

# **Buildings at Risk Register**

**A report on the heritage sites under threat  
in the Uttlesford District**

**March 2017**





# Listed Buildings at Risk Register

Listed buildings are of historic and architectural importance and part of the nation's unique heritage. As part of its policy to protect and enhance the heritage assets of the District, the Council maintains a Register of Listed Buildings at Risk. The Buildings at Risk Register contains details of buildings known to be 'at risk' through neglect and decay, or vulnerable to becoming so. The register indicates the address of the property in question and the condition of the building and is available for public inspection.

Repair and maintenance of such buildings is the responsibility of the individual owners. However, under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has powers available to enter buildings at risk, make certain essential repairs and recover the expenditure through the courts if necessary. The objective of the Register is to highlight the plight of these buildings and initiate action towards securing their long-term conservation.

Buildings at Risk are assessed by using a check list of criteria produced by Heritage England determined by the condition of a building and whether it is occupied. The condition of the elements of each building such as roof, walls, base, windows, doorways and rain water goods are considered using the guidelines below. The register is updated on a regular basis.

## Summary of Condition Grades

<b>Very Bad</b>	Structural failure or clear signs of instability Loss of significant areas of roof covering leading to major deterioration of the interior A major fire or other disaster affecting most of the building
<b>Poor</b>	Deteriorating masonry and/or a leaking roof and/or defective rainwater goods Rot outbreaks General deterioration of most of the building's elements
<b>Fair</b>	Structurally sound Minor repairs needed Signs of a lack of general maintenance
<b>Good</b>	Structurally sound Weather tight No significant repairs needed

## Priority Category

The classification of a building takes account of not only the 'static' attributes of condition and occupancy, but also the 'dynamic' one of the rate of deterioration. For example, a building in fair condition whose roof is beginning to fail is a greater priority for action, than one whose roof fell in many years ago and is now subject to slow erosion of its masonry. Priority for action is graded as follows:

- A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- C Slow decay; no solution agreed
- D Slow decay; solution agreed but not yet implemented
- E Under repair or in fair to good repair, but no user identified or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use; often specialised buildings which have become functionally redundant)
- F Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

## Summary of Listed Buildings at Risk

Currently there are 19 listed buildings at risk in Uttlesford. Below is a summary table of buildings 'At Risk' included on the Register. This is followed by a detailed report on each individual building.

Parish	Building	Designation	Priority
Chickney	Barn at Chickney Hall, Chickney	Grade II	C
Chrishall	Barn at Red Cow Inn, High Street, Chrishall	Grade II	A
Debden	Roothers Farm, Debden Green, Henham Road,	Grade II	A
Elmdon	Pigots, High Street, Elmdon	Grade II*	C
Elsenham	Barn approximately 90 metres North West of Home Farmhouse, Gaunts End, Elsenham	Grade II	A
Great Dunmow	31 The Downs, Great Dunmow	Grade II	D
Great Dunmow	Gatehouse to Easton Lodge, Stortford Rd, Gt. Dunmow	Grade II	A
Great Dunmow	Bigods, Bigods Lane, Gt. Dunmow	Grade II	A
Great Dunmow	Summer House, South West of Bigods, Bigods Lane, Gt. Dunmow	Grade II	C
Great Sampford	Goddards Farmhouse, Tindon End, Great Sampford	Grade II	A
Newport	Pendean, High Street, Newport	Grade II	C
Saffron Walden	2 Bridge Street, Saffron Walden	Grade II	C
Saffron Walden	10-12 Bridge Street, Saffron Walden	Grade II	C
Saffron Walden	31 Castle Street, Saffron Walden	Grade II	D
Saffron Walden	4 High Street, Saffron Walden	Grade II	A
Saffron Walden	12, Market Hill, Saffron Walden	Grade II*	A
Saffron Walden	Gas Works, 2 Thaxted Road, Saffron Walden	Grade II	C
Stansted Mountfitchet	Three Colts Inn, 86, Cambridge Road, Stansted Mountfitchet	Grade II	A
Tilty	Tilty Mill, Tilty	Grade II*	A
Wenden Lofts	Church of St Dunstan, Wenden Lofts	Grade II	A
Wedens Ambo	1 Silver Row, Mutlow Hill, Wedens Ambo	Grade II	C

# Barn at Chickney Hall, Chickney

## Description

Barn. Mid C14, aisled. Timber framed and weatherboarded, with red plain tile hipped roof. 5 bays long with C17 half hipped midstrey. Arch braced tie beams, jowled arcade posts, and splayed and bridled arcade plate scarfs. Passing braces, and reversed assembly at eaves. Jowled aisle ties. Original Crown post roof rebuilt as side purlin in early C17.

## Risk

Roof has now been 'mothballed' with new timbers inserted and corrugated sheeting to rear.

## Suggested immediate actions

- Sections of missing weatherboarding to be replaced like-for-like
- Loose tiles to be reinstated or replaced like-for-like and localised repairs of metal sheeting
- Windows to be boarded, or repaired
- Tree stump in rear elevation to be removed



## Summary

•••

**Parish** Chickney

**Designation** Grade II

**List Entry ID** 1112194

**Priority** C

**Condition** Poor

**Date Registered** 1991

**Ownership** Private

**For sale** No

**Last site visit**

21/2/2017

**National Grid**

**reference** TL 57649

27979

**Contact** 01799 510531

# Map



LB at Risk  
Barn at Chickney Old Hall, Chickney



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# Barn at Red Cow Inn, 11 High Street, Chrishall

## Description

A 3-bay timber-framed and weather-boarded barn standing at right angles to the Red Cow Inn. Roof thatched

## Risk

Roof has partially collapsed.

## Suggested immediate actions

- Roof to be covered
- Vulnerable areas of structure to be propped and supported



## Summary

• • •

**Parish** Chrishall

**Conservation Area**

**Designation** Grade II

**List Entry ID** 1322472

**Priority** A

**Condition** Very Bad

**Date Registered** 2015

**Ownership** Private

**For sale** No

**Last site visit**

12/6/2015

**National Grid**

reference TL44589

39302

**Contact** 01799 510531

## Map



LB at Risk  
Barn at Red Cown Inn, Chrishall

N  
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# Roothers Farm, Debden Green, Henham Road, Debden

## Description

C17 timber-framed and plastered building with a C18 addition at the rear. Two storeys. The upper storey is jettied at the south-west end of the front. The windows are partly double-hung sashes and partly casements. Roof tiled, with one external chimney stack.

## Risk

House is vacant and in a dilapidated condition with the openings unprotected, leaving the building vulnerable to further deterioration.

## Suggested immediate actions

- Openings to be secured allowing for adequate ventilation

## Summary

•••

**Parish** Debden

**Designation** II

**List Entry ID** 1305838

**Priority** A

**Condition** Poor

**Date Registered**

03/11/2015

**Ownership** Private

**For sale** No

**Last site visit**

**National Grid**

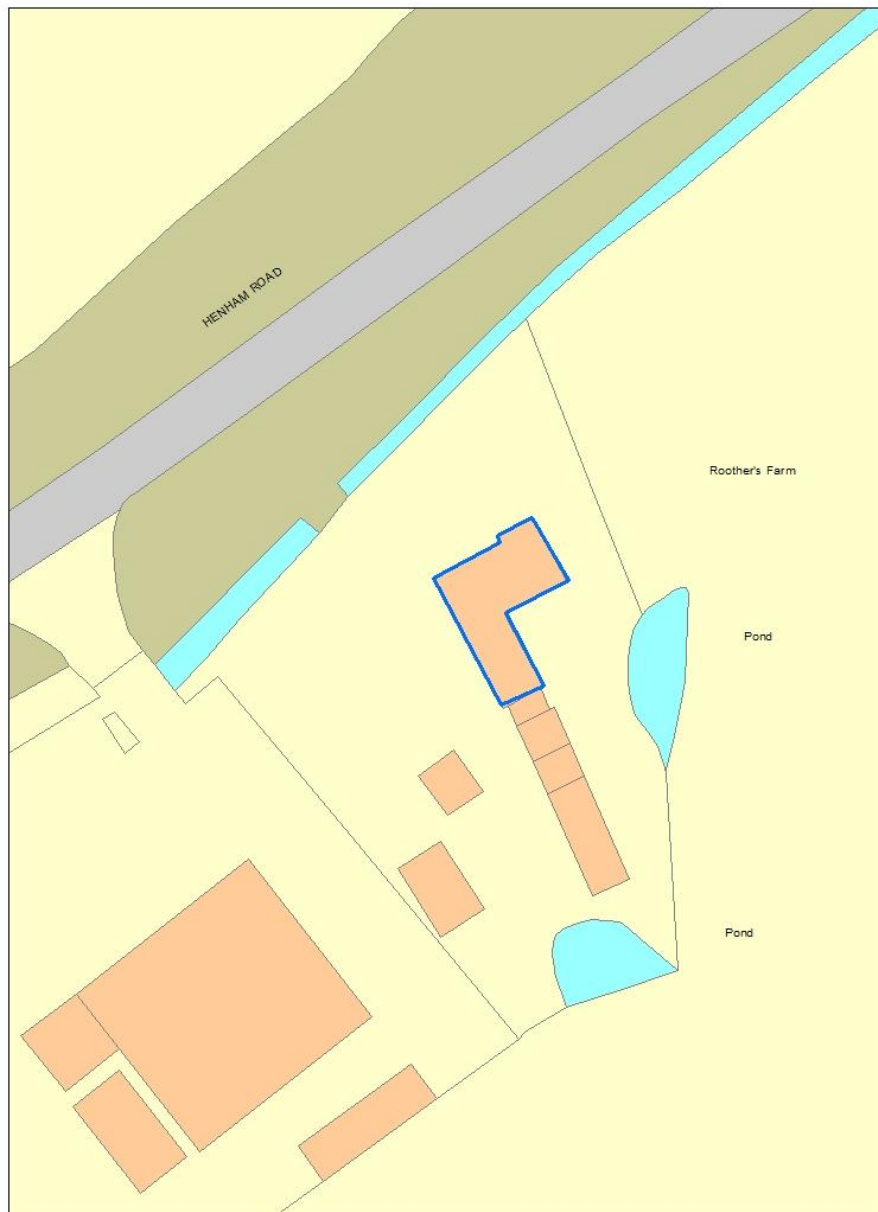
reference TL57860

31810

**Contact** 01799 510531



# Map



LB at Risk  
Roothers, Debden Green, Henham Road, Debden



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# Pigots, High Street, Elmdon

## Description

Early C16 moated manor house with cross wings on the north and south ends. Two storeys. The upper storeys of the cross wings are jettied on exposed joists, with the timber-framing exposed. Three window range of casements with lattice leaded lights. On the east side there is a mid C17 addition and a large external chimney stack with 3 shafts set diagonally and a panel with the initials T.M. and date 1665. Roof tiled, with a central chimney stack with shafts set diagonally (rebuilt).

## Risk

Property is vacant.

