

Great Hallingbury Conservation Area Appraisal and Draft Management Proposals, 2014



Contents

| | |
|---|-----------|
| 1 Part 1: Appraisal | 3 |
| Introduction | 3 |
| Planning Legislative Framework | 4 |
| Planning Policy Framework | 6 |
| The General Character and Setting of Great Hallingbury | 7 |
| Origins and Historic Development | 8 |
| Character Analysis | 10 |
| Great Hallingbury Village | 15 |
| 1 Part 2 - Management Proposals | 26 |
| Revised Conservation Area Boundary | 26 |
| Planning Controls and Good Practice: The Conservation Area | 26 |
| Planning Controls and Good Practice: The Potential Need to Undertake an Archaeological Field Assessment | 26 |
| Planning Control and Good Practice: Listed Buildings | 26 |
| Planning Controls and Good Practice: Other Buildings that Make an Important Architectural or Historic Contribution | 26 |
| Planning Controls and Good Practice: Other Distinctive Features that Make an Important Architectural or Historic Contribution | 27 |
| Planning Control and Good Practice: Important Open Spaces, Trees and Groups of Trees | 27 |
| Proposed Controls: Other Distinctive Features that make an Important Visual or Historic Contribution | 27 |
| Enhancement Proposals to Deal with Detracting Elements | 27 |
| 1 Maps | 29 |
| Figure 1 - 1877 Ordnance Survey Map | 29 |
| Fig 2 - Character Analysis | 30 |
| Character Analysis Key | 31 |
| Figure 3 - Management Plan | 32 |
| Management Plan Key | 33 |
| 1 Appendices | 34 |
| Appendix 1 - Sources | 34 |

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 Hallingbury 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.

1 Part 1: Appraisal

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 Hallingbury
- 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. Thanks also to Philip and Heather Hays whose advice and information in relation to the church, its history and contents was of considerable assistance.

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.

Part 1: Appraisal 1

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 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.

1 Part 1: Appraisal

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.

Part 1: Appraisal 1

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⁽¹⁾ 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 Great Hallingbury Inset Map of the Uttlesford Local Plan shows the existing Conservation Area and site of a Scheduled Ancient Monument. To the north is the Public Safety Zone and Countryside Protection Zone associated with Stansted Airport and further to the north is the Metropolitan Green Belt boundary. Either side of the motorway is a Poor Air Quality Zone. To the south are extensive parkland and two woodland areas.

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. Four Assets of Community Value are registered in relation to the Parish of Great Hallingbury, these being the Church of St Giles, the village hall on Church Road, the car park and field off Church Road and the Sir John Houblon PH at Bedlars Green. The last of these assets is the only one not situated within the Conservation Area.

1.29 Great Hallingbury Conservation Area date of designation. The Conservation Area was designated in 1983.

The General Character and Setting of Great Hallingbury

1.30 Setting. The Conservation Area at Great Hallingbury is a small linear community consisting of several Listed Buildings, a Scheduled Ancient Monument grouped around a prominent centrally located church and hall stretching along Church Road. The community is detrimentally affected by noise from the motorway to the north and by aircraft flying overhead.

1.31 In the Parish there are 68 Listed Buildings or groups of Listed Buildings whilst in the existing Conservation Area there are 9 Listed Buildings.

1.32 General character and plan form. Of the above 9 Listed Buildings/groups of buildings identified on the English Heritage list, all but one are designated Grade II. The exception is the Grade II* parish church, dating from the 11th century but largely

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

1 Part 1: Appraisal

remodelled in the 19th century. There are two buildings each from the 16th and 18th centuries. The 15th, 17th, 19th and 20th centuries are also represented, the latter by the K6 telephone kiosk.

1.33 The high architectural quality and diversity of buildings in the Conservation Area together with other visual attributes and historic associations relating to the Church, The Hall and the moated Scheduled Ancient Monument site warrants its formal designation. The presence of mature trees and hedgerows throughout the Conservation Area add to its visual qualities.



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

Origins and Historic Development

1.34 Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report*⁽²⁾ and the *Essex Historic Environment Record (HER)*⁽³⁾.

1.35 Prehistoric and Roman. The *Uttlesford Environment Characterisation Project* of 2009 summarises that the zone is: "A rural landscape, bisected north-south by the M11. Prehistoric occupation is attested by the nationally important Iron Age hill fort of

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

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

Part 1: Appraisal 1

Wallbury overlooking the Stort Valley along with a number of other potential settlements. Evidence of Roman occupation is widespread within the zone and includes a villa overlooking the Stort."

