

Saffron Walden Conservation Area Appraisal and Management Proposals Draft 2018



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1 Part 1: Appraisal

Introduction

1.1 This appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the Saffron Walden 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 37 Conservation Areas and over 3,500 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 Chelmsford, Harlow, Bishops Stortford and others 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 makes 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 preparing Conservation Area Statements and Supplementary Planning Documents. 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.

1.7 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 that improve the character of the Conservation Area that are capable of being implemented as and when resources permit.

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1.8 The recommendations in this Appraisal concerning non listed buildings and structures are generally formed by the field workers 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:

- Provide a basis for assessing development proposals and alterations that affect the area
- Identify the special character of Saffron Walden.
- Identify elements that should be retained or enhanced.
- Identify detracting elements.
- Review the existing boundary and
- 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 Town Council, the Neighbourhood Plan group and members of the local community who provided useful information to officers when the survey was being undertaken.

1.11 In addition to the District Council and Saffron Walden Town Council, both of whom have environment assets and portfolios of historic buildings and important open spaces there are other environmental community groups such as Campaign to Protect Rural England (CPRE) and Essex Wildlife Trust and the Essex Biodiversity Project. Selected recommendations of this Appraisal may be of particular interest to some of these groups and it is hoped it may be possible to forge community based working relationships to help implement some of them.

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

Planning Legislative Framework

1.13 The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate Conservation Areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'. The same section of the Act also requires that Councils undertake periodic reviews.

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

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

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1.16 One of the most important additional planning controls that apply to Conservation Areas is set out at section 74 of the Act which states that ‘a building in a conservation area shall not be demolished without the consent of the appropriate authority’. This requirement for planning permission 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 and further details can be found at www.legislation.gov.uk. Looking for and identifying such buildings is therefore a priority of this appraisal.

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, whereas they would not require permission beyond.

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.

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Planning Policy Framework

National Planning Policy Framework

1.21 Published in March 2012 this document replaces previous advice, including PPS 5, Planning for the Historic Environment. The principal 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 In relation to the historic environment 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 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.

Uttlesford Adopted Local Plan

1.24 Uttlesford 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.

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1.25 The Uttlesford Local Plan was adopted in 2005 and can be viewed on the Council's website or a copy can be obtained from the Council (contact details set out in section 7). In accordance with the Planning and Compulsory Purchase Act 2004, the Council is currently preparing a replacement Local Development Framework document that will in due course contain the relevant Council planning policies.

1.26 Uttlesford District Council is also currently working on the emerging Local Plan. year.next yeainLoclkiswill blication plLocal uucing ducing ducingproducing ecomplilin in ford District Council aleaslesford leasUttUtt

Uttlesford District Council Buildings at Risk Register

1.27 The District Council also has a 'Buildings at Risk Register'. In relation to Saffron Walden, the following sites have been identified:

- 2 Bridge Street
- 10-12 Bridge Street
- 31 Castle Street
- 4 High Street
- 12 Market Hill
- Gas Works, 2 Thaxted Road

1.28 Should this Appraisal identify others listed buildings within the district considered to be at risk, then these will be added to the updated register.

1.29 Saffron Walden Conservation Area was first designated in 1968 and revised in 1991.

1.30 Further information regarding the register can be found at www.uttlesford.gov.uk/bar

Uttlesford District Council Local Heritage List

1.31 The District Council is currently accepting nominations for buildings and structures to be included on its upcoming Local Heritage List. This register will contain a list of those structures, which although not formally listed or designated, positively contribute to the character and local distinctiveness of the district. This might be due to their age, rarity, group value or historical associations, which makes them significant and worthy a degree of consideration in the planning process.

1.32 Many of the buildings or structures included in this appraisal, under the heading 'Other buildings that make an important architectural or historic contribution' will be candidate for inclusion on the list.

1.33 Inclusion on the list does not in itself impact permitted development rights, however, such a document can be used as a material planning consideration when planning applications are required to be submitted. The purpose of the Local Heritage List is not to prevent any change, but to recognise the importance of these structures

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and manage positive development to them and where possible avoid harmful alterations that would compromise their character and significance. Further information regarding the list can be found at www.uttlesford.gov.uk/heritagelist

1.34 The list is being compiled in line with the advice issued by Historic England in their recent publication which offers guidance regarding the Local Heritage List process - 'LOCAL HERITAGE LISTING: Advice Note 7' . This can be found at <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Other documents

1.35 Whilst the Conservation Study of 1979 is over 35 years old some of its contents still offer worthwhile advice.

1.36 The Saffron Walden Public Realm Strategy was commissioned by the Saffron Walden Partnership Board and produced in 2006. One of its key objectives offers advice as to how to improve the quality of the public realm in the town centre to ensure it retains and enhances its reputation as an important and high quality historic market town. Other key design objectives are to reduce the impact of street furniture and to establish standards of design to achieve a quality environment appropriate to Saffron Walden.