## Suggested immediate actions

- Openings to be secured allowing for adequate ventilation
- Vegetation close to building to be removed



## Summary

• • •

**Parish** Elmdon

**Designation** Grade II\*

**List Entry ID** 1322504

**Priority** C

**Condition** Good

**Date Registered** 2015

**Ownership** Private

**For sale** No

**Last site visit**

14/5/2015

**National Grid**

**reference** TL46337

39193

**Contact** 01799 510531

## Map



LB at RISK  
Pigots, High Street, Elmdon



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2015 Ordnance Survey 0100018688



# Barn North West of Home Farmhouse, Gaunts End, Elsenham

## Description

Large C17 timber-framed and weather-boarded barn with a tiled roof (there is some corrugated iron at the rear). The barn is built on an L shaped plan with a wing extending to the south at the west end and there is a gabled entrance bay on the south side.

## Risk

C17 timber framed barn. Barn no longer watertight, tiles removed from entire roof leaving felt, battens and rafters exposed.

## Suggested immediate actions

- Roof and sections of missing weatherboarding to be covered
- Openings to be secured, allowing for adequate ventilation



## Summary

•••

**Parish** Elsenham

**Designation** Grade II

**List Entry ID** 1112331

**Priority** A

**Condition** Very Bad

**Date Registered** 1991

**Ownership** Private

**For sale** No

**Last site visit**

29/4/2015

**National Grid**

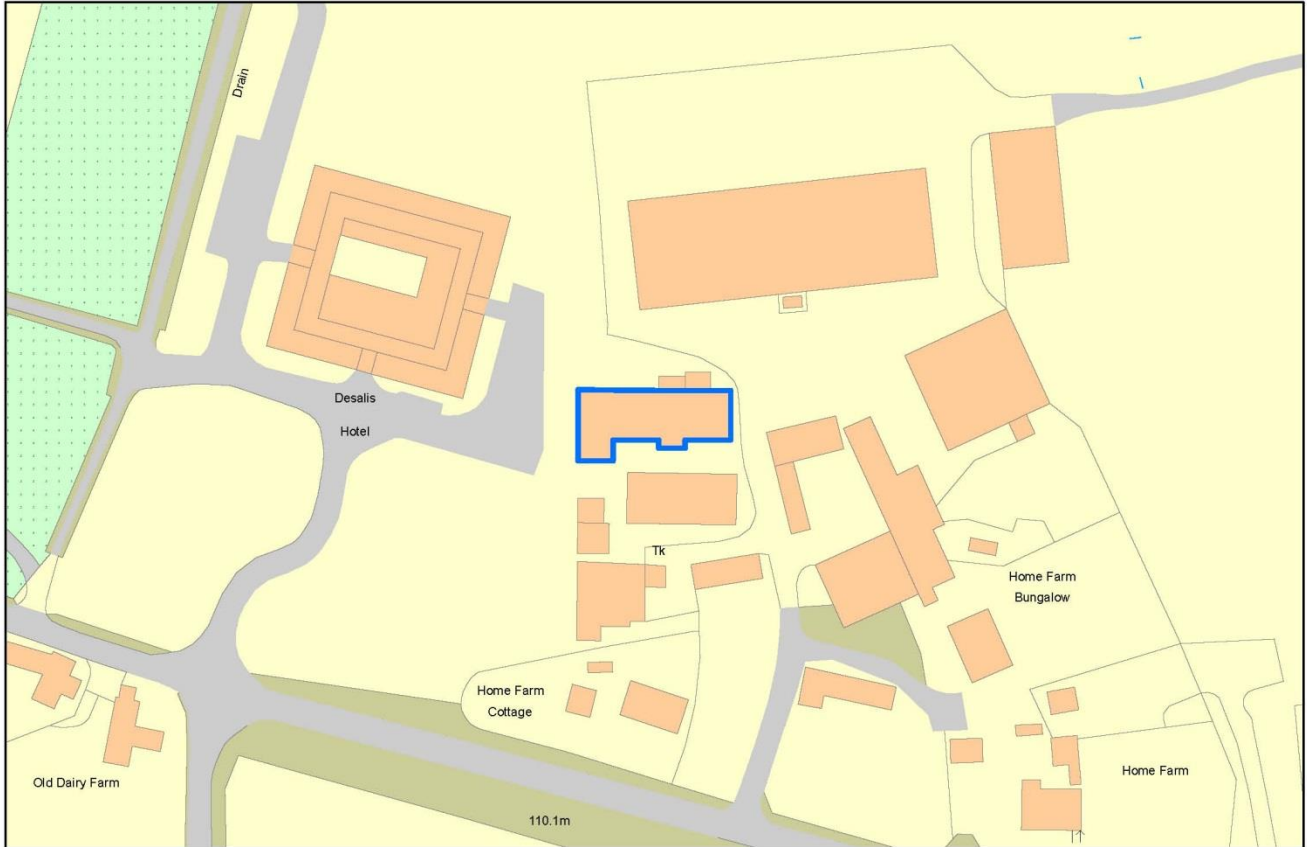
reference TL 55104

25559

**Contact** 01799 510531



## Map



LB at Risk  
Barn NW of Home Farmhouse, Gaunts End, Eisenham



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# 31 The Downs, Great Dunmow

## Description Summary

One of a pair of semi-detached cottages, early C19, timber framed and plastered with slate gabled roof. 2 storeys with party wall, ridge line stack. First floor has 2 double hung sashes with small panes and one C20 sash window. Ground floor overhang at W end supported on octagonal timber post and 2 doorcases with flat hoods on scroll brackets. Early C19 sash windows.

## Risk

Left-hand side overhang is showing signs of movement. Property is vacant.

## Suggested immediate actions

- Roof to be covered
- Vulnerable areas of structure to be propped and supported



## Summary

• • •

**Parish** Dunmow

**Designation** Grade II

**List Entry ID** 1098276

**Priority** D

**Condition** Poor

**Date Registered** 2015

**Ownership** Private

**For sale** No

**Last site visit**

24/6/2015

**National Grid**

**reference** TL 62644

22330

**Contact** 01799 510531

Map



LB at RISK  
31 The Downs, Great Dunmow



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2015 Ordnance Survey 0100018668

# Gatehouse to Easton Lodge, Stortford Rd, Gt. Dunmow

## Description

Gatehouse. C17, partly remodelled in C18. Red brick with central carriageway and flanking lodges. Carriageway has 4 centred arch, with 2 central arches to windows. Giant pilasters in brick. Central pediment with flat parapet above. Parapet at lower level above lodges, with projecting cornices below. Hood moulds. Y-traceried glazing bars. Arched doorways to lodges.

## Risk

Missing most of roof covering and requiring removal of Ivy from brickwork. Planning Permission for one residential unit approved in 1992 but not yet implemented. Existing openings boarded up and temporary arch support installed.

## Suggested immediate actions

- Vegetation to be removed
- Secure vulnerable areas of brickwork



## Summary

•••

**Parish** Great Dunmow

**Designation** Grade II

**List Entry ID** 1054701

**Priority** A

**Condition** Very bad

**Date Registered** 1986

**Ownership** Company

**For sale** No

**Last site visit**

29/4/2015

**National Grid**

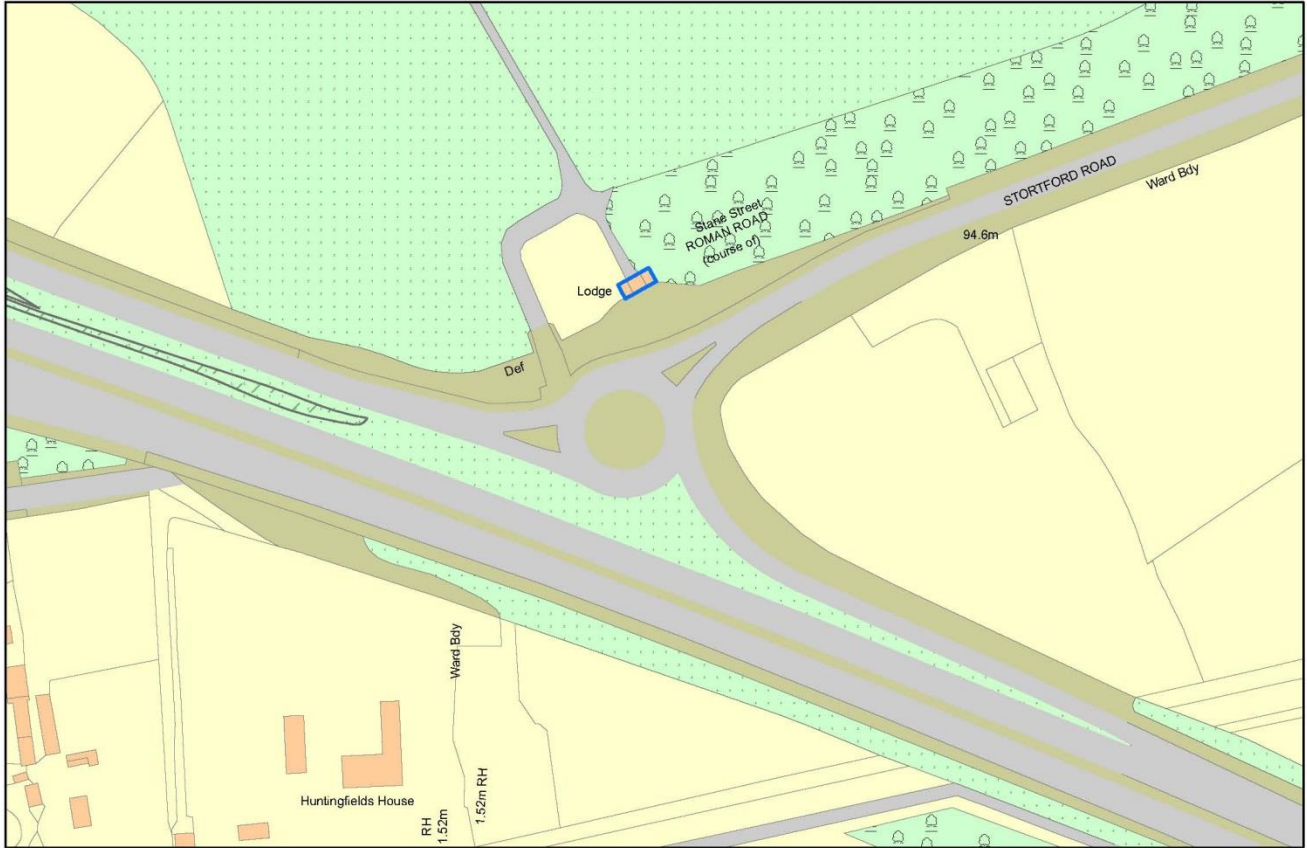
**reference** TL 60561

21563

**Contact** 01799 510531



## Map



LB at Risk  
Gatehouse to Easton Lodge, Gt Dunmow



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2014 Ordnance Survey 0100018688



# Bigods, Bigods Lane, Gt. Dunmow CM6 3BE

## Description

House. Mid C16, extensively altered and re-fronted in yellow stock brick with red plain tile and grey slate roofs. 2 and 3 storeys. 2, 5, 1, window range C19 casements with vertical sliding sashes, with gauged brick arches. Doric porch with frieze and metopes. L shaped wing to rear. Mid C16 red brick chimney stacks with 3 octagonal shafts. C19 detailing internally.

## Risk

Part of the rear wing dilapidated. Planning Permission for restoration and extension approved but not implemented.