1.36 Medieval. The *Uttlesford Environment Characterisation Project* continues: "*Evidence of the medieval period is visible in the dispersed settlement pattern and the landscape divisions. Early medieval occupation is represented by the churches across the zone and many of the moats within this zone are thought to originate in the 12th to 13th centuries.*"

1.37 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 for Great Hallingbury thus:

The land of Eudo Dapifer:

Hallingeberia (Great Hallingbury) was held, in King Edward's time, by 2 free men as a manor and as 3 hides and 38 acres. Then 6 ploughs on the demesne; now 3. Then 10 1/2 ploughs belonging to the men; now 2 1/2. Then 18 villeins; now 8. Then 4 bordars; now 5. Then 1 serf, now none. Woodland for 600 swine, 25 acres of meadow, pasture worth 28 pence, 1 mill. And 9 ploughs could be added to the stock. And one of these manors used to be worth, in King Edward's time, 8 pounds; and also received 100 shillings; now 4 pounds. And the other was then worth 60 shillings; now 40. Roger took over on the demesne 1 rouncey and 3 beasts, and 30 sheep, and 40 swine; now 1 rouncey and 8 beasts, and 80 swine, and 120 sheep and 3 hives of bees.

A further smaller manor interpreted as being in Great Hallingbury was Walla being the land of Richard, son of Count Gilbert.

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.

1.38 Post Medieval. In Victorian times, *Kelly's Post Office Directory for Essex, 1878*,⁽⁴⁾ describes Great Hallingbury as being "*south west from Bishop's Stortford station...The church of St Mary was rebuilt, with the exception of the tower in 1874...There is a National School for boys and girls, capable of holding 200 children; it is a Gothic building of red brick, and was built at an expense of nearly £2,000. The soil is mixed; subsoil clay and gravel. The chief crops are wheat, barley and roots ...and the population in 1871 was 651.*"

1.39 In addition to the farmers the same Directory lists the following commercial activities: saddler, shopkeeper, basket maker, blacksmith (at Woodside Green), beer retailer and blacksmith.

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

1 Part 1: Appraisal



Picture 1.2 Great Hallingbury church circa 1870 before being 'restored' and extended by G.E Pritchard in 1874. (Reproduced courtesy of Great Hallingbury Local History Society)

1.40 *The Place Names of Essex* by Reaney⁽⁵⁾ advises of a selection of the following names: Hallingbury (Great and Little); Halingheberia (1086); Hallyngbery Magna (1335), Hastingburye Magna (1594). The name possibly derives from ancient words meaning Healla people.

1.41 The existing Conservation Area boundary is plotted on late 19th century mapping at Figure 1 of the Maps section of this report. It shows the School, the Church and The Hall together with a Rectory (now Glebe House). To the north west of the latter, land is shown laid out in strips which is interpreted as having been allotments at this time.

Character Analysis

1.42 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)

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

Part 1: Appraisal 1

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.

1.43 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?

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

1.45 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 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, usually on perimeter walls and outbuildings where decorative effect is required. Of special interest in Great Hallingbury is Glebe House, constructed of, or faced with concrete and exposed aggregate block detailing in the Scottish Baronial Style. 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.

1.46 Throughout the historic core there is only one building roofed in traditional straw thatch. Where found in the village, or elsewhere in the parish it is laid very steeply, typically at a pitch of 45 to 60°. It is usually finished plain, but ridges may be finished with decorative ligger work in patterns including dragons' teeth, diamond, scalloped, clubbed, herring-bone and crossed, usually hipped. On other buildings roofs are sometimes of double cambered handmade red clay plain tiles laid steeply (47 to 50°) or for 19th century and later additions, natural blue-grey slate at a lower pitch Orange clay pantiles are usually confined to outbuildings only.

1 Part 1: Appraisal

1.47 Windows are largely traditional, in painted or stained timber with either symmetrical flush or recessed casements, vertical or horizontally sliding sashes, the latter a particular feature of North West Essex. Although plastic replacement 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.



Picture 1.3 Pargetting, colour-washed plaster and simple detailing on Centuries in Church Road



Picture 1.4 Glebe House constructed of concrete and exposed aggregate block detailing in the Scottish Baronial Style

1.48 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 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.

1.49 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.

1.50 Trees and Hedgerows. There are trees and hedgerows within the Conservation Area which add significantly to Great Hallingbury'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.

Part 1: Appraisal 1

1.51 Open land, open spaces or gaps of quality that contribute to the visual importance of the Conservation Areas where development would be inappropriate 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?

1.52 Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question. These are plotted onto Figures 2 and 3 of the Maps section of this report.

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

1.54 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.

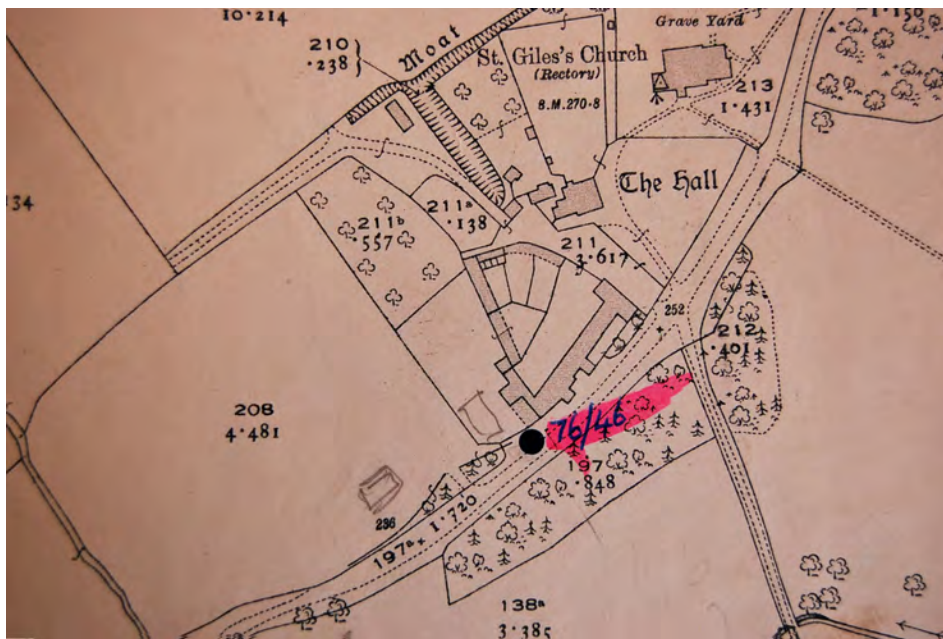
1.55 Detracting elements. Any features that detract or are in poor repair and any proposed enhancements will be identified and appear in summary form in the Table set out in Part 2 and are marked on the relevant mapping.