1.37 The above strategy is an important document that offers interim guidance to enhance the quality of the public realm, including for example, the unification of street furniture through the use of colour. The document offers very useful longer term advice aimed at reinforcing local distinctiveness, reducing clutter, preparing a clear strategy for signage and surfacing and investing in high quality. This Conservation Area Appraisal does not seek to duplicate the recommendations set out in the Saffron Walden Public Realm Strategy, many of which it is hoped will be advanced and implemented as resources permit.

1.38 Proposed Local Geological Sites (LoGS). Local Geological Sites are non-statutory designations that are the geological equivalent of Local Wildlife Sites. Two such sites are located within the Conservation Area: Elm Grove Summer House containing 20 boulders of different rock types and 25 glacial erratic boulders of varying sizes situated on a site at the junction of Gibson Gardens and Margaret Way Saffron Walden. The Gibson Boulders is already designated as a Regionally Important Geological Site or RIGS. RIGS is a redundant designation and RIGS in Essex are being renotified as Local Geological Sites.

The General Character of Saffron Walden

Setting

1.39 The main part of the Conservation Area lies in the Slade valley and the visual importance of the historic core is enhanced by its varied topography and sloping streets. St Mary's Church, located on a strategically elevated position, dominates the town when viewed from view points within the historic core and beyond.

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General character and plan form

1.40 Nikolaus Pevsner's Buildings of England series, Essex, describes Saffron Walden as being '*a town of exceptional interest*' that has '*managed to preserve much of its medieval character*'. This largely remains the case regarding the Conservation Area despite major expansions elsewhere in the town during the 20th century.

1.41 Essex County Council's document 'Uttlesford District Historic Environment Characterisation Project' 2009 considers that the town has the finest surviving collection of timber framed buildings in Essex. The same document notes that 'In the late medieval period, Saffron Walden became the major English centre for the production of the saffron crocus which was used to produce dye...It also played an important role in the East Anglian wool industry.

1.42 Of the approximate 320 listed buildings/groups of buildings identified on the National Heritage List for England list, and fall within the Conservation Area, 9% date from the 15th century; 22% from the 16th century; 8% from the 17th century; 13% from the 18th century and the greatest number, some 45%, date from the 19th century. Many of the earlier Listed Buildings were added to and modified at later dates sometimes with the application of brick facades, a relatively common practice. The 11th- 14th centuries and the 20th centuries are also represented. The oldest building is the Castle remains whilst listed buildings from the 20th century are represented by telephone kiosks, the War Memorial and the Water Tower.

1.43 A high proportion of buildings are listed Grade I or Grade II* as follows:

Six buildings are listed Grade I, namely:

- Walden Castle
- St Mary's Church
- Former Youth Hostel, 1 Myddylton Place, Bridge Street
- 25-27 Church Street
- 29- 31 Church Street
- 17 Market Hill

25 buildings are listed Grade II* as follows:

- Bridge Street - nos. 5-7; no.15 nos. 27-29; no. 31; no.33; nos. 24-26
- The Eight Bells Public House.
- Castle Street - nos. 41-43; nos. 45-47 and nos. 49- 51
- Church Street - no. 9; nos. 19-21 and no. 23
- Common Hill - no.3.
- Freshwell Street - no. 1
- High Street - no. 21, no. 53
- The Cross Keys Hotel.
- Hill Street - Jubilee House
- King Street - nos. 13A-15 and nos.17- 21
- Market Hill - no. 4 and nos. 12-14

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- Market Place - Barclays Bank
- Museum Street - nos.11-15

1.44 Walls, railings and associated structures play a very important role in the high quality of the town's streetscape with over 30 such structures being individually listed. This appraisal has identified a considerable number of additional important walls that are not individually listed and there may also be others to the rear of properties in inaccessible locations.

1.45 One of the key environmental qualities of the Conservation Area is the varied historic roofscape generally consisting of peg tiled roofs for the earlier buildings with slate roofs being the norm for the large numbers of Listed Buildings dating from the 19th century. The use of these materials and the variations in roof slopes combined with the high numbers of chimneys of differing sizes and designs provides a roofscape of the highest quality whose retention is a most important consideration.



Selection of chimneys on listed buildings

1.46 Within the existing Conservation Area there are a number of high quality open spaces whose retention and upkeep that properly respects their historical and visual importance is of the greatest importance. The most important of these spaces are The Common, Bridge End Gardens, St. Mary's Churchyard, the open space around the Castle remains and the Museum, Jubilee Gardens, open space associated with Walden Place and open spaces associated with the Friends School at Mount Pleasant Road. As previously stated open spaces in urban areas can be particularly important so this Appraisal will see if others should be identified.