## Suggested immediate actions

- Elevations to be covered
- Openings to be secured allowing for adequate ventilation
- Loose slates to be reinstated or replaced like-for-like



## Summary

• • •

**Parish** Great Dunmow

**Designation** Grade II

**List Entry ID** 1098282

**Priority** A

**Condition** Very Bad

**Date Registered** 1999

**Ownership** Unknown

**For sale** No

**Last site visit**

29/4/2015

**National Grid**

**reference** TL 62784

24601

**Contact** 01799 510531

## Map



LB at Risk  
Bigods, Bigods Lane Gt Dunmow



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# Summer House, South West of Bigods, Bigods Lane, Gt. Dunmow

## Description

Summerhouse. Mid C16 in red brick with red plain tile roof. Curvilinear gable. 2 storeys. North gable has central quatrefoil and stucco pilasters, to semi-circular arched entrance at first floor, with blank shields in spandrels. Original transom and mullion windows to south and east sides, now blocked. Similar original window on west side.

## Risk

Disused structure with extensive vegetation growth

## Suggested immediate actions

- Vegetation to be removed



## Summary

•••

**Parish** Great Dunmow

**Designation** Grade II

**List Entry ID** 1333680

**Priority** C

**Condition** Poor

**Date Registered**

12/10/2015

**Ownership** Commercial

**For sale** No

**Last site visit**

14/05/2015

**National Grid**

**reference** TL 62736

24549

**Contact** 01799 510531



## Map



LB at Risk  
Summerhouse at Bigods, Bigods Lane, Great Dunmow

# Goddards Farmhouse, Tindon End, Great Sampford

## Description

Early C17 timber-framed and plastered house built on an L shaped plan, with the remains of a moat. Two storeys. Casement windows. Roof tiled, with an original central chimney stack with grouped shafts set diagonally on a square base.

## Risk

Bulging plaster on walls, sagging rafters and attached outbuilding near to collapse.

## Suggested immediate actions

- Vegetation to be removed
- Vulnerable areas of structure to be propped and supported
- Vulnerable sections of roof to be covered and areas of missing plaster to elevations
- Openings to be secured allowing for adequate ventilation



## Summary

•••

**Parish** Great Sampford

**Designation** Grade II

**List Entry ID** 1122146

**Priority** A

**Condition** Very Bad

**Date Registered** 2004

**Ownership** Private

**For sale** No

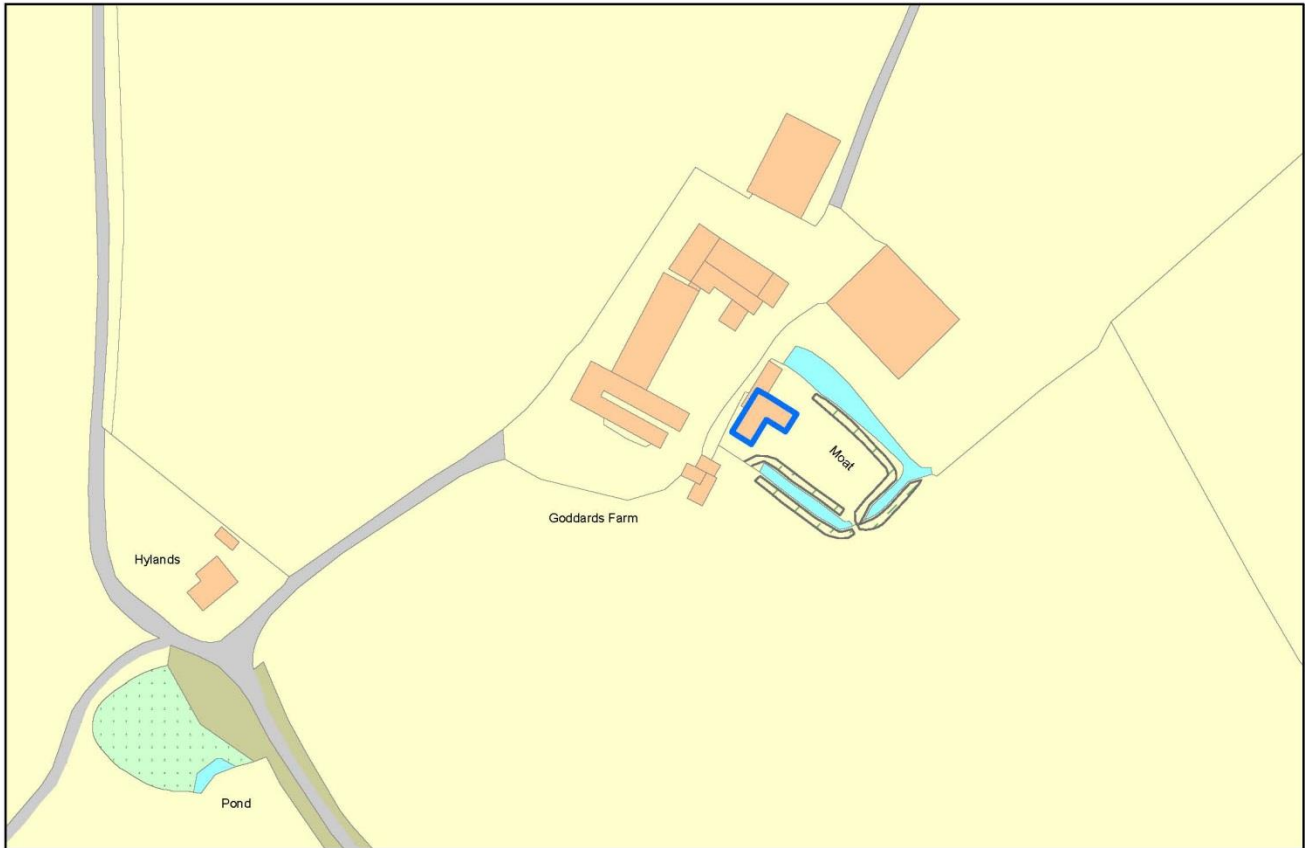
**Last site visit**  
29/4/2015

**National Grid**  
**reference** TL 63099  
35321

**Contact** 01799 510531



## Map



LB at Risk  
Goddards Farmhouse, Tindon End, Gt Sampford



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# Pendean, High Street, Newport

## Description

Mid-late C19 timber-framed house with brick nogging in the Tudor style. Two storeys. The upper storey is jettied on 3 sides. Two window range on the front and one window range on the north and south ends of iron ornamental latticed casements. The ground storey has 2 oriel bay windows. Roof tiled, with a central cruciform chimney stack set diagonally on a square base.

## Risk

Property is vacant. Lack of maintenance causing fabric to elevations to fail. Loose brick nogging.

## Suggested immediate actions

- Localised repairs to elevations using like-for-like materials



## Summary

•••

**Parish** Newport

**Designation** Grade II

**List Entry ID** 1234759

**Priority** C

**Condition** Fair

**Date Registered**

17/02/2017

**Ownership** Private

**For sale** No

**Last site visit** 27/08/15

**National Grid**

reference TL 52096

33763

**Contact** 01799 510531

Map



# 2 Bridge Street, Saffron Walden

## Description

2 houses, No.2A with shop. Mid C19. Red brick with scored pointing, peg-tiled hipped roof, red brick stack. Rectangular plan. 2 storeys. W front elevation: 2 units, to N, No.2: house of 2 window range, central stack between, front door at S end. Windows, ground floor, paired horned sashes, 4x2 panes, good voussoirs, splayed sills (now cement rendered, also reveals).

## Risk

Missing render to elevations and lack of maintenance to windows

## Suggested immediate actions

- Localised repairs to render using like-for-like materials

## Summary

•••

**Parish** Saffron Walden

**Designation** Grade II

**List Entry ID** 1281158

**Priority** C

**Condition** Fair

**Date Registered**

12/10/2015

**Ownership** Commercial

**For sale** No

**Last site visit** 27/08/15

**National Grid**

reference TL 53587

38621

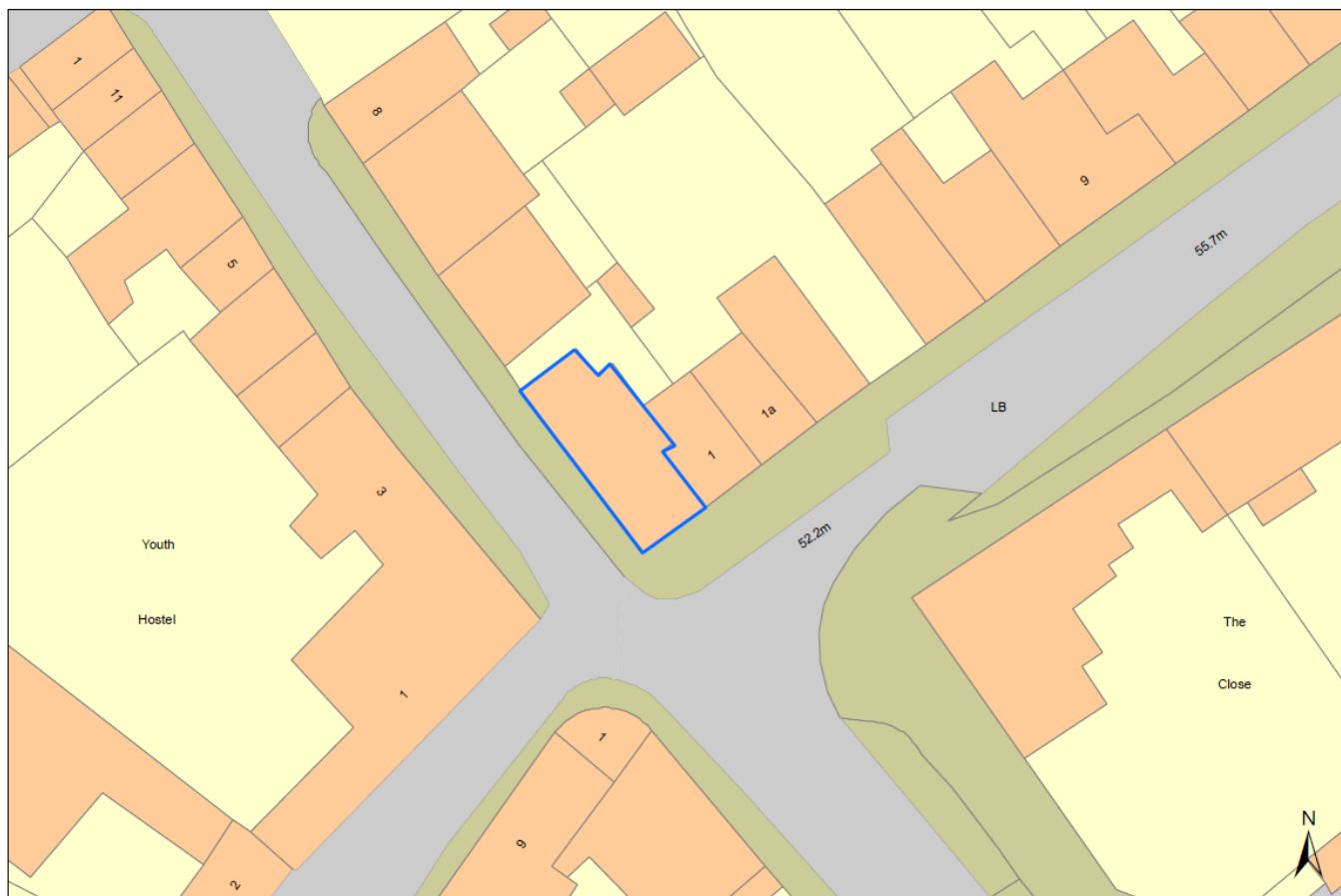
**Contact** 01799 510510







## Map



LB at Risk  
2 Bridge Street Saffron Walden

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# 10-12 Bridge Street, Saffron Walden

## Description

House. Late C16 with C18 street range, C19 additions, C20 restoration. Timber-framed and plastered, peg and clay tiled roof. Plan T shaped, of C18 principal block with pair of conjoined C16 wings projecting at rear. 2 storey, partial attic and cellars. Front W elevation: 4 window range, all windows are sashes with moulded architraves, glazing bars, 4x4 panes.