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

1 Part 1: Appraisal



Picture 1.5 The northern part of Great Hallingbury as shown on the Ordnance Survey of 1921. (Reproduced courtesy of Saffron Walden Town Library)



Picture 1.6 The southern part of Great Hallingbury as shown on the Ordnance Survey of 1921.

1.57 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.

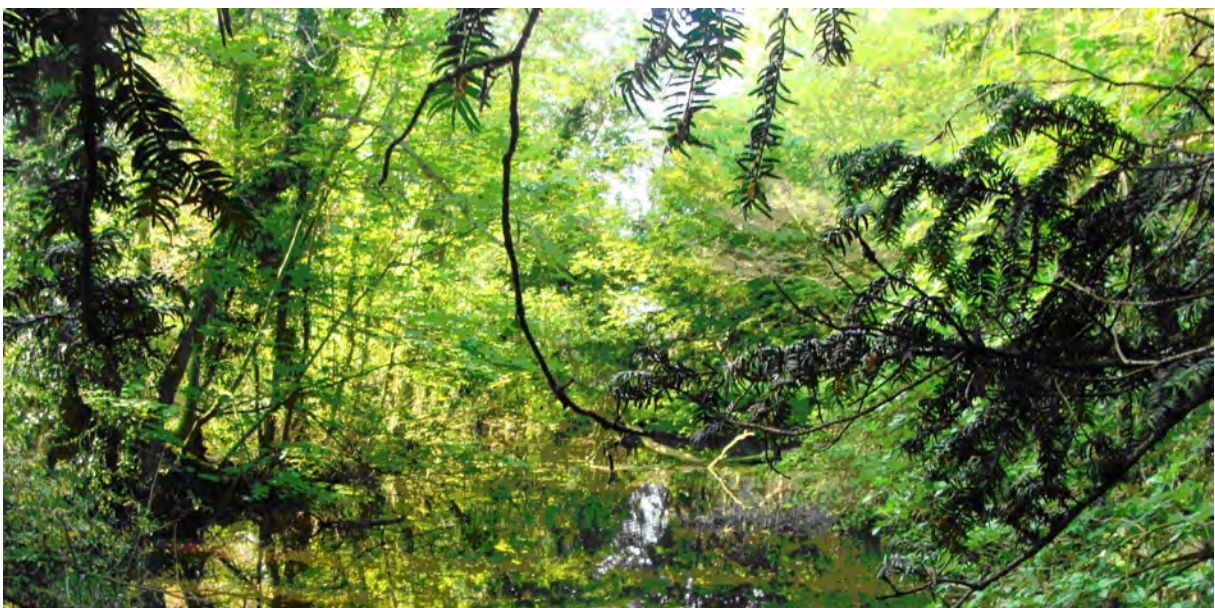
Part 1: Appraisal 1

Great Hallingbury Village

1.58 General overview. The small Conservation Area is a linear grouping of buildings around The Church and The Hall and the moat of the Scheduled Ancient Monument. Trees and hedgerows play an important function in adding to Great Hallingbury's high quality.

1.59 Scheduled Ancient Monuments. Moated site north of Glebe House. (The following description is an abbreviated version of the scheduling text). "*Around 6,000 moated sites are known in England...The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout...*

1.60 ... *The Old Rectory [Glebe House] moated site remains essentially undisturbed and will retain archaeological information relating to the occupation of the site. The water-filled ditches will retain environmental evidence pertaining to the economy of its inhabitants and the landscape in which they lived. The monument includes a moated site...immediately north of Glebe House... The monument includes a sub-rectangular moated site of which the eastern arm has been infilled but will survive as a buried feature. The remaining moat ditches describe a horseshoe shape ... A causeway 2.5m wide across the southern arm gives access to the island which has earthworks indicating the subsurface remains of earlier buildings on the site.*⁽⁶⁾.



Picture 1.7 Moated site north of Glebe House, a Scheduled Ancient Monument. Such homestead moats may have been more prestigious as opposed to having real military purpose

6 Source: English Heritage schedule description - Scheduled Monument 1011652: Old Rectory moated site, Glebe House

1 Part 1: Appraisal

1.61 Archaeological sites. Within the Conservation Area St Giles church is an archaeological site with recordings of Roman brick, Saxon(?) pottery 11th-15th and 19th century church structures. The Hall is also an archaeological site with remains of medieval moat and 16th–19th century structures.

