

## Brief Heritage Impact Assessment – Priors Green, Takeley

The following document highlights any heritage assets that could potentially be impacted by development in response to the call for sites, undertaken as part of the draft Local Plan. It considers the significance of these heritage assets, the contribution that setting makes to their overall significance and the likely effect of the proposed development on their setting and overall significance.

For the purposes of this report, the terms **heritage asset**, **setting** and **significance** are used in accordance with the definition set out in the National Planning Policy Framework Glossary, 2012 pg. 52-56.

The information used to compile this report has been obtained from the National Heritage List, available on the Historic England website, a review of the supporting documentation submitted by the applicants, including the '*Garden Development Principles: Greater Priors Green*' document and accompanying masterplan information submitted and a recent site visit conducted by the Conservation officer, in relation to the proposals and to inform this response.

With regards to wider heritage policy, governmental guidance and good practice guidance, this report takes into account the guidance set out in the National Planning Policy Framework (NPPF) 2012, in addition to the NPPG, Historic England's (H.E.) publication '*Conservation Principles: Policies and Guidance*' (2008), the H.E. Good Practice Advice: 2 and 3 (GPA, 2015) and '*Making changes to Heritage Assets: HE Advice Note 2*'. The Historic Environment Record for Essex has also been consulted. In addition the report takes into consideration the policies set out in the current Uttlesford Local Plan, 2005; in particular policies ENV1 and ENV2.

The following assessment follows the staged approach to proportionate decision taking, as set out in the Historic England guidance document: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 Published 2015 (GPA 3)*

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## 1.0 Record of heritage assets, and their setting, that would be affected by the proposed development

### 1.1 Listed Buildings

The following list details those heritage assets both within and outside of the site which are likely to be impacted by the proposal, in terms of their immediate or wider setting, and overall significance. This is not an exhaustive list of all designated and non-designated heritage assets in the locality, but focuses on those considered at present to be most susceptible to impact from the proposed development.

**Please note:** The list below references designated listed buildings only, and does not include curtilage listed buildings associated to the following, which might also be impacted by the proposed scheme. These should be considered and addressed as part of a wider detailed Heritage Impact Assessment referenced in Section 5.0.

Asset Details	List Description	List Ref.
Warish Hall and Moat Bridge	Grade I. Late C13 aisled hall house with C17, C18 and C20 alterations. Timber framed and plastered, with red plain tile roof. Wing projects at west end with hipped roof. Two storeys. Five, one window range, C19 double hung vertical sliding sashes with glazing bars. One ground floor bay window with red plain tile hipped roof. Two small first floor oriel windows. One C15 vertical mullion window. Two hipped gables at rear. Roof at east end is lower than main roof, and has parallel range at rear. C16 red brick chimney stack and C20 red brick chimney stack. C18, 6 panelled door, with small modern plain tiled pedimented porch. Plaster eaves coving . . . Moated with C17 red brick bridge with C18 red brick walls and blue brick half round capping. This was formerly the site of a Priory of St Valery in Picardy and the present building is part of the Priory.	1169063
Hollow Elm Cottage	Grade II. C17 or earlier small house. Timber framed and plastered with thatched roof. One storey and attics. Five window range, C19 casements.	1112220

Goar Lodge	Grade II. Late C16 or early C17 house, timber framed and weatherboarded, with half hipped red plain tile roof. Two storey. Four window range, modern casements. Three bays and chimney bays. C17 red brick chimney stack. Modern gabled porch.	1168972
Beech Cottage	Grade II. C16 or early C17 house, timber framed and plastered with red plain tile roof. One storey and attics. Two window range, modern casements. Two gabled dormers.	1112212
The Cottage	Grade II. C17 house, timber framed and plastered with thatched roof. One storey and attics. Four window range, modern leaded casements. Two dormers. Red brick chimney stacks.	1306743
Moat Cottage	Grade II*. Moat Cottage (formerly listed as house on west side of Smith's Green) TL 52 SE 9/57 20.2.67 II* GV 2. Mid C16 Wealden house. Timber framed and plastered with weatherboarded dado and red plain tile roof. Two storeys. Four window range, modern leaded casements. Centre recessed, with jettied end bays. Framed coving at eaves level. Internally the frame is virtually complete, with arch braced and cambered tie beams, jowled storey posts. Halved mid bladed top plate scarfs. (RCHM8).	1112211
The Croft	Grade II. Early C19 house in rendered brick with grey slate hipped roof. Two storeys. Two window range, double hung vertical sliding sashes glazed in margins. Gabled porch with grey slate roof and bargeboards. Square plan with modern extensions at rear. Red brick chimney stacks.	1168964

