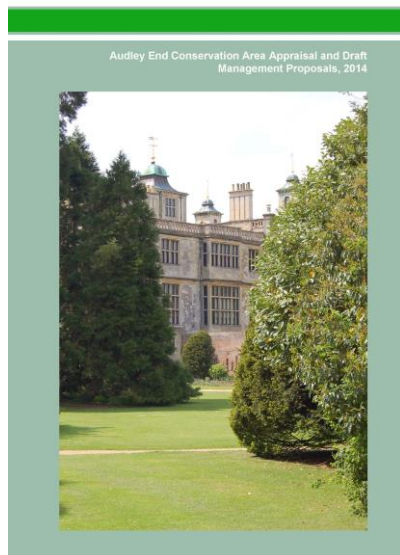


**Report of Public Participation  
on  
Audley End Conservation Area  
Appraisal and Draft Management Plan  
31 October - 12 December**

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



**December 2014**

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## **Introduction**

This report outlines the responses received from the public exhibition held at St Mark's College, Audley End on Tuesday 11 November 5.30-8pm and all responses received during the consultation period 31 October to 12 December.

The Government encourages Councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Audley End Conservation Area was carried out in 2014. Anyone with an interest in Audley End was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/audleyendcaa> or, from 31 October paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and from the Saffron Walden Town Clerk and Littlebury Parish Clerk.

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

There was also a chance to see details of all the proposed changes and to discuss them with Council officers at a public exhibition which was held at St Mark's College, Audley End on Tuesday 11 November 5.30-8pm.

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

## **Summary of findings of the Audley End Conservation Area Appraisal**

The historic core of Audley End is an exceptionally high quality environment where the 20 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. These vary widely from the grand Jacobean Grade I listed Audley End House to the mainly 18th century run of houses along the village street and the various 19th century red brick lodges guarding the entrances to the park. Numerous other features are included - walls, railings, steps and the 20th century K6 telephone kiosk at the entrance to Audley End village.

A number of unlisted buildings that make a positive contribution to the character of the Conservation Area have been identified. These include the head gardener's cottage at the corner of the walled kitchen garden and the range of agricultural buildings and stabling to the immediate north of the stable block.

Trees, walls and hedgerows within the existing Conservation Area play an important function in adding to the high quality and diversity of the environment. Of particular note are the quality trees in the grounds of St Mark's College, behind Abbey House and Lion House where they provide a green backdrop to these properties. Those throughout the Audley End Park add scale and interest as well as forming part of the important historic landscape. Additionally, hedges on the periphery, particularly to the south of the village, serve as a transition into the open fieldscape beyond. The general distinctiveness of the village, though, is eroded by the presence of telephone poles carrying overhead services and the future undergrounding of these is suggested as being desirable should works be scheduled to by the utility company.

One amendment to the boundary of the Conservation Area is suggested: At its northern extent the current boundary takes in the service yard, head gardener's house and small greenhouses, but excludes the walled kitchen garden and orchard gardens. These areas are integral to the history of the site and are importantly linked as key service areas to the main Audley End House. The long wall bordering the B1383 signals the approach to the formal park. It is therefore proposed that the walled kitchen garden and orchard garden be enclosed within the boundary of the Audley End Conservation Area.

### **Publicity**

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

**Parish Council** – Saffron Walden Town Council and Littlebury Parish Council were notified of the Council's intention to appraise the Conservation Area. This area is unusual in that parts of it lie in two separate parishes. The fieldworker met with Saffron Walden Town Council Recreation and Playing Field Committee on 16 June to introduce the process and present the draft findings. Both councils were supplied with advance notification of the consultation and with a pre-publication copies of the Appraisal report to which they were invited to make a response.

**Posters** were distributed and copies were sent to the relevant councils.

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

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

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

**Public exhibition** – a public exhibition was held at St Mark's College, Audley End on Tuesday 11 November 5.30-8pm and was attended by 7 people. The exhibition was attended by the fieldworker who had undertaken the appraisal. He was on hand to answer enquiries. Maps, plans, a selection of images of important local buildings and copies of the Appraisal were available as were paper copies of the response forms.

**Press release** – a press release was issued on 3 November and was subsequently published in local newspapers. It was also available on the Council's website and via its Twitter and Facebook pages. A reminder about the public exhibition was issued via social media in the week leading up to the public exhibition.

**Copies of the Appraisal** - The Appraisal document was available online, as noted above, and paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and from the Saffron Walden Town Clerk and Littlebury Parish Clerk.

### **Results of the consultation on the Audley End Conservation Area Appraisal**

The consultation period ran from 31 October to 12 December and all responses are reproduced below.

#### **English Heritage**

Dear Bruce

Thank you for meeting us on 1<sup>st</sup> December to hear our views on the draft proposals. As I explained, our perspective is slightly different from our colleagues in Planning and Conservation (soon to be Historic England). Our responsibility is for the direct management of English Heritage properties including Audley End.