1.62 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.

1.63 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.

1.64 K6 Telephone Kiosk Church Road – Grade II. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

1.65 Tudor Cottage, Church Road – Grade II. Early to mid 15th century. Hipped plain tile red roof with gablets. Exposed timber frame with plaster infill. 2 storeys with 2 range triangular oriel windows, leaded diamond panes on shaped brackets. Carved figures added to corner posts under eaves. Central red brick square chimney stack.



Picture 1.8 Tudor Cottage, a Listed Building dating from the 15th century, prominent in the street scene

Part 1: Appraisal 1

1.66 The Hall, Church Road – Grade II. House. Early 19th century front, red brick with hipped grey slate roof. Brick dated 1813. Timber framed and plastered 16th and 17th century ranges at rear. Fine metal tent porch supported by ornamental pillars with matching frieze. 2 red brick chimney stacks. Homestead moat.



Picture 1.9 The Hall viewed from the churchyard

1.67 Outbuilding at The Hall – Grade II. Outbuildings 18th/19th century. T-shape red brick building, plain tile hipped roof with continuous recessed arches with segmental heads. Windows in some arches are small paned cast iron, some with horizontal sliding sashes.

1.68 Centuries, Church Road – Grade II. Cottage. 17th century. Double range plain red-tile hipped roof. Timber framed and plastered with modern pargetting and attached single storey of the same materials to left and pantile roof to bake oven right. 2 storeys. 3 range windows ground floor, 2 range first floor. Iron casements with diamond leaded lights and glazing bars. Central rectangular red brick chimney stack.

1.69 Church of St. Giles - Grade II*. Much rebuilt and remodelled by G.E. Pritchett in 1874 but with fine late 11th century Chancel Arch and west window and 14th century west tower. The tower is built of flint rubble and clunch with Barnack stone dressings. The octagonal shingle spire is of 1873. All other external walls, including the porch are of matching materials and are mainly Victorian. The roofs are plain red tiles. Internally

1 Part 1: Appraisal

the main feature is the complete early Norman chancel arch built entirely of Roman bricks. The Victorian arcade is of circular piers with richly carved foliage capitals. There is a late 11th century window in the south west wall of Roman brick.



Picture 1.10 The early Norman chancel arch in St Giles church built entirely of Roman bricks



Picture 1.11 An unusual cadaver tomb commemorating members of the Morley family

Part 1: Appraisal 1

1.70 Inside the Church an unusual cadaver tomb together with brass inscriptions commemorates members of the Morley family. Removed to the tower at the time of 19th century 'restoration'. The effigy is in the form of a decomposing body and is an allegory of the brevity and transient nature of life, irrespective of a person's earthly position. Very rare.

1.71 Granary at The Hall – Grade II. Granary 18th century or earlier. Plain red tiled hipped roof, timber framed and weather boarded, on staddle stones. *Now converted.*

1.72 Nos. 18 and 19 Church Lane – Grade II. (Now called Hunters End) Cottage 16th -17th century. Thatched roof, timber framed and plastered. 1 storey and attic with curved dormers and a single storey gabled wing. 2 red brick chimney stacks. *The thatched roof is in need of repair, particularly the ridge which is a particularly vulnerable element of a thatched roof. This is the only thatched property in the Conservation Area, a fact which emphasises the need to retain it.*



Picture 1.12 Hunters End. The only thatched property in the Conservation Area whose ridge is particularly in need of repair/ replacement

1.73 Church of England Primary School (*now residential*) – Grade II. Circa 1848 a single storey village school built of red brick with black diaper pattern of headers, in a restrained Jacobean style. A carefully detailed school design for this period.

1 Part 1: Appraisal



Picture 1.13 The former school building now converted to residential. The central plaque is inscribed although some lettering has deteriorated and cannot be read. It commences 'The fear of the Lord is the beginning of wisdom...' a typical Victorian sentiment

1.74 Important buildings or structures within the curtilages of Listed Buildings. Wall to front of former school building. Of flint construction capped with clinker industrial waste.

1.75 Wall surrounding churchyard. 19th century boundary flint wall with rounded capping detailing.



Picture 1.14 The wall surrounding the churchyard is an important and strong feature in the street scene

Part 1: Appraisal 1

1.76 Two wooden pedestrian gates forming part of the 19th century boundary wall to the churchyard. Design typical of their period. Both were noted as being in need of repair in the original survey. Repairs have recently been completed and the gates re-hung.



Picture 1.15 One of two fine pedestrian gates to the churchyard prior to repairs being undertaken

1.77 Tombs in churchyard. Of particular note is the Houblon tomb which is in need of cleaning and minor restoration. The church was largely rebuilt by John Archer Houblon in 1874 who was then Lord of the Manor of Great Hallingbury. The latter was descendant of Protestant merchants fleeing the continent and settling in London. John Houblon was first governor of the Bank of England in 1694, whose image appears on the back of the series E £50 notes issued in 1994.