## Risk

Missing render to elevations and lack of maintenance to windows

## Suggested immediate actions

- Localised repairs to render using like-for-like materials



## Summary

•••

**Parish** Saffron Walden

**Designation** Grade II

**List Entry ID** 1297806

**Priority** C

**Condition** Fair

**Date Registered**

12/10/2015

**Ownership** Commercial

**For sale** No

**Last site visit**

27/08/2015

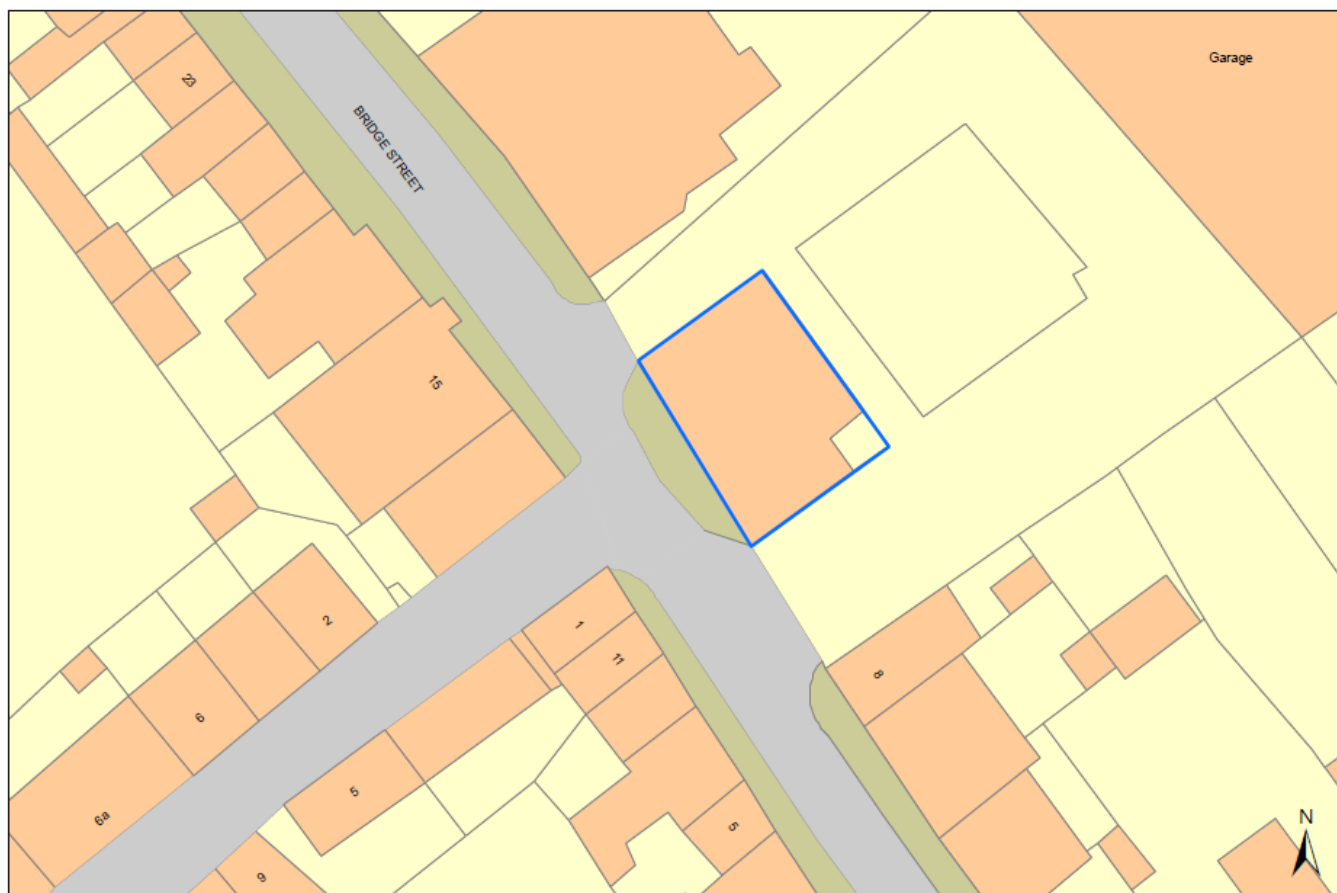
**National Grid**

**reference** TL 53568

38655

**Contact** 01799 510510

## Map



LB at Risk  
10-12 Bridge Street Saffron Walden

# 31 Castle Street, Saffron Walden

## Description Summary

Range of 3 houses as one unit. C18 with C19 and C20 refurbishment and additions. Timber-framed and plastered with ashlar lining, brick plinth, slate roof and red brick stacks. U shaped plan of street range with E and W rear wings to N. 2 storeys. Front S elevation: irregular 3 window 3 door range, hipped roof with 2 stacks, one at W end and one towards E end (between Nos 31 & 33).

## Risk

Missing render to rear elevation with timber frame exposed. Lintel missing above rear, ground floor window and doorframe missing to rear door.

## Suggested immediate actions

- Localised repairs to render using like-for-like materials



## Summary

•••

**Parish** Saffron Walden

**Designation** Grade II

**List Entry ID** 1196138

**Priority** D

**Condition** Fair

**Date Registered** 2015

**Ownership** Private

**For sale** No

**Last site visit**  
27/01/2015

**National Grid**  
**reference** TL 53666  
38671

**Contact** 01799 510510



# Map



LB at RISK  
31 Castle Street, Saffron Walden



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2015 Ordnance Survey 0100018688

# 4 High Street, Saffron Walden

## Description

House. Late C14, and late C15. Timber-framed and rendered with some exposed framing and C20 pargetting. Roof of plain tiles, gabled but with slate roofed rear block with hip to E. 2 storeys and attics. Plan of hall with 2 cross-wings. High Street elevation: N cross-wing has pargetted gable with 6 paned C20 casement and first floor of exposed framing, mostly original. All windows on this front are C20 small paned casements.

## Risk

Defective roof and defective render allowing water ingress

## Suggested immediate actions

- Localised repairs to roof in a like-for-like manner
- Localised repairs to render using like-for-like materials



## Summary

•••

**Parish** Saffron Walden

**Designation** Grade II

**List Entry ID** 1196183

**Priority** A

**Condition** Poor

**Date Registered**

12/10/2015

**Ownership** Private

**For sale** No

**Last site visit**

27/08/2015

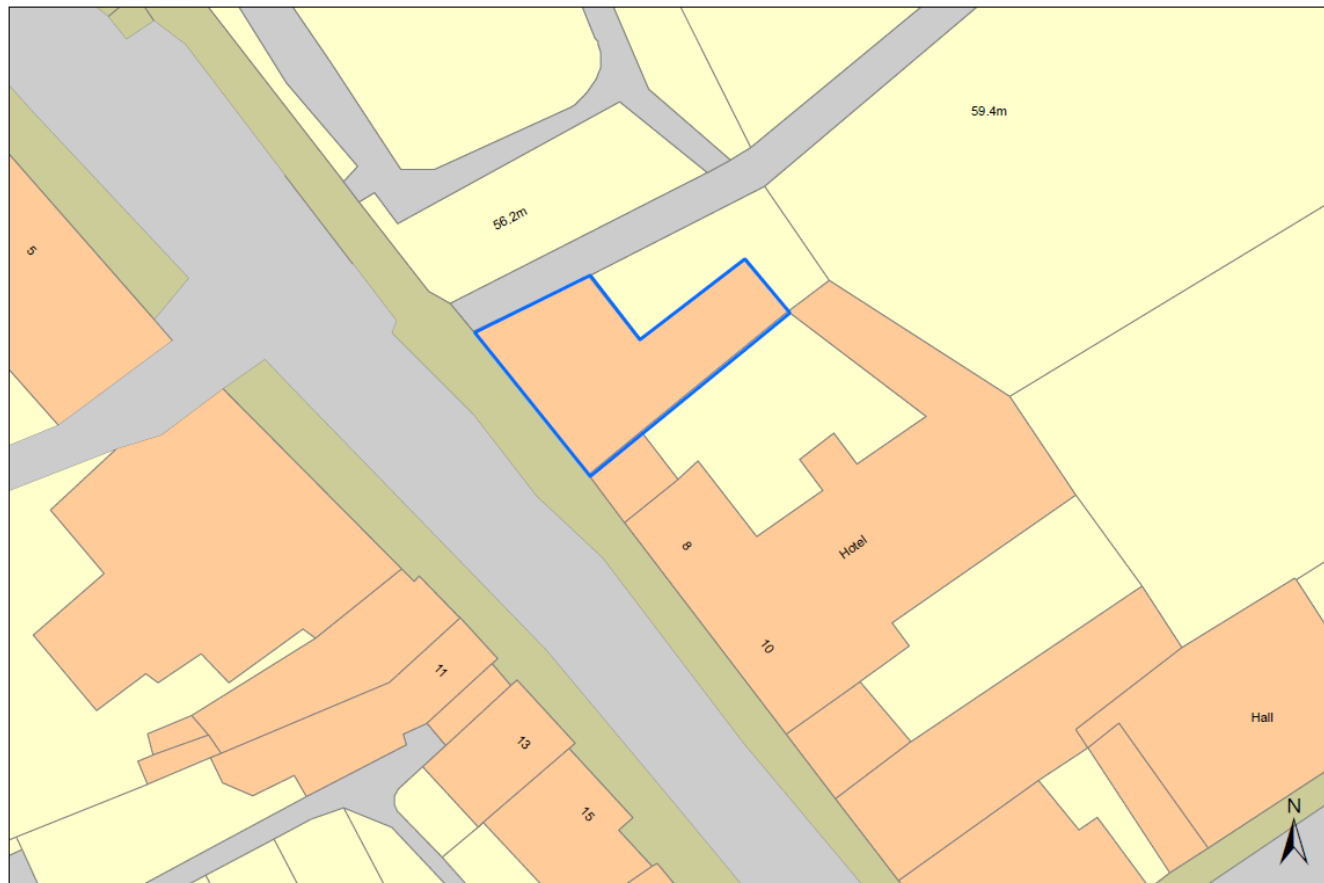
**National Grid**

**reference** TL 53654

38557

**Contact** 01799 510510

Map



LB at Risk  
4 High Streett Saffron Walden

# 12, Market Hill, Saffron Walden

## Description

Shop and office. Early C16, mid C16, C19 rear addition and refronting with shop. Timber-framed and plastered, peg-tiled roof. 2 storey with partial rear attic, one prominent stack. Modified H plan of central range, jettied cross-wings, long rear lean-to extension to N wing and similar to S wing with further deep lean-to addition on N side into rear yard.