Audley End House is an English Heritage flagship property and has an important part to play in our future as an independent charity. The traffic management problem at the Lion Lodge visitor entrance and the main vehicular route across the front of the Mansion has concerned us for years. Our aspiration has been, and remains, to move the car park and visitor facilities to the walled garden and Estate Yards. This will be a major step forward and improve the presentation and visitor facilities of the Mansion and gardens enormously.

Our concern is that by only including the walled garden in the new conservation area it will enjoy a higher level of protection than the present car park and gardens. This is not logical as the character, design and archaeology of adjoining gardens are just as important. We would not object to the conservation area following boundaries of the scheduled area or indeed the registered landscape.

I hope that you will take our concerns into account and look forward to hearing how this develops.

Kind regards  
Adrian

*Adrian Baker MRICS, Estates Surveyor - East, 44 Derngate, Northampton, NN1 1UH  
- Tel 01604 735420*



ENGLISH HERITAGE

EAST OF ENGLAND REGION

Mr B Tice  
Project Officer  
Uttlesford District Council  
Council Offices  
London Road  
SAFFRON WALDEN  
CB11 4ER

Direct Dial: 01223 582717

Direct Fax: 01223 582701



24 November 2014

Dear Mr Tice

**Ref: Audley End Conservation Area Appraisal and Draft Management Proposals 2014**

Thank you for inviting English Heritage to comment on the draft of the above document. English Heritage welcomes the production of up-to-date appraisals and management plans for all conservation areas as an important tool in ensuring the significance of these heritage assets is properly understood and given appropriate weight when making decisions that affect them.

The Audley End conservation area is relatively unusual in that almost all the area is also covered by other heritage designations, including a scheduled monument, numerous listed structures of various grades together with their associated curtilage listed structures, and a Grade I registered park and garden.

We note that the document includes the recommendation to extend the conservation area boundaries to take in both the walled kitchen garden and orchard garden. While not wishing to oppose this expansion, we question the logic of the new boundary. The fact that the area of the proposed extension is bounded by walls – i.e. structures – does not make it of more interest or character than the adjacent gardens which are not included. We suggest that it would be more appropriate to include the whole of the scheduled area within the expanded conservation area. Indeed an argument could be forwarded for included the whole of the registered park and garden within an expanded conservation area.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582 700 Facsimile 01223 582 701

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*

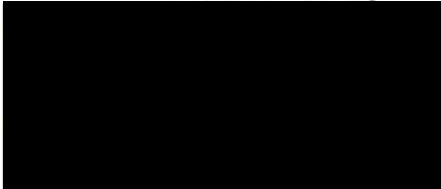


ENGLISH HERITAGE

EAST OF ENGLAND REGION

Please let me know if you require any further information in connection with this matter and I would be grateful if you would advise me of the outcome of any decisions in respect of changes to the boundary of the conservation area.

Yours sincerely



David Grech  
Historic Places Adviser  
E-mail: [david.grech@english-heritage.org.uk](mailto:david.grech@english-heritage.org.uk)



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## AUDLEY END ESTATE

TEL NO: SAFFRON WALDEN (01799) 541354 & 541356

FAX NO: SAFFRON WALDEN (01799) 542134

E MAIL: [estateoffice@audleyendestate.co.uk](mailto:estateoffice@audleyendestate.co.uk)

AGENT: HT WHITE MRICS

AUDLEY END ESTATE OFFICE  
BRUNCKETTS  
WENDENS AMBO  
SAFFRON WALDEN  
ESSEX. CB11 4JL

Our Ref. HTW/AJJ/AE36

5<sup>th</sup> December, 2014.

Bruce Tice Esq.,  
Principal Research Officer,  
Uttlesford District Council,  
London Road,  
Saffron Walden,  
Essex CB11 4ER.



Dear Mr. Tice,

### **Audley End Conservation Area Appraisal**

Thank you for forwarding a copy of the above appraisal and for taking the time to discuss the matter with me.

I said I would write to confirm our views regarding the extent of the Conservation Area close to the former Post Office at Audley End Village. I enclose a copy of the Conservation Area plan showing my suggestion.

I would be interested to learn English Heritage's response to your proposals if any.

Thank you for the added information regarding the Registered Parkland designation.

Whilst writing, I would confirm it is my intention to reiterate my concerns about the bus route that may be affected by the Wenden Road cycle path.

Yours sincerely,

Tom White.

Enc.





Date: 04 November 2014  
Our ref: 136178  
Your ref: [Click here to enter text.](#)



Mr Bruce Tice  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

## **BY EMAIL ONLY**

Dear Mr Tice

### **Audley End Conservation Area Appraisal**

Thank you for your consultation on the above dated 31 October 2014 which was received by Natural England on 31 October 2014.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England does not wish to offer any substantive comments in respect of this consultation document, however, other bodies and individuals may make comments that will help the Local Planning Authority (LPA) to fully take account of the environmental value of this area in the decision making process.

Although Natural England does not wish to make any substantive comments, we welcome the reference to open land and open spaces under paragraphs 2.10 and 2.11.

Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life. Natural England encourages the Council through its Local Plans and policies to ensure the borough's green infrastructure is designed to deliver multiple functions.