1.78 In more recent times the churchyard is resting place of Norman Mead MBE who died in 2008. Norman Mead, as inscribed on his tombstone, was a faithful servant ...of the community who played an active role in seeking to limit expansion of Stansted Airport.



Picture 1.16 The Houblon tomb in need of minor repair and restoration. The churchwarden advised the fieldworker that contact had been made with the family in this respect

1 Part 1: Appraisal

1.79 Other buildings that make an important architectural or historic contribution. Glebe House, Church Road. A large tall 19th century residential building, formerly a Rectory, now divided into flats. Constructed of or faced with aggregate blocks with decorative horizontal detailing. Slate roof with dormers and chimney ranges with pots. Some original sliding sash windows and door detailing. Tower folly to south west corner with date plaque 1875. In large grounds with mature trees and homestead moated site. A most unusual building with the features described worthy of retention.

1.80 One resident advised the fieldworker that the building was erected by a Rector previously living in Scotland who desired to replicate the stone appearance of a Scottish mansion. However as natural stone proved too expensive he elected to use the emerging concrete/aggregate technology.



Picture 1.17



Picture 1.18 Glebe House, Church Road. An unusual late 19th century building constructed of or faced with concrete and exposed aggregate block detailing. Unusual and most worthy of retention

Part 1: Appraisal 1

1.81 Other distinctive features that make an important architectural or historic contribution. Mid-20th century George VI Post Office Box in brick pier inserted in 19th century wall. Motif reads G VI R surmounted by Crown.



Picture 1.19 Mid-20th century letter box

1.82 Important open spaces. St Giles churchyard is an extensive open space containing a range of tombstones and trees traditionally associated with churchyards which provides a fine setting for the Church building and is an important space contributing to the general spatial quality of the Conservation Area.



Picture 1.20 The important open churchyard that sets off the Church and adds to the special quality of the Conservation Area

1 Part 1: Appraisal

1.83 Paddock to rear of former school building with footpath access on eastern boundary. A linear space enclosed by native hedgerows with footpath access on eastern boundary. Its open and verdant nature together with mature hedgerows adds to the character and diversity of the Conservation Area in this location.



Picture 1.21 Delightful enclosed footpath providing access to open countryside beyond adjacent to paddock rear of former school building

Part 1: Appraisal 1

1.84 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.



Picture 1.22 St Giles churchyard in the late 19th century, then, as now containing a range of tombstones and mature trees. (Reproduced courtesy of Saffron Walden Museum)

1.85 Important views. As shown on accompanying plans. Views along Church Road, of the Church and of The Hall are the most important.

1.86 Elements that are out of character with the Conservation Area. There are utility poles in the Conservation Area whose appearance and overhead services detract to varying degrees. Their vertical emphasis is sometimes disguised by nearby vegetation but there are two, on the eastern side of Church Road and opposite The Hall which are particularly prominent whose removal would result in a 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 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.

1.87 Opportunities to secure improvements. Undertake repairs to Houblon Tomb in churchyard. Repair both wooden pedestrian gates to churchyard.

1.88 Suggested boundary changes. None are suggested.

1.89 Other actions. None are suggested.

1 Part 2 - Management Proposals

Revised Conservation Area Boundary

2.1 None are suggested.

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 Hallingbury. 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 being Glebe House. There are distinctive features that are integral to this unlisted building that should be retained.

Part 2 - Management Proposals 1

2.8 Proposed Article 4 Directions. None are proposed. The distinctive features that are integral to the unlisted building above can be controlled through the normal development control process because the building consists of flats in multi occupation that do not have Permitted Development Rights (as opposed to those in force in relation to single dwelling houses).

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

2.9 This Appraisal has identified the mid-20th century Post Office Letter box as an interesting feature that should be retained.

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

2.10 Important open land, open spaces and gaps. 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 and the paddock to the rear of the former school building.

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.