1.47 Adjacent to the existing Conservation Area to the south of the Radwinter Road there is another open space of considerable visual and historic importance being in part the 19th century cemetery, its listed chapels and listed railings and interesting gravestones.

1.48 Throughout the Conservation Area, trees, either as groups or as individual specimens add to its diversity.

1.49 The Conservation Area contains high quality buildings representative of all periods from the Norman Conquest to modern times. Many of these buildings have evolved over time to meet changing fashion and economic necessity. However such change has generally added to the quality of the Conservation Area. Despite some inappropriate modern development, the Conservation Area represents an historic townscape most worthy of retention and improvement.

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1.50 One common theme in Saffron Walden detrimentally affecting good quality historic buildings that are not listed is the insertion of inappropriately designed windows. This can be particularly damaging when several different styles of modern windows are inserted in a traditional terrace block. The use of Article 4 Directions to protect traditional windows contemporary with the age of the property on properties that are not listed is therefore considered particularly justifiably in the Conservation Area, where appropriate.

1.51 For the purpose of this Appraisal the Conservation Area has been subdivided into six geographic areas or zones, namely:

- **Zone 1** – Church Street north side and Bridge Street east side and part High Street east side; Castle Street, Museum Street, St Mary’s Church, the Castle remains and Bridge End Garden.
- **Zone 2** - Church Street south side, Common Hill and Fairycroft Road west sides, High Street east side including King Street, Market Place area, Hill Street and Gold Street; Audley Road and southern extent of South Road.
- **Zone 3** – Bridge Street and High Street west, including Freshwell Street, Myddylton Place, Park Lane and Abbey Lane.
- **Zone 4** – The Common and area south of East Street.
- **Zone 5** - London Road and adjacent area.
- **Zone 6** – The separate area around the Former Friends School on Mount Pleasant Road and West Road.

Origins and Historic Development

Prehistoric and Roman

1.52 Little is known about early settlement in the town and only limited prehistoric material is recorded. Similarly Roman finds have been made but again they are of limited relevance. Roman occupation in the general area was represented by a strong presence of the important Roman garrison town of Great Chesterford to the north, albeit for a relatively limited period.

Medieval

1.53 The Domesday entry for Walden from Rumble (Rumble, A. (ed.) 1983 is: *'Land of Geoffrey de Mandeville, Hundred of Uttlesford. Geoffrey holds Walden in lordship, which Asgar held before 1066, for 19 and 1/2 hides. Then and later 8 ploughs in lordship, now 10. Always 22 men’s ploughs. Then and later 66 villagers, now 46; then and later 17 smallholders, now 40; then and later 16 slaves, now 20. Woodland, then and later 1000 pigs, now 800; meadow, 80 acres; always 1 mill. Attached to this manor before 1066 were 13 Freemen, now 14, who hold 6½ hides. Then and later 8½ ploughs, now 8. Then and later 10 smallholders, now 14. Woodland, then and later 50 pigs, now 30; meadow, 20 acres; the third part of a mill. Then 6 cobs, 11 cattle, 200 sheep, 110 pigs, 40 goats, 4 beehives; now 9 cobs, 10 cattle, 243 sheep, 100 pigs, 20 goats, 30 beehives. Value then and later £36; value now £50. Of this manor, Odo holds 1 hide and 1 virgate*

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and Reginald 1 hide less 12 acres. 2 ploughs 13 smallholders. Value 50s in the same assessment.' It was the second most valuable of de Mandeville's holdings in Essex, the most wealthy being Great Waltham.

1.54 The Buildings of England, Essex by James Bettley and Nikolaus Pevsner, 2007, notes that '*After the Norman Conquest a settlement grew up around the castle founded by Geoffrey de Mandeville with two parallel streets, Church Street and Castle Street, east of the present High Street....As the town grew the Market moved away from the castle to the south, where the streets still follow the line of the medieval market rows. The towns main period of prosperity was between about 1400 and 1700 based like many East Anglian towns on the wool trade, but also, unlike them, in the growing and selling of Saffron, an expensive commodity used for dyeing and as a medicine. The town became known as Saffron Walden in C16... By C19 the town's most important industry was malting. At the end of C18 there were 41 maltings...*'



Picture 1.1 Tanner & Sons, Ltd. Saffron Walden. Our premises in 1750. This picture shows the 'stocks' in the Market place where delinquents were publicly punished under cover. In earlier days they were exposed to all weathers. Original specimens of the Pillory are still on view in the Castle Grounds... Reproduced courtesy of the Essex Record Office, (mint binder 1/19)

1.55 The market at nearby Newport was transferred to Saffron Walden in 1144 when Geoffrey de Mandeville changed allegiance in Empress Matilda's civil war. This action represented a transfer of power and wealth and would have been an important factor contributing to the early growth of the town.