The Council should also look at the fragmentation of open spaces and the linking of them back to paths and other sites. This would protect and enhance green spaces and corridors, as well as providing opportunities to link sites and areas, whilst also offering sustainable transport options through walking and cycling, together with increasing and enhancing the green infrastructure network of the area.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

**David Hammond**  
**Lead Advisor Sustainable**  
**Development and Regulation**  
**For and on behalf of Beds, Essex, Northants, Cambs and Herts Team**

**A resident**

**Comment here on the revised conservation area boundary:**

I fully support the proposal to include the orchard within the conservation area boundary.

I believe it was once suggested that the orchard became a carpark so that the house could host weddings!

This is totally unacceptable, the whole point of the house & estate is that it should be preserved and/or returned where at all possible, to its original heyday state!

**A resident**

The proposal by Essex County Council to partly close the Wenden Road to traffic would inevitably have a large impact on the character of the Audley End Conservation Area, which should be taken into consideration in the appraisal. Traffic travelling between Saffron Walden and Wendens Ambo (particularly Audley End railway station) would be displaced instead onto two other roads: that passing from the town through Audley End (the shortest alternative route); and the B1052 Newport Road.

Such a radical increase in the volume of traffic would not only be visually detrimental to the Audley End Conservation Area but also bring more pollution and a greater likelihood of damage to the historic, hump-back Adam Bridge over which the vehicles would have to be funnelled. The stonework was repaired only last year after it was hit by a vehicle and the chances of further such accidents would place the bridge at higher risk. The partial closure of Wenden Road would come at a time when traffic levels in the area are expected to grow anyway due to the large-scale additional housing planned for the town and surrounding area.

If we are to take a truly holistic and sustainable approach to the management of our precious historic environment, it is imperative that the implications of the large rise in vehicle movements along the Audley End Road be taken into account in this conservation area appraisal.

**Appendices**

Appendix 1 – Copy of letter to Audley End Residents

## Audley End conservation area appraisal and draft management proposals consultation



Dear Audley End resident

The Government encourages councils to undertake appraisals of Conservation Areas and one has just been completed for your area. We now need your comments on the Conservation Area appraisal for Audley End. A consultation on the draft document will be running between **31 October and 12 December**. The document will be available on line at <http://www.uttlesford.gov.uk/audleyendcaa> or, from 31 October, paper copies can be inspected at the Council Offices in Saffron Walden, Saffron Walden Library or from the Saffron Walden Town and Littlebury Parish Clerks. The main findings are set out below. There will also be a chance to see details of all the proposed changes and to discuss them with council officers at a public exhibition which will be held at St Mark's College in Audley End Village on **Tuesday 11 November 5.30 to 8pm**.

The historic core of Audley End is an exceptionally high quality environment where the 20 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. These vary widely from the grand Jacobean Grade I listed Audley End House to the mainly 18th century run of houses along the village street and the various 19<sup>th</sup> century red brick lodges guarding the entrances to the park. Numerous other features are included - walls, railings, steps and the 20th century K6 telephone kiosk at the entrance to Audley End village.

Two unlisted buildings that make a positive contribution to the character of the Conservation Area have been identified. These are the head gardener's cottage at the corner of the walled kitchen garden and the range of agricultural buildings and stabling to the immediate north of the stable block.

Trees, walls and hedgerows within the existing Conservation Area play an important function in adding to the high quality and diversity of the environment. Of particular note are the quality trees in the grounds of St Mark's College, behind Abbey House and Lion House where they provide a green backdrop to these properties. Those throughout the Audley End Park add scale and interest as well as forming part of the important historic landscape. Additionally, hedges on the periphery, particularly to the south of the village, serve as a transition into the open fieldscape beyond. The general distinctiveness of the village, though, is eroded by the presence of telephone poles carrying overhead services and the future undergrounding of these is suggested as being desirable should works be scheduled to by the utility company.

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

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

Audley End conservation area appraisal  
and draft management proposals consultation



**Uttlesford District Council Official Notification**

Important information on the Audley End  
Conservation Area Appraisal

For the attention of the property owner

**Audley End  
Conservation Area  
Appraisal  
Public Exhibition**



**Tuesday 11 November 5.30-8pm  
St Mark'College  
Audley End Village  
CB11 4JD**

**Your chance to have your say on the draft Conservation  
Area Appraisal for Audley End**

**The consultation runs 31 October to 12 December 2014  
For more information call 01799 510670 or take part online at  
[www.uttlesford.gov.uk/audleyendcaa](http://www.uttlesford.gov.uk/audleyendcaa)**

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contact us on 01799 510510**

**Uttlesford District Council Audley End Conservation Area Appraisal  
and Management Proposals Consultation**

Appendix 2 – Audley End consultation form (the Council's standard equalities monitoring forms were also made available)

## **Audley End Conservation Area Appraisal Consultation**

### **Consultation Feedback Form**

Comment here on the character analysis of Audley End Village:

Comment here on the character analysis of Audley End House and Grounds:

Comment here on the revised conservation area boundary:



**Uttlesford District Council Audley End Conservation Area Appraisal  
and Management Proposals Consultation**

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

Comment here on the management proposals:

Any other comments:

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

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