1 Part 2 - Management Proposals

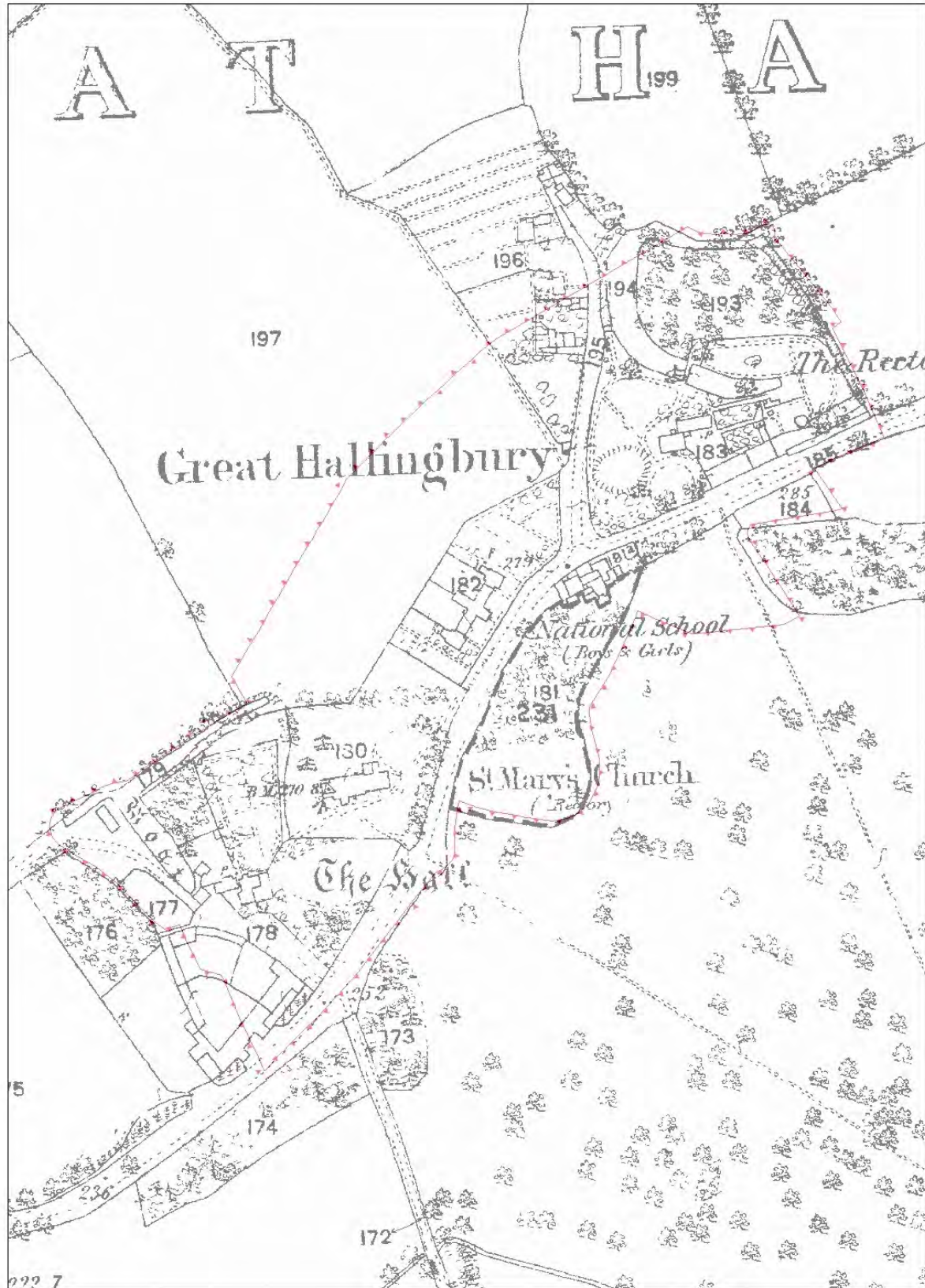
The features identified below are shown on the accompanying plans.

| Detracting element | Location | Proposed Action |
|--|---|--|
| 2 no. overhead utility services on intrusive poles | Eastern side of Church Road and opposite The Hall | Contact appropriate utility company to explore potential replacement of selected overhead services |

| Other actions |
|--|
| Necessary repairs to pedestrian access gates to churchyard were noted in the original survey. Repairs have recently been completed and the gates now re-hung |
| Undertake minor repairs and restoration to Houblon tomb in churchyard |
| Seek owner's co-operation to secure necessary repairs to deteriorating thatched roof at Hunters Lodge |