White House	Grade II. C17 house, timber framed and plastered with red plain tile hipped roof. Two storeys. L-shaped plan. Two window range, C18 double hung vertical sliding sashes with glazing bars. East front has 3 window range, modern casements, and modern lean-to extension. C17 red brick chimney stack.	1322592
The Gages	Grade II. Early C19 house in plastered brick with grey slate roof. Two storeys. Two window range, double hung vertical sliding sashes. Two ground floor bay windows with slate roofs. Central doorway with rectangular fanlight. Red brick end chimney stacks.	1168954
Cheerups Cottage	Grade II. C17 house, timber framed and plastered with red plain tile roof. One storey and attics. Two window range, modern leaded casements. L-shaped plan. Two catslide dormers. Modern lean-to porch. Red brick chimney stacks.	1112207
Fanns	C16 house, timber framed and plastered, with red plain tile, half hipped roof. Two storeys. Three window range, modern casements. Three bays and chimney bay plan.	1322560
Froggs Hall	Grade II. House. Circa early C17, extended in C18 and early C19 and remodelled in circa mid C19. Rendered and partly slate hung timber frame and white- washed brick. Slate roof with gabled ends and crested ridge tiles; wings at rear, with hipped slate roof and gable-ended plain tile roof. Brick gable-end and lateral stacks. Plan: circa early C17 front (east) range extended by addition of C18 wing at rear of right end (north west), and in early C19 by wing at rear of left end (south west). In circa mid C19 the house was remodelled.	1112188

Warren Farmhouse	Grade II. House. Mid C17, timber framed and plastered with thatched roof. 1 storey and attics. 2 window range. C19 and modern casements. Red brick chimney stacks. Some exposed frame internally.	1097450
Lion and Lamb Public House	Grade II. Timber framed, plastered and part weatherboarded, with painted brick facade. Grey slate roof. Rear range has red plain tile roof. 2 storeys. 6 window range at first floor C19, double hung sashes. Red brick chimney stacks.	1054810
Hawthorns	Grade II. House. C15 or earlier open hall house with gabled crosswing at east end. Timber framed and plastered with red plain tile roof. 2 storey and 1 storey and attics. 4 window range modern leaded casements. 1 gabled dormer. Some frame exposed internally. C16 inserted first floor.	1334088
West Cottage and East Cottage	Grade II. House. C17, timber framed and plastered with red plain tile, half hipped roof. 1 storey and attics. 4 window range, modern casements. 2 gabled dormers. Single storey extension to east end. Some original frame exposed internally	1054815
Baileys	Grade II. House. Late C16 or early C17. Timber framed and weatherboarded and part plastered, with thatched half hipped roof. 1 storey and attics,. 3 window range C19 casements. Original red brick chimney stack rebuilt at top in C19.	1334090
Squires Cottage	Grade II. House. C15 or earlier with C17 front range and C19 alterations. Timber framed and plastered, with red plain tile roof, half hipped at rear. 2 storey and 1 storey and attics. 2 window range C19 iron and C20 casements. C17 and C20 red brick chimney stacks.	1367097

## 1.2 Conservation Areas

There are **no Conservation Areas** within the proposed site boundary.