## Risk

Early C16 and later timber framed building. Lack of maintenance and deterioration to rear elevation and ranges. Roof to rear inadequately protected with a tarpaulin, windows boarded to facade.

## Suggested immediate actions

- Improve temporary protection to rear roof slopes



## Summary

• • •

**Parish** Saffron Walden

**Conservation Area**  
Saffron Walden

**Designation** Grade II\*

**List Entry ID** 1196216

**Priority** A

**Condition** Poor

**Date Registered** 1999

**Ownership** Private

**For sale** No

**Last site visit**  
14/5/2015

**National Grid**  
**reference** TL 53830  
38589

**Contact** 01799 510510



## Map



LB at Risk  
12 Market Street Saffron Walden



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# Gas Works, 2 Thaxted Road, Saffron Walden

## Description

Pair of buildings flanking entry, formerly gas works, now store to left, offices to right. 1836, dated on front gables. Red brick, stuccoed fronts. Slate roof to left, concrete tile roof to right. Building to left: originally 3x3 bays, now with additional bay to rear, later range to left side not of special interest. Truncated front gable stack. Front has 3 blind bays defined by pilasters, with recessed panels. Pediment above. Inscribed 'Gas Works' on frieze.

## Risk

## Suggested immediate actions

- Localised repairs to roof in a like-for-like manner
- Localised repairs to render using like-for-like materials



## Summary

• • •

**Parish** Saffron Walden

**Conservation Area** N/A

**Designation** Grade II

**List Entry ID** 1196243

**Priority** C

**Condition** Poor

**Date Registered** 2016

**Ownership** Private

**For sale** No

**Last site visit**

29/6/2016

**National Grid reference** TL 54403  
38384

**Contact** 01799 510510

# Map



LB at Risk  
Gas Works, Thaxted Road, Saffron Walden



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# Three Colts Inn, 86, Cambridge Road, Stansted Mountfitchet

## Description

C18 timber-framed and plastered house with some weather-boarding in the gables and brick faced on the ground storey (painted). Two storeys. Three window range, C20 casements on the upper storey and double-hung sashes with glazing bars on the ground storey. The outer windows on the ground storey are canted bays. A single storey addition extends at the north-east end. Roofs tiled. At the south-west end there is a large end external chimney stack.

## Risk

Property has been vacant and subject to vandalism. Windows broken but now boarded.

## Suggested immediate actions

- Vegetation to be removed



## Summary

•••

**Parish** Stansted  
Mountfitchet

**Designation** Grade II

**List Entry ID** 1274145

**Priority** A

**Condition** Poor

**Date Registered** 2015

**Ownership** Private

**For sale** No

**Last site visit**

**National Grid  
reference** TL51255  
25507


**Contact** 01799 510510



## Map



LB at Risk  
The Colts Inn, 86 Cambridge Road Stansted

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# Tilty Mill, Tilty

## Description

Watermill. Early C18, heightened in C19, and most of the machinery dates from the later period. Red brick with tiled roof, half-hipped with a gablet at one end and a weatherboarded lucam for sack-hoisting at the other. Two storeys and attics; 3 windows. One gabled dormer with boarded loading door below. Cambered casements and central doorcase.

## Risk

Vacant early C18 watermill with mechanism still intact but suffering from structural problems and lack of maintenance. Recommendations made by the District Council and Historic England for enabling development and conversion to residential use refused by Inspector.

## Suggested immediate actions

- Vegetation to be removed
- Vulnerable areas of structure to be propped and supported
- Openings to be secured allowing for adequate ventilation



## Summary

• • •

**Parish** Tilty

**Designation** Grade II\*

**List Entry ID** 1112221

**Priority** A

**Condition** Poor

**Date Registered** 1986

**Ownership** Private

**For sale** No

**Last site visit**

29/4/2015

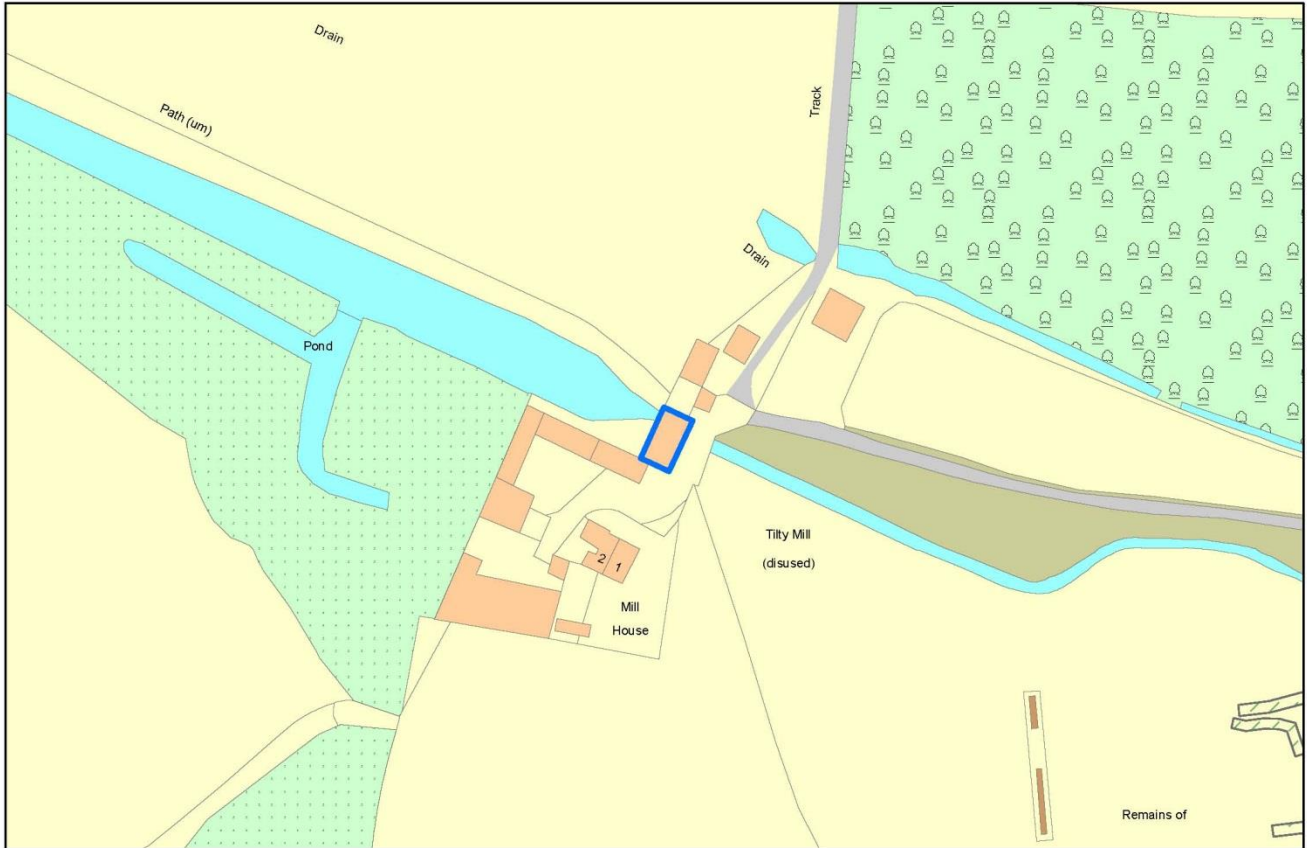
**National Grid**

**reference** TL 59944

26734

**Contact** 01799 510510

# Map



LB at Risk  
Tilty Mill



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2014 Ordnance Survey 0100018688



# Church of St Dunstan, Wenden Lofts

## Description

The original building of the C12 was completely rebuilt in 1845-6 and the original C12 south door was incorporated. The interior of the church has been entirely dismantled and the building is now a shell.

## Risk

An overgrown and ruinous shell. Consolidation work to fabric required.

## Suggested immediate actions

- Vegetation to be removed
- Vulnerable areas of structure to be propped and supported
- Openings to be secured as necessary.



## Summary

• • •

**Parish** Wenden Lofts

**Designation** Grade II

**List Entry ID** 1273778

**Priority** A

**Condition** Very bad

**Date Registered** 1986

**Ownership** Private

**For sale** No

**Last site visit**

29/4/2015

**National Grid**

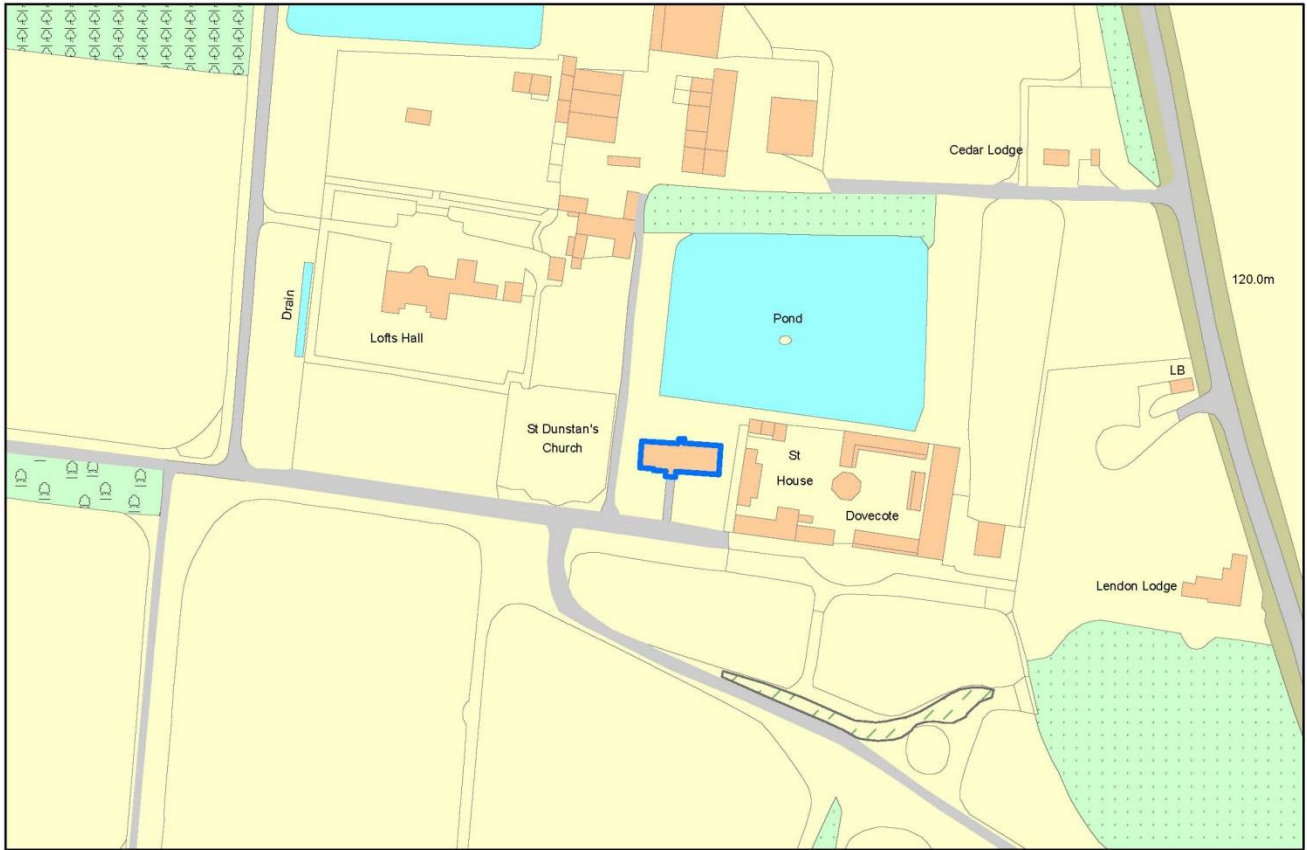
**reference** TL 46387

38731

**Contact** 01799 510510



## Map



LB at Risk  
Church of Dunstan, Wenden Lofts



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2014 Ordnance Survey 0100018688

# 1 Silver Row, Mutlow Hill, Wedens Ambo

## Description

Timber-framed and plastered house with late C18 or early C19 external features. Nos 1 to 6 (consec) are 2 storeyed. The 2 storeyed block has 6 window range and No 7 has 2 window range, double-hung sashes with glazing bars. Boarded doors. The east and west fronts are similar in style. The roof to the 2 storey block is pantiled.