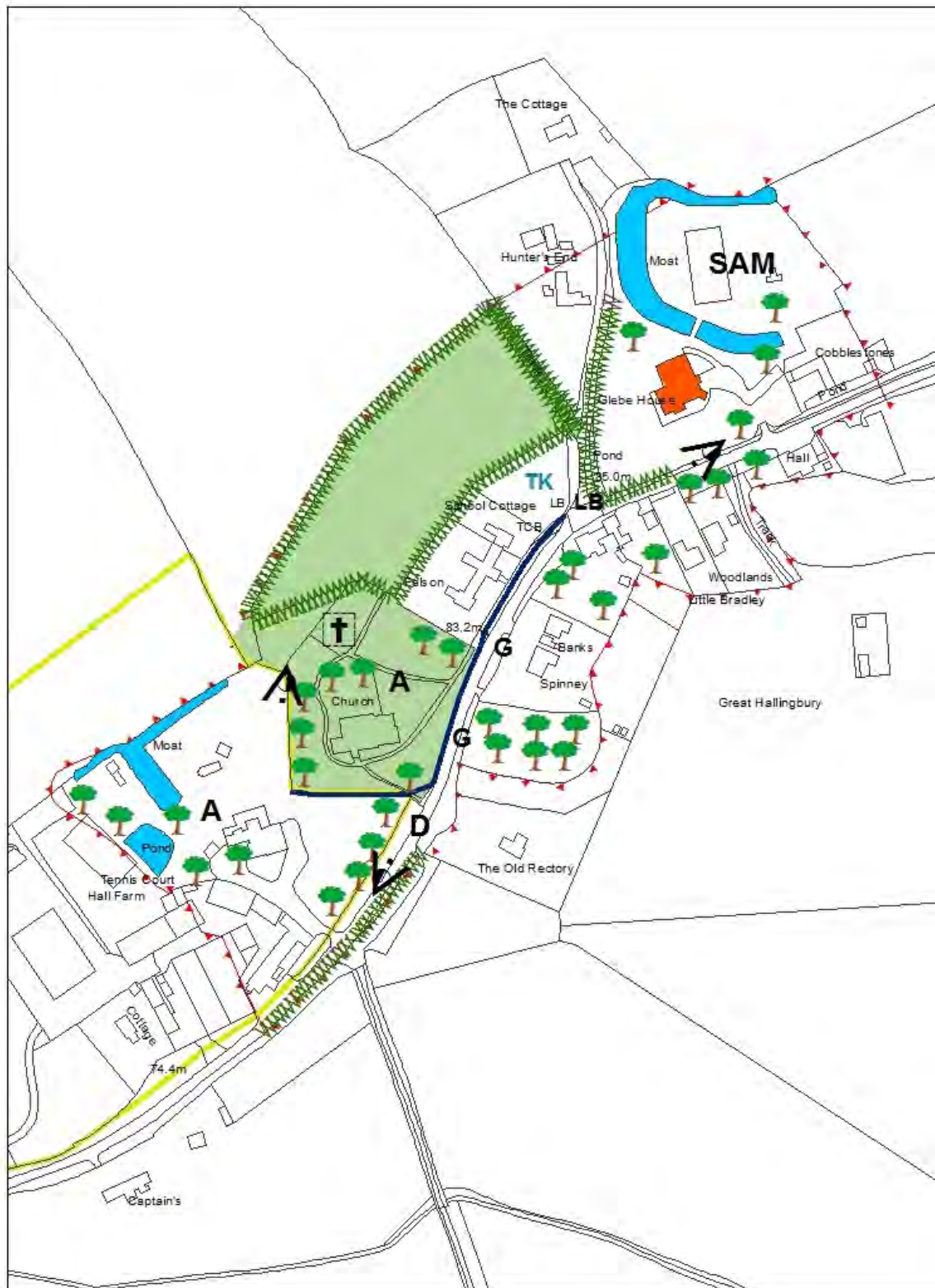
Maps 1

Figure 1 - 1877 Ordnance Survey Map











1 Maps

Fig 2 - Character Analysis










Maps 1

Character Analysis Key

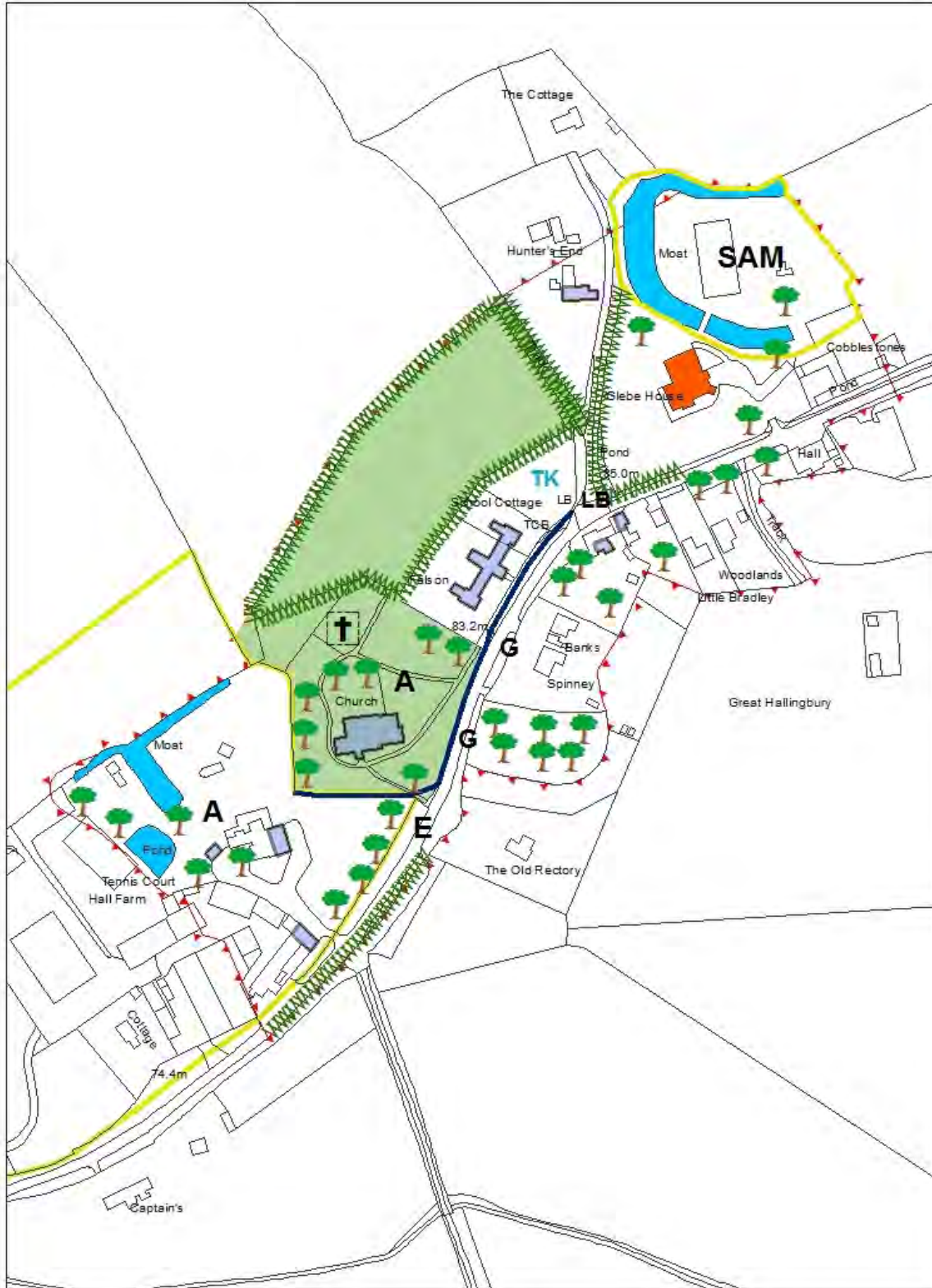
| | |
|---|--|
|  | Conservation Area boundary |
|  | Scheduled Ancient Monument |
|  | Archaeological Sites |
|  | Individually Listed Buildings and Telephone Kiosk |
|  | Other buildings that make an important contribution to the Conservation Area |
|  | Important open spaces |
|  | General location of important trees/hedgerows to be protected within parameters of legislation |
|  | 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 |
|  | Gates |
|  | Tombstones |
|  | Post Office Letter Box |
|  | Important Views |
|  | Important Views |
|  | Elements out of character |