## 1.3 Scheduled Ancient Monuments

Asset Details	List Description	List Ref.
Warish Hall moated site and remains of Takeley Priory	(Excerpt only) Warish Hall moated site remains essentially undisturbed and will retain important archaeological information pertaining to the occupation and development of Takeley Priory from its original foundation by William the Conqueror until the modern period.	1007834

## 1.4 Sites of Special Archaeological Interest

There are **no sites of Special Archaeological Interest** within the proposed site boundary.

## 1.5 Other features of note:

### 1.5.1 Footpaths and Bridleways

There are a small number of footpaths in the vicinity, three of which are located within the boundary, and will be **sensitive** to development of the scale proposed.

### 1.5.2 Important Views

There are a number of important views that might be impacted as a result of the proposal, notably those travelling north and south along Smiths Green Lane towards Warish Hall Farm, and south towards Smith's Green, and those towards and from Frogs Hall to the north-east of the site. Views when travelling along Dunmow Road, towards Takeley are also likely to be heavily compromised, as a result of the addition of built-development to the rear of a number of listed buildings to the north side of this road (Warrens Farmhouse to West Cottage and East Cottage), where the open countryside to the rear currently forms an important element of the road-scene and provides an important contextual backdrop to the heritage assets. Views from the public rights of way, into the open countryside and towards the listed buildings may also be sensitive where these would be obscured or compromised by new structures.

In considering the impact of setting in relation to significance, the former is often associated with views. GPA3 states that '**contribution of setting to the significance of a heritage asset is often expressed by reference to views**'. These views can include a '*variety of views of, across, or including that asset, and views of the surroundings from or through the asset*'.

In addition, views can contribute '*more to understanding the significance of a heritage asset*' and can include '*natural features*' which are 'particularly relevant'.

## 2.0 How, and to what degree, if at all, does the setting of these heritage assets contribute to the significance of these heritage assets?

2.1 GPA3 is clear that ‘setting is not a heritage asset’, but that its *‘importance lies in what it contributes to the significance of the heritage asset’*. Its contribution can depend on a wide range of physical factors within the surroundings of the heritage asset, but can also include *‘perceptual and associational attributes pertaining to, the heritage asset’s surroundings’*.

2.2 Below is a table listing the heritage assets that would be potentially impacted by the proposed development, their setting and the contribution this setting makes to their overall significance.

Asset Details	Type	Setting	Contribution to Significance
Warish Hall and Moat Bridge	Listed Building	Immediate domestic setting adjacent to outbuildings forming an agricultural complex on a moated site surrounded by open fields and arable land resulting in an isolated, rural setting within open countryside.	Both the immediate and wider setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance.
Hollow Elm Cottage	Listed Building	Immediate domestic setting and wider rural setting as part of a sporadic development pattern with open countryside to the north and west.	The immediate setting and wider historic setting informs the character and historic context of the heritage asset, and contribute positively to its overall significance.
Goar Lodge	Listed Building	Immediate domestic setting and wider rural, agricultural setting with open countryside to the north and west.	The immediate setting and wider historic setting informs the character and historic context of the heritage asset, and contribute positively to its overall significance.
Beech Cottage	Listed Building	Immediate domestic setting and wider rural, agricultural setting with open countryside to the north and west.	The immediate setting and wider historic setting informs the character and historic context of the heritage asset, and contribute positively to its overall significance.
The Cottage	Listed Building	Immediate domestic setting within a modest historic settlement pattern with wider rural, agricultural setting to the north and south and modern development to the east and west.	The immediate setting and wider historic setting informs the character and historic context of the heritage asset, and contribute positively to its overall significance.
Moat Cottage	Listed Building		
The Croft	Listed Building		
White House	Listed Building		
The Gages	Listed Building		
Cheerups Cottage	Listed Building	Immediate domestic setting, in a wider setting comprising	The immediate setting and wider historic setting informs