## Risk

Missing render to front and side elevations with laths and timber frame exposed

## Suggested immediate actions

- Localised repairs to the lime render in a like-for-like manner
- Openings to be secured allowing for adequate ventilation



## Summary

•••

**Parish** Wedens Ambo

**Designation** Grade II

**List Entry ID** 415554

**Priority** C

**Condition** Fair

**Date Registered**

14/10/2015

**Ownership** Private

**For sale** Unknown

**Last site visit**

14/10/2015

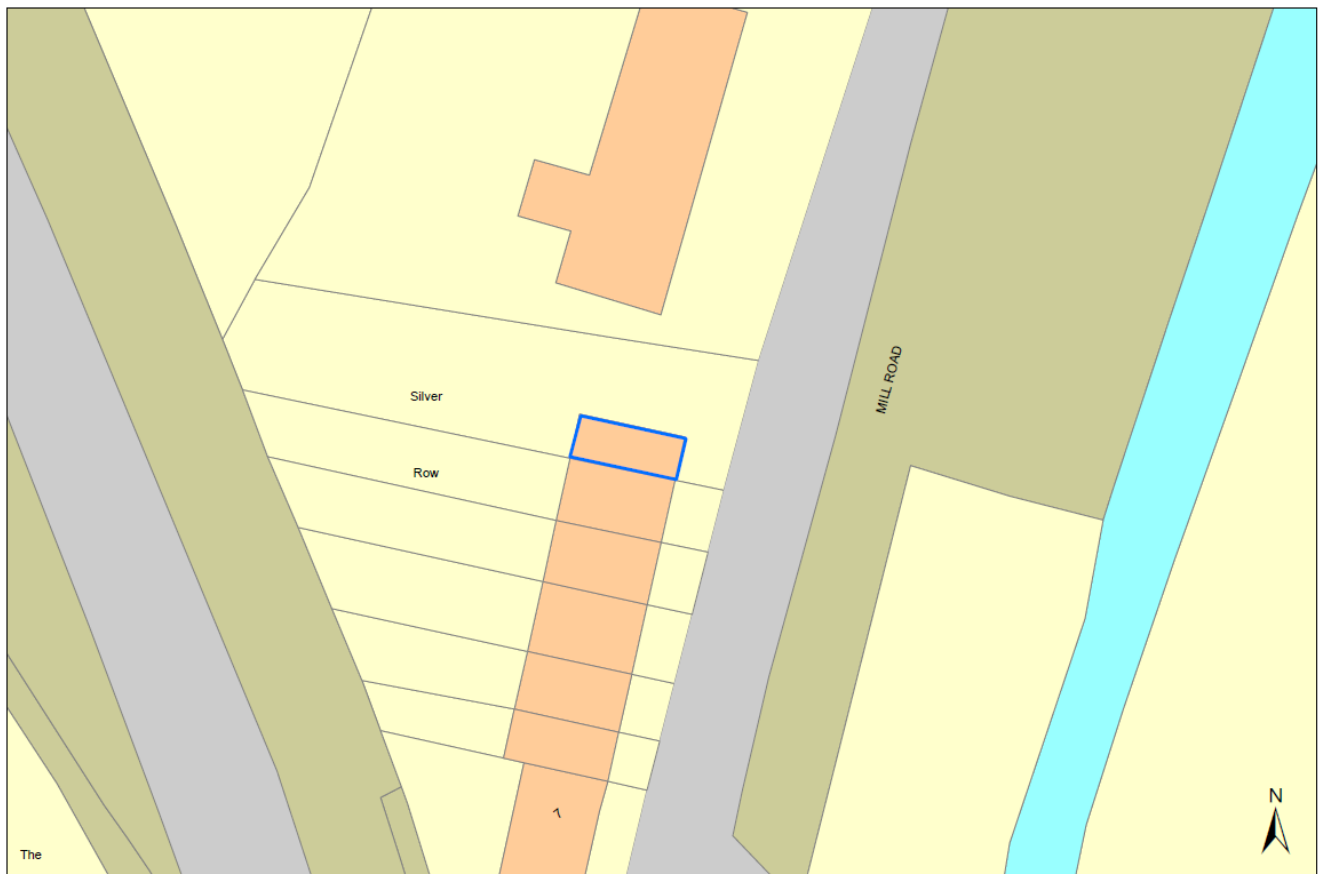
**National Grid**

**reference** TL 51972

36271

**Contact** 01799 510510

# Map



LB at Risk  
1 Silver Row, Mutlow Hill, Wendens Ambo



# **Buildings at Risk Register**

**A report on the heritage sites under threat  
in the Uttlesford District**

**Details taken from Historic England Heritage at Risk Register**

**February 2017**





## Summary of Heritage at Risk

Currently there are 9 heritage sites at risk in Uttlesford. Below is a summary table of sites 'At Risk' as identified by Historic England and included on the register. This is followed by a detailed report on each individual site.

Parish	Building	Designation	Priority
Great Chesterford	Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford, Great Chesterford	Scheduled Monument	N/A
Great Chesterford	Romano-Celtic temple 400m south of Dell's Farm, Great Chesterford	Scheduled Monument	N/A
Little Easton	Easton Lodge Gardens, Little Easton	Grade II	D
Manuden	Church of St Mary the Virgin, The Street, Manuden	Grade II*	A
Saffron Walden	Bury Hill, Castle Lane, Saffron Walden	Scheduled Monument and Grade I	B
Takeley	Site of Waltham Hall, Takeley	Scheduled Monument	N/A
Tilty	Tilty Mill, Tilty	Grade II*	A

# Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford, Great Chesterford

## Description

The monument includes an early Roman fort which was superseded on the same site by a small Roman town, two cemeteries of Roman date and an Anglo-Saxon cemetery. It is located just to the south of the Essex-Cambridgeshire border on a terrace above the east bank of the River Cam. The monument is protected within three separate areas, divided by a rectangular quarry across the central part of the site and by Newmarket Road at its eastern end.

## Risk

Arable ploughing.

## Suggested immediate actions

- Contact Historic England

NO PHOTO AVAILABLE

## Summary

•••

**Parish** Great Chesterford

**Designation** Scheduled Monument

**HER** 1013484

**Priority** N/A

**Condition** Extensive significant problems

**Date Registered** N/A

**Ownership** Mixed, multiple owners

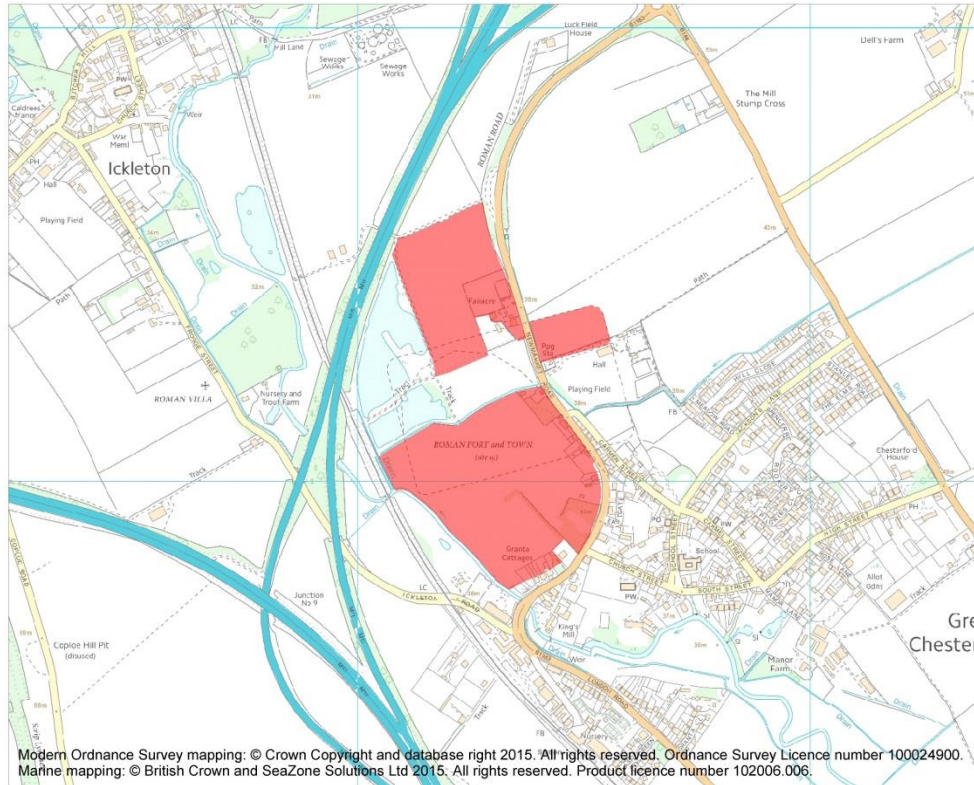
**For sale** No

**Last site visit** N/A

**National Grid reference** TL 50223 43423

**Contact** David Kenny  
01223 582700

## Map



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 Marine mapping: © British Crown and SeaZone Solutions Ltd 2015. All rights reserved. Product licence number 102006.006.

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**Name:** Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford

<b>Heritage Category:</b>	Scheduling
<b>List Entry No :</b>	1013484
<b>County:</b>	Essex
<b>District:</b>	Uttlesford
<b>Parish:</b>	Great Chesterford

Each official record of a scheduled monument contains a map. New entries on the schedule from 1988 onwards include a digitally created map which forms part of the official record. For entries created in the years up to and including 1987 a hand-drawn map forms part of the official record. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from Historic England.

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<b>List Entry NGR:</b>	TL 50223 43423
<b>Map Scale:</b>	1:10000
<b>Print Date:</b>	3 July 2015



# Romano-Celtic temple 400m south of Dell's Farm, Great Chesterford

## Description

The monument includes the buried remains of a substantial Romano-British temple complex located within an arable field on the broad sloping hillside on the east side of the River Cam, 0.5km to the north east of the village of Great Chesterford. The site of the Iron Age settlement, Roman fort and market town for which Great Chesterford is widely known, lies about 1km to the west of the temple and is the subject of a separate scheduling.