1 Maps








Figure 3 - Management Plan




Great Hallingbury Conservation Area Appraisal - Management Plan

Maps 1

Management Plan Key

| | |
|---|---|
|  | Conservation Area boundary – adopted Policy ENV1 applies (no changes proposed) |
|  | Scheduled Ancient Monument – adopted policy ENV4 applies |
|  | Archaeological Sites, adopted policy ENV4 applies |
|  | Individually Listed Buildings and Telephone Kiosk adopted Policy ENV2 applies |
|  | Other buildings to be protected from demolition, see Policy ENV1. |
|  | Important open spaces and water features to be protected from development, adopted policy ENV3 and National Planning Policy Framework apply |
|  | General location of important trees/hedgerows to be protected within parameters of legislation |

**Other distinctive features to be protected from demolition within the parameters of legislation
(including walls and railings within the curtilages of Listed Buildings)**

| | |
|---|------------------------|
|  | Walls |
| G | Gates |
| Y | Tombstones |
| LB | Post Office Letter Box |
| E | Proposed Enhancements |

1 Appendices

Appendix 1 - Sources

ACT "An Act for taking an Account of the Population of Great Britain, and the Increase or Diminution thereof."enumeration Abstract. 1831

ACT Planning (Listed Buildings and Conservation Areas) Act 1990

CENSUS 2001, Office of National Statistics

CENSUS 1881 Census of England and Wales, Population tables 2, Table 4, 'Area, Houses, and Population of Civil Parishes in the several Registration Sub-Districts in 1871 and 1881'

CHRIS BLANDFORD ASSOCIATES Landscape Character Assessment, Chris Blandford Associates, September 2006

CHAPMAN (John) Surveyor, and ANDRÉ(Peter) A Map of the County of Essex from a Survey Taken in the Years 1772, 1773 and 1774, 1777

DEFRA Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Land, Defra Publications, 1988

DOUBLEDAY (H. A.) The Victoria History of the County of Essex Vol. I, Westminster 1903

ENGLISH HERITAGE The National Heritage List for England (online resource at <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>)

ESSEX COUNTY COUNCIL Buildings at Risk Register

ESSEX COUNTY COUNCIL Protected Lanes Assessment, Essex County Council, March 2012

ESSEX COUNTY COUNCIL Strategic Environmental Assessment Consultation Environmental Report Annex B: Baseline Information, Essex County Council, March 2012

ESSEX COUNTY COUNCIL Uttlesford District Historic Environment Characterisation Project, Essex County Council, 2009

ESSEX PLACENAMES PROJECT www.essex.ac.uk/history/esah/essexplacenames/

FRAMEWORK National Planning Policy Framework, Department for Communities and Local Government, March 2012

HERITAGE GATEWAY <http://www.heritagegateway.org.uk/>

HEWITT (C. A.) The Development of Carpentry 1200-1700 An Essex Study, London, David Charles, 1969

Appendices 1

KELLY (E.R.) Ed., Post Office Directory of Essex, London, Printed and Published by Kelly and Co., 1878

ORDER The Town and Country Planning (General Permitted Development Order), 1995

ORDNANCE SURVEY Second Edition Ordnance Survey map sheets of England, 1898

REANEY (Percy Hide) The Place names of Essex, Cambridge University Press, 1935

RUMBLE (A) ed. Domesday Book - Essex, Chichester, Phillimore, 1983

UTTLESFORD DISTRICT COUNCIL Uttlesford Local Plan Adopted January 2005, Uttlesford District Council, 2005

.

.

.

.

.

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