		both modern development to the south and east, and open countryside/ agricultural character to the north-west.	the character and historic context of the heritage asset, and contribute positively to its overall significance.
Fanns	Listed Building	Immediate domestic setting and wider rural, agricultural setting within open countryside.	Both the immediate and wider setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance.
Froggs Hall	Listed Building	Immediate domestic setting adjacent to outbuildings forming an agricultural / equine complex surrounded by open fields and arable land resulting in an isolated, rural setting within open countryside.	Both the immediate and wider setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance.
Warren Farmhouse	Listed Building	Immediate domestic setting with wider rural, agricultural setting to the north, east and south and modern development to the west.	The immediate setting and wider historic setting informs the character and historic context of the heritage asset, and contribute positively to its overall significance
Lion and Lamb Public House	Listed Building	Immediate commercial setting with wider rural, agricultural setting.	The immediate setting and wider historic setting informs the character and historic context of the heritage asset, and contribute positively to its overall significance
Hawthorns	Listed Building	Immediate domestic setting with wider rural, agricultural setting.	Both the immediate and wider setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance
West Cottage and East Cottage	Listed Building		
Baileys	Listed Building		
Squires Cottage	Listed Building		
Warish Hall moated site and remains of Takeley Priory	S.A.M.	Immediate agricultural setting surrounded by open fields and arable land resulting in an isolated, rural setting within open countryside.	Both the immediate and wider setting inform the character and historic context of the heritage asset, and contribute positively to its overall significance

### 3.0 What would be the effects of the proposed development on that significance, and would this be beneficial or harmful?

**Please note:** Heritage Assets that are considered to be most sensitive to the proposed development are listed below. Assets listed in section 1.0, where the impact is considered to be negligible, have been excluded below for ease of reference.

Asset Details	Impact to significance	Would this be beneficial or harmful?
Warish Hall and Moat Bridge	Introduction of substantial built-development to the east of the site would compromise the wider rural, open countryside setting.	Harmful
Hollow Elm Cottage	Introduction of substantial built-development to the north would detract from the wider setting of the heritage asset, and subsequently its significance, by replacing historic open-countryside setting with that of an urban settlement.	Harmful
Goar Lodge		
Beech Cottage		
The Cottage		
Moat Cottage		
The Croft		
White House		
The Gages	Introduction of substantial built-development to the north-west would detract from the wider setting of the heritage asset, and subsequently its significance, by replacing historic open-countryside setting with that of an urban settlement.	Harmful
Cheerups Cottage		
Froggs Hall	Introduction of substantial built-development to the west would detract from the historic setting of the heritage asset, and subsequently its significance, by replacing the open-countryside setting with that of an urban settlement.	Harmful
Warren Farmhouse	Introduction of substantial built-development to the north would detract from the setting of the heritage asset, and subsequently its significance, by replacing historic open-countryside setting with that of an urban settlement.	Harmful
Lion and Lamb Public House		
Hawthorns		
West Cottage and East Cottage		
Baileys		
Squires Cottage		
Warish Hall moated site and remains of Takeley Priory	Introduction of built development to wider setting of the heritage asset, replacing open-countryside setting with that of an urban settlement.	Harmful

## 4.0 How might enhancement be maximised, and any harm minimised or avoided?

### 4.1 Enhancement

Whilst it is acknowledged that the proposed development would result in a public benefit, in terms of new housing and local facilities, the proposed development is unlikely to result in a material benefit to any existing heritage assets, in terms of better revealing their significance or enhancing their immediate or wider setting.