## Risk

Arable ploughing.

## Suggested immediate actions

- Contact Historic England

## Summary

•••

**Parish** Great  
Chesterford

**Designation** Scheduled  
Monument

**HER** 1017453

**Priority** N/A

**Condition** Extensive  
significant problems

**Date Registered** n/A

**Ownership** Commercial  
company

**For sale** No

**Last site visit** N/A

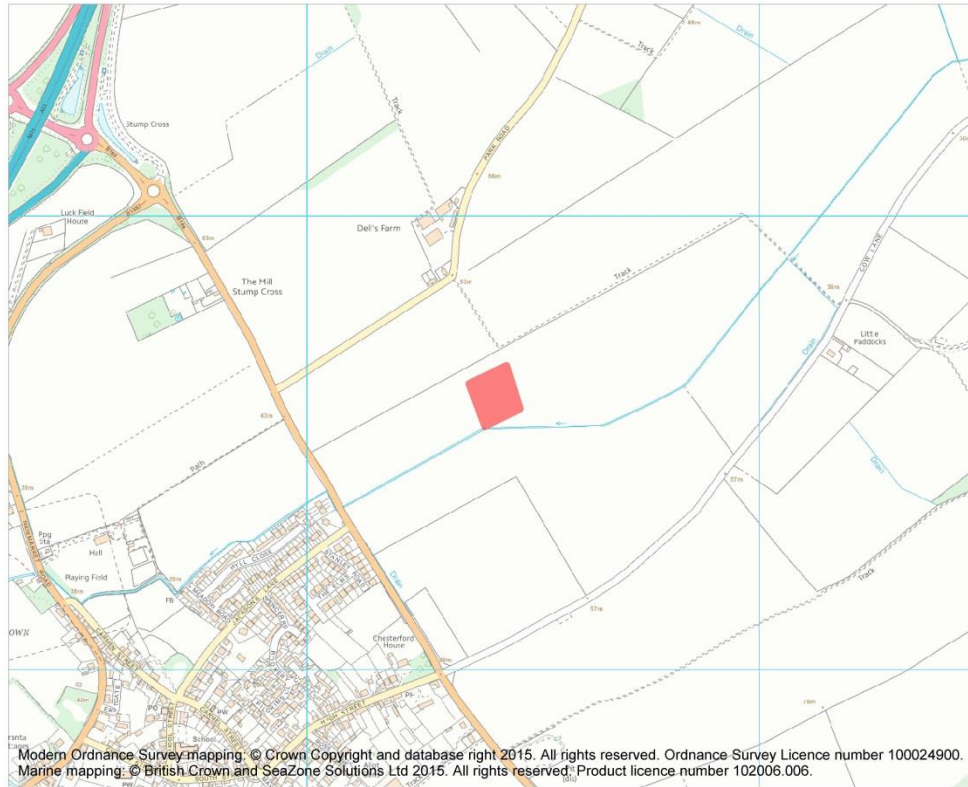
**National Grid  
reference** TL 51414  
43603

**Contact** David Kenny  
01223 582700

NO PHOTO AVAILABLE



## Map



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**Name:** Romano-Celtic temple 400m south of Dell's Farm

<b>Heritage Category:</b>	Scheduling
<b>List Entry No :</b>	1017453
<b>County:</b>	Essex
<b>District:</b>	Uttlesford
<b>Parish:</b>	Great Chesterford

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<b>List Entry NGR:</b>	TL 51414 43603
<b>Map Scale:</b>	1:10000
<b>Print Date:</b>	3 July 2015



# Church of St Mary the Virgin, The Street, Manuden

## Description

Church with probable C12 origins. C15 nave. Largely demolished and rebuilt in the 1860s. Constructed from flint rubble with stone dressings and a tile roof. The church forms the focal point of the village. Shingled spire showing signs of loss and curling of shingles; north transept (vestry) roof tiles are slipping. The latter are over a C15 roof structure with plastered ceiling and there is mould growth on the western part of the ceiling which is indicative of moisture ingress. Other tiles slipping elsewhere. Long term solution to be agreed.

## Risk

Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.

## Suggested immediate actions

- Contact Historic England



## Summary

•••

**Parish** Manuden

**Designation** Grade II\*

**HER** 1233999

**Priority** A

**Condition** Poor

**Date Registered** N/A

**Ownership** Religious organisation

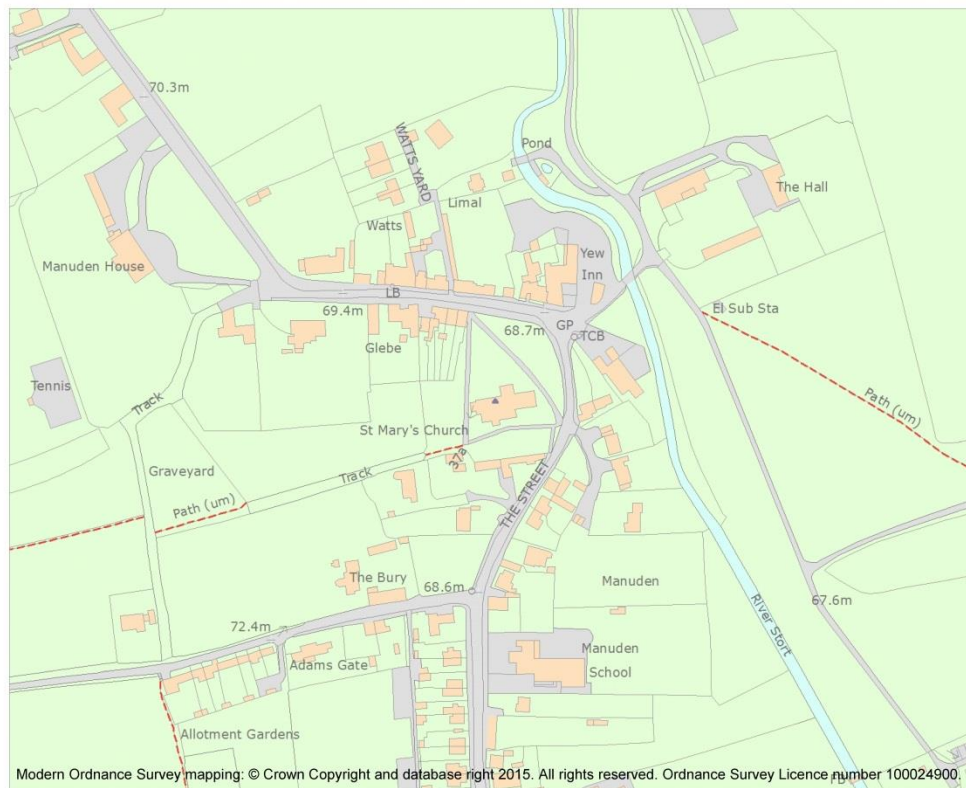
**For sale** No

**Last site visit** N/A

**National Grid reference** TL 49104  
26665

**Contact** Trudi Hughes  
01223 582739

## Map



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**Name:** CHURCH OF ST MARY THE VIRGIN

<b>Heritage Category:</b>	Listing
<b>List Entry No :</b>	1233999
<b>Grade:</b>	II*
<b>County:</b>	Essex
<b>District:</b>	Uttlesford
<b>Parish:</b>	Manuden

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<b>List Entry NGR:</b>	TL 49104 26665
<b>Map Scale:</b>	1:2500
<b>Print Date:</b>	3 July 2015



# Bury Hill, Castle Lane, Saffron Walden

## Description

Norman castle remains consisting of roofless ruins of the keep. Unconsolidated flint rubble. Two phases of urgent repairs undertaken in 2013-14 and further repairs in 2015 undertaken to high level wall tops. Fabric at ground level on interior faces subject to vandalism. Grant aided work to north and western walls and to fore-building, to be completed in 2016. It is hoped that the owners may then embark on a further phase to complete the full consolidation of this important monument.

## Risk

Unconsolidated flint rubble. Fabric at ground level on interior faces subject to vandalism

## Suggested immediate actions

- Contact Historic England



## Summary

•••

**Parish** Saffron Walden

**Designation** Scheduled Monument and Listed Building grade I, 3 LBs, CA

**HER** 1009307 and 1297737

**Priority** B (B)

**Condition** Poor

**Date Registered** N/A

**Ownership** Local Authority

**For sale** No

**Last site visit** N/A

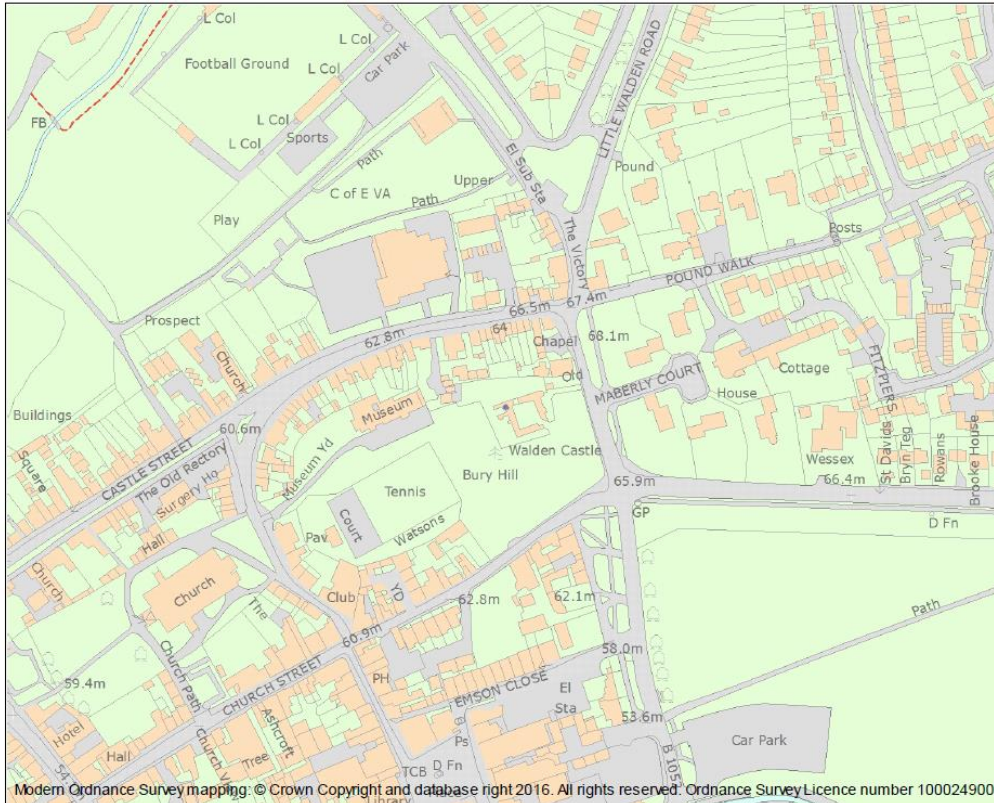
**National Grid reference** TL 53907 38722

**Contact** Trudi Hughes  
01223 582739





Map



<b>Heritage Category:</b>	Listing
<b>List Entry No :</b>	1297737
<b>Grade:</b>	I
<b>County:</b>	Essex
<b>District:</b>	Uttlesford
<b>Parish:</b>	Saffron Walden

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<b>List Entry NGR:</b>	TL 53907 38722
<b>Map Scale:</b>	1:2500
<b>Print Date:</b>	13 February 2017

Name: WALDEN CASTLE

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# Easton Lodge Gardens, Little Easton

## Description

Edwardian gardens designed by Harold Peto c1902, incorporating a late C17/early C18 grove. The house was fire damaged and finally demolished in 1950. Converted service buildings and infill development remain. Built structures within the garden have deteriorated, particularly the Italian Garden but planting improving. Ownership split between private owners of house and an investment company. Garden continues to open to public in a limited manner under the direction of the charity, The Gardens of Easton Lodge Preservation Trust.

