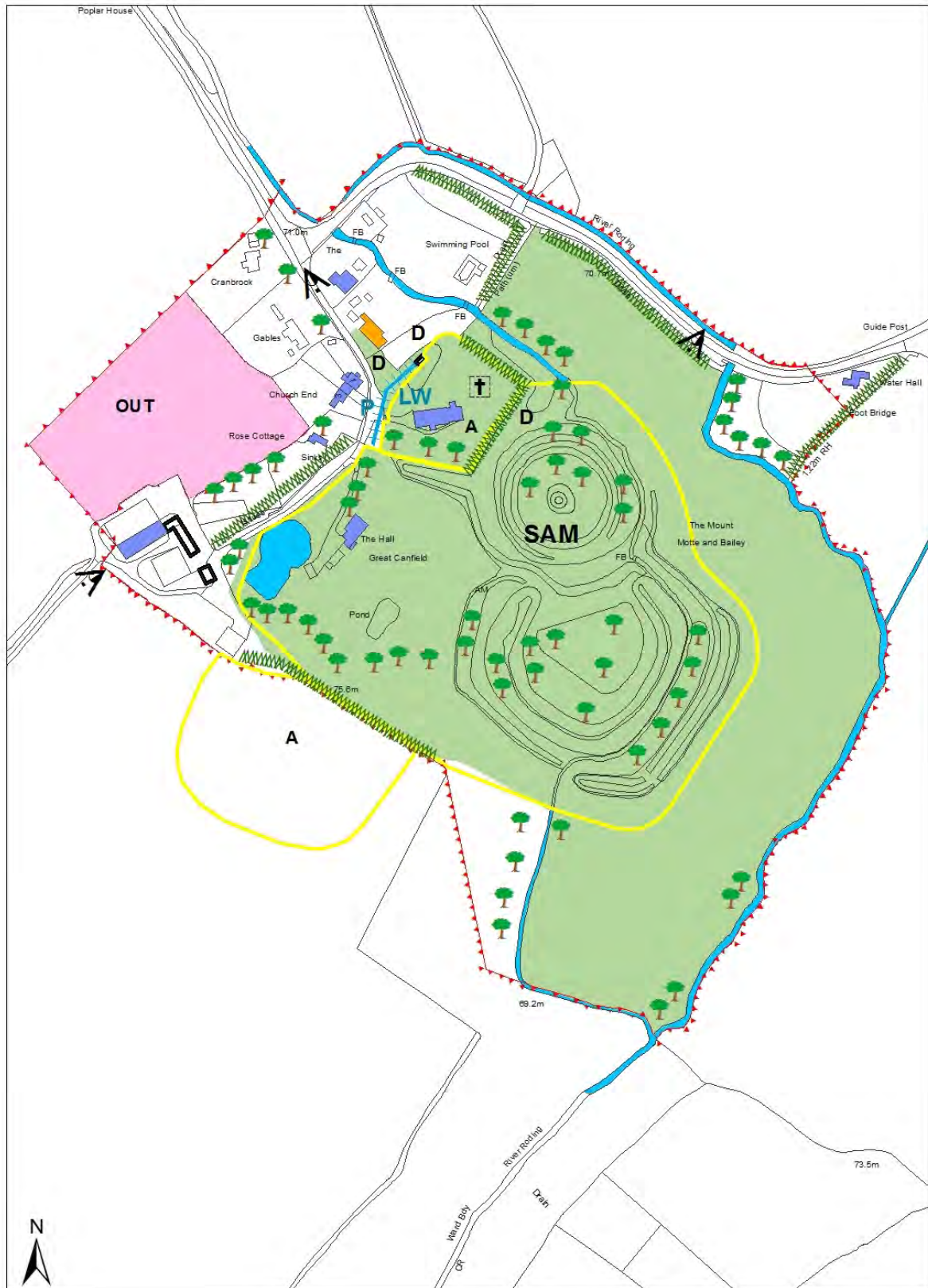
1 Maps

Figure 1 - 1877 Ordnance Survey Map



Maps 1

Fig 2 - Character Analysis



1 Maps

Character Analysis Key

	Existing Conservation Area boundary
	Proposed reduction of the Conservation Area
	Scheduled Ancient Monument
	Archaeological Sites, adopted policy ENV4 applies
	Individually Listed Buildings, Pump, Lych Gate and Wall
	Important Buildings in the curtilages of Listed Buildings
	Other buildings that make an important architectural or historic contribution to the Conservation Area
	Important green spaces
	General location of important trees/hedgerows
	Water features (unable to access and plot those inland to the SAM)
Other distinctive features to be protected from demolition within the parameters of legislation (including walls and railings within the curtilages of Listed Buildings)	
	Railings
	Tombstones
	Important views
	Elements out of character

Maps 1

Figure 3 - Management Plan



1 Maps

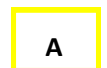
Management Plan Key



Revised Conservation Area Boundary – adopted policy ENV1 applies



Scheduled Ancient Monument – adopted Policy ENV4 applies



Archaeological Sites – adopted policy ENV4 applies



P



Individually Listed Buildings, Pump, lych gate and Wall, policy ENV2 applies



Important buildings/structure in the curtilage of listed buildings. Policy ENV2 applies



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



Important open spaces and water features to be protected from development, adopted policies 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)



Railings



Tombstone

E

Proposed enhancements

Appendices 1

Appendix 1 - Sources

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