### 4.2 Harm

Asset Details	Harm	How would this be avoided?
Warish Hall and Moat Bridge	Introduction of substantial built-development to the east of the site would compromise the wider rural, open countryside setting.	<ul style="list-style-type: none"> <li>Identify alternative site(s) for development</li> <li>Retain a sizeable area of land to the east of the heritage asset as open, communal land as part of a forthcoming scheme.</li> <li>Extend this area of open land along the eastern boundary of Smith's Green Lane to preserve the sense of openness and rural character, when travelling north from the village towards the surrounding open countryside, and towards the heritage asset.</li> </ul>
Hollow Elm Cottage	Introduction of substantial built-development to the north would detract from the wider setting of the heritage asset, and subsequently its significance, by replacing historic open-countryside setting with that of an urban settlement.	<ul style="list-style-type: none"> <li>Identify alternative site(s) for development</li> <li>Retain a buffer of open land to the north of Gore Lodge and Beech Cottage and along the western edge of Smith's Green Lane as part of a forthcoming scheme.</li> <li>Extend this area of open land, or mature vegetation along the western boundary of Smith's Green Lane to preserve the sense of openness and rural character, when travelling north from the village towards the surrounding open countryside.</li> </ul>
Goar Lodge		
Beech Cottage		
The Cottage		
Moat Cottage		
The Croft		
White House		

The Gages	Introduction of substantial built-development to the north-west would detract from the wider setting of the heritage asset, and subsequently its significance, by replacing historic open-countryside setting with that of an urban settlement.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Retain a buffer of open land and/or mature vegetation along the western boundary of Smith's Green Lane to preserve the sense of openness and rural character, when travelling north from the village towards the surrounding open countryside.</li> </ul>
Cheerups Cottage		
Froggs Hall	Introduction of substantial built-development to the west would detract from the historic setting of the heritage asset, and subsequently its significance, by replacing the open-countryside setting with that of an urban settlement.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Retain a sizeable buffer along the north-eastern boundary of the site forming a gradual transition between the built development to the west and the surrounding countryside which forms the wider setting of the heritage asset.</li> </ul>
Warren Farmhouse	Introduction of substantial built-development to the north would detract from the setting of the heritage asset, and subsequently its significance, by replacing historic open-countryside setting with that of an urban settlement.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Retain a sizeable buffer along the southern boundary of the site, to the north of the heritage assets, forming a gradual transition between the built development to the north and the open countryside which forms the historic wider setting of the heritage asset.</li> </ul>
Lion and Lamb Public House		
Hawthorns		
West Cottage and East Cottage		
Baileys		
Squires Cottage		
Warish Hall moated site and remains of Takeley Priory	Introduction of built development to wider setting of the heritage asset, replacing open-countryside setting with that of an urban settlement.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Retain a sizeable area of land to the east of the heritage asset as open, communal land as part of a forthcoming scheme enabling the open, rural context of the asset to continue to be interpreted.</li> <li>• Extend this area of open land along the eastern boundary of Smith's Green Lane to preserve the sense of openness and rural</li> </ul>

		character, when travelling north from the village towards the surrounding open countryside, and towards the heritage asset.
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## 5.0 Concluding recommendation

It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development if this site is to be recommended.

The resulting impact of the development as proposed, upon the setting of the heritage assets is considered to be harmful and would compromise their overall significance. In response to this, the 'heritage' benefits arising from the scheme, not to be confused with public benefit, are unlikely in my view to mitigate this harm. The NPPF is clear in paragraph 132 that **'great weight should be given to the asset's conservation'**.

However, it should be acknowledged that the proposed development would result in a significant public benefit, and it could be argued that this would outweigh the relative harm to the setting of the aforementioned heritage assets, were this harm to be mitigated as part of the master planning process. Nonetheless, these buildings represent a finite resource, and once such a scheme has been agreed and implemented, this harm cannot be undone.

As such, I would suggest that a full and independent Heritage Impact Assessment be carried out to inform any future masterplan, and that subsequent proposals should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm to the significance of the heritage assets detailed above, and their wider setting. At present, the information submitted is not sufficiently detailed to offer further comment, but I anticipate that the layout will need to be revised to address the concerns raised above. Once the above mentioned full heritage assessment has been carried out, this should be used to inform the proposed site layout of proposed scheme. Subject to these measures, and further detail, I consider that it is possible that a revised scheme could be achieved without causing substantial harm to the significance of the heritage assets detailed above.