## Risk

Generally satisfactory but with significant localised problems

## Suggested immediate actions

- Contact Historic England



## Summary

•••

**Parish** Little Easton

**Designation** Registered Park and Garden Grade II

**HER** 1001484

**Priority** D

**Condition** Generally satisfactory but with significant localised problems

**Date Registered** N/A

**Ownership** Private, multiple owners

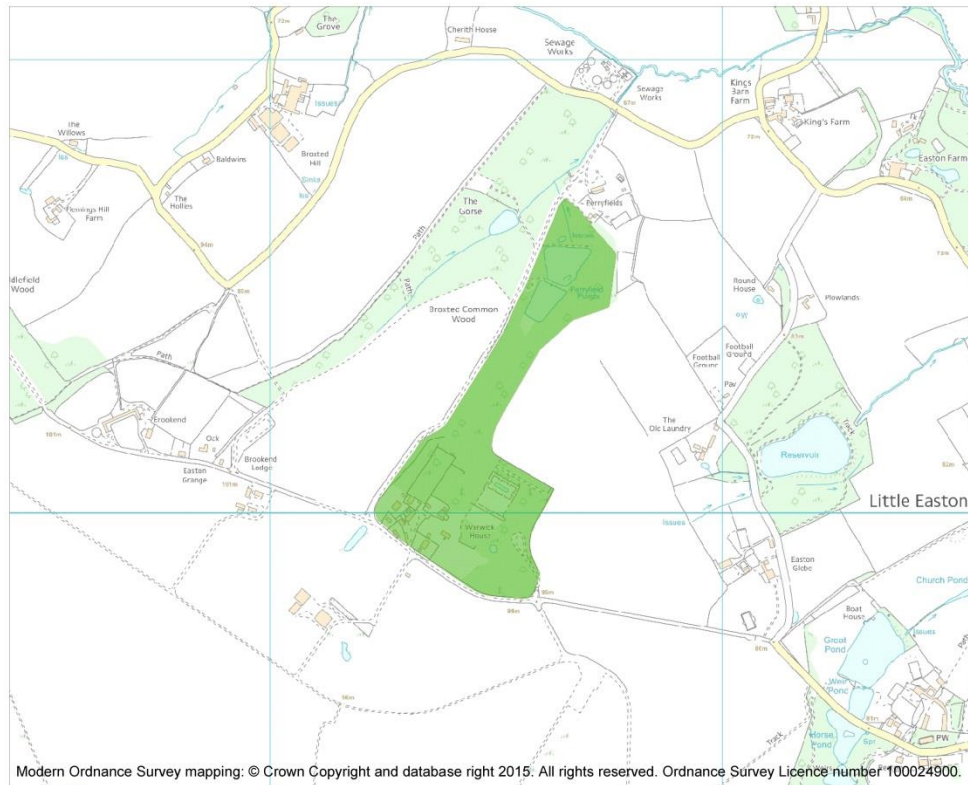
**For sale** No

**Last site visit** N/A

**National Grid reference** TL 59497 23974

**Contact** Deborah Priddy 01223 582720

## Map



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**Name:** EASTON LODGE

<b>Heritage Category:</b>	Park and Garden
<b>List Entry No :</b>	1001484
<b>Grade:</b>	II
<b>County:</b>	Essex
<b>District:</b>	Uttlesford
<b>Parish:</b>	Little Easton

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<b>List Entry NGR:</b>	TL 59497 23974
<b>Map Scale:</b>	1:10000
<b>Print Date:</b>	3 July 2015

HistoricEngland.org.uk



# Site of Waltham Hall, Takeley

## Description

Site of Waltham Hall.

## Risk

Arable ploughing.

## Suggested immediate actions

- Contact Historic England

NO PHOTO AVAILABLE

## Summary

• • •

**Parish** Takeley

**Designation** Scheduled  
Monument

**HER** 1002161

**Priority** N/A

**Condition** Extensive  
significant problems

**Date Registered** N/A

**Ownership** Commercial  
company

**For sale** No

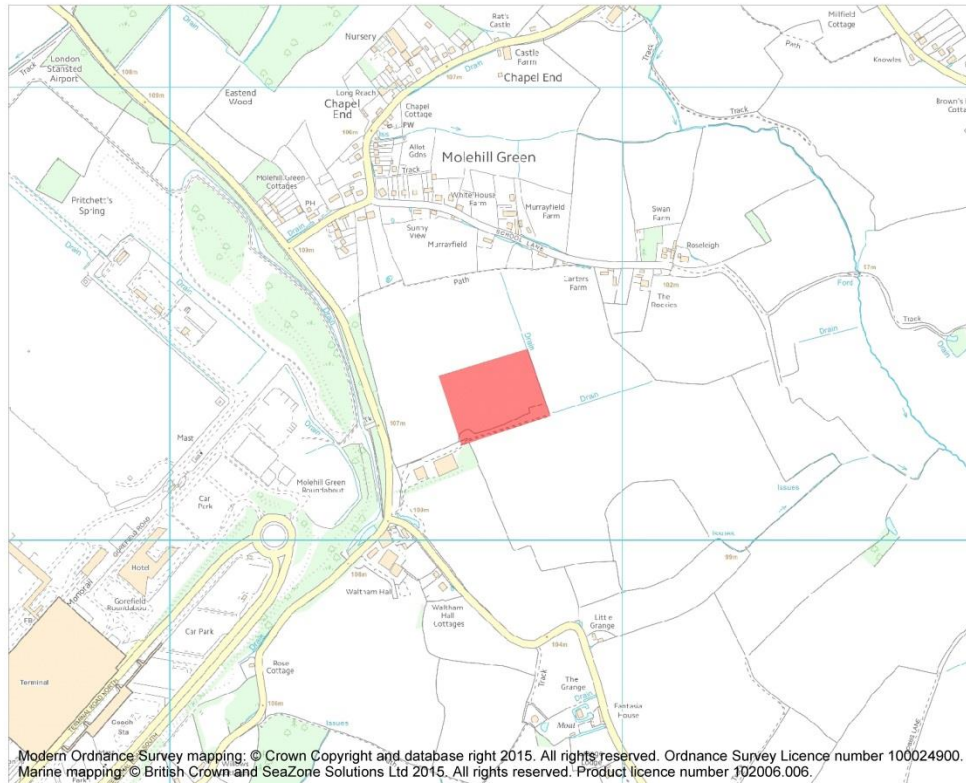
**Last site visit** N/A

**National Grid  
reference** TL 56717  
24318

**Contact** David Kenny  
01223 582700



## Map



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**Name:** Site of Waltham Hall

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**Heritage Category:** Scheduling

**List Entry No :** 1002161

**County:** Essex

**District:** Uttlesford

**Parish:** Takeley

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**List Entry NGR:** TL 56717 24318

**Map Scale:** 1:10000

**Print Date:** 3 July 2015



Historic England

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# Tilty Mill, Tilty

## Description

Watermill, early C18. Machinery intact. Evidence of defective roof tiles and some structural failure. In need of urgent structural repairs and repair work to make it safe, wind and weather tight. Owners have completed some repairs to exterior of building to address much of the weathering and security issues. Discussions are on-going with the owners, the local authority and a number of interested parties over options to save the mill.

## Risk

Vacant/not in use

## Suggested immediate actions

- Contact Historic England



## Summary

• • •

**Parish** Tilty

**Designation** Grade II\*

**HER** 1112221

**Priority** A (A)

**Condition** Very Bad

**Date Registered** N/A

**Ownership** Private

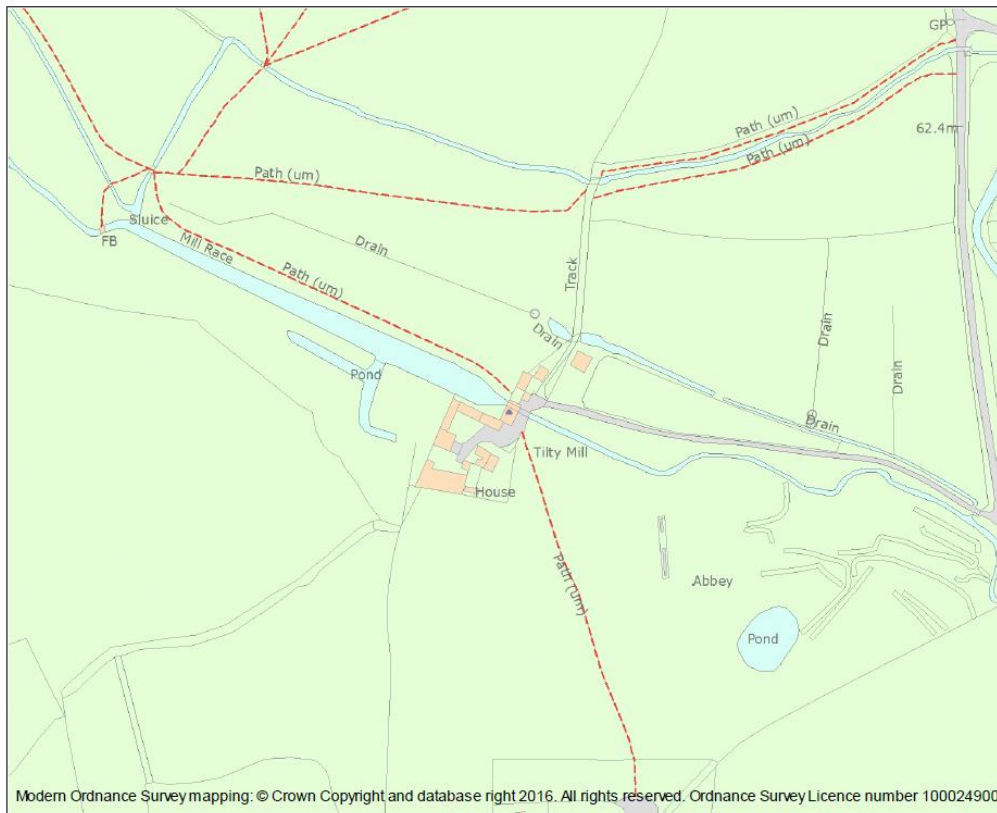
**For sale** N/A

**Last site visit** N/A

**National Grid reference** TL 59944  
26734

**Contact** Trudi Hughes  
01223 582739

## Map



<b>Heritage Category:</b>	Listing
<b>List Entry No :</b>	1112221
<b>Grade:</b>	II*

<b>County:</b>	Essex
<b>District:</b>	Uttlesford
<b>Parish:</b>	Tilty

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<b>List Entry NGR:</b>	TL 59944 26734
<b>Map Scale:</b>	1:2500
<b>Print Date:</b>	13 February 2017

Name: TILTY MILL

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-END-