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The Market Square proposals as suggested in the 1979 Saffron Walden Conservation Study (left) and (right) the Market in 1980. Reproduced courtesy of the Essex Record Office, (mint binder 1/30)

1.56 The 14th century manorial court rolls indicate that dye works and their vats were located in and around the Castle Bailey. The market area was moved from its original location to south of the castle where over time it reduced in size and where in its southern area the stalls became permanent buildings accessed by narrow lanes whose names indicated produce sold, e.g. present day Butcher Row and Mercers (merchants selling textiles) Row.

1.57 Essex County Council's document 'Uttlesford District Historic Environment Characterisation Project' 2009 considers that *'In the late medieval period, Saffron Walden became the major English centre for the production of the saffron crocus which was used to produce dye...It also played an important role in the East Anglian wool industry.'*



Picture 1.2 Extract from 1777 Chapman and Andre map of Essex (Private collection)

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1.58 Of greatest visual historical relevance is the town as we see it today. An analysis of the age of the existing Listed Buildings by location indicates that the greatest concentrations from the 13th to 16th centuries are to be found principally on Castle Street and Church Street followed by those located on High Street, Bridge Street, Market Hill, Freshwell Street and King Street. Thus the medieval town was focused in streets around the church before expanding to the south and east at later dates.

Post Medieval

1.59 Kelly's Directory of 1878 offers a fascinating insight into the town in the late 19th century as we can partly recognize it today, describing it thus '*Saffron Walden is a municipal borough, market and union town...it is a station on the Great Eastern Railway... and the chief place in Uttlesford Hundred....The town consists of several streets, paved and lighted with gas and contains many good buildings... There are Grammar,(now Dame Bradbury on Ashdon Road) National, British and Infant schools...There are also places of worship for General Baptists, Particular Baptists, The Society of Friends, Wesleyan and Primitive Baptists...A new town hall is now being built at the sole cost of George Sacey (sic) Gibson esq. late mayor. The Union Workhouse for 311 inmates was built in 1837...on the Swards End Road...the hospital in the London Road is a handsome structure and was erected in 1866 at a cost of about £5,000....The Saffron Walden Museum which adjoins the Agricultural Hall and Lecture Rooms contains fine zoological and geological specimens, Roman and other antiquities...There is a Horticultural Society; also a Volunteer Fire Brigade, formed in 1865. There are two banks, two iron foundries, a brewery and a steam flour mill and a saw mill. Malting is extensively carried out here. The Market Place is open and spacious; in it a handsome fountain, exhibited in the Great Exhibition (1862) has been erected by Mr. G. S. Gibson and Mrs. G. W. Gibson... The market, held on a Saturday is well attended...The Cattle market, opened in 1834 is compact. Mr. H.J. Cheffins yard, situated between the Market Place and Cattle Market, for the sale of fat cattle sheep and pigs...commands a good supply of stock from the surrounding parishes... There are numerous small charities...distributing clothing food and coals...On Castle Hill was a Castle ... On the Common near the town is a singular antiquity, called the Maze and on the opposite side of the town, the Pell Ditches, or Repell Ditches... but whether they were part of the outworks of the castle, or were cast up by besiegers or whether they belong to an anterior period, is not known...and had a population in 1871 of 5,718.'*

1.60 The same Directory indicates a wide range of trades and activities being as follows various or singular; solicitors, drapers, beer retailers, shopkeepers, butchers, watch makers, surgeons, chimney sweeps, tailors, builders, timber merchants, corn dealers, boot makers, shoe makers, millers, dyers, plumbers, chemists, dress makers, saddlers, bakers, printers, hairdressers, coach makers, coal merchants, blacksmiths, seedsmen, hatters, gun makers, brick layers, wheelwrights, fishmongers, bookbinders, photographers, glovers, cattle dealers, lime burners, tin men, stone mason, painters, glaziers and a mineral water manufacturer. Clearly the town was largely self sufficient at this time.

1.61 It is easy to forget the harsh health conditions that existed in urban areas at these times that are illustrated by extracts from the Saffron Walden Sanitary Authority as follows: 1875 – *Typhoid fever broke out in January in a two bedrooomed cottage in*

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Fairycroft. There were seven inmates in the house, of whom 4 became infected, and one died. Two of the cases were removed to the hospital, and every precaution was taken to prevent the spread of the disease. 1877 - The pail system of excrement removal has been in operation in parts of the town for about three years. It was adopted in 1874 upon my recommendation that all closets which it was not thought desirable to connect with the sewers, so as to abolish as quickly as possible all cess-pools and open middens. 1899 - Seven samples of water were sent to the Public Analyst during the year from wells in the town. All the samples were reported as impure and unfit for drinking purposes. Methods of dealing with infectious diseases: On receiving notification of a case of infectious disease the patient is if possible removed to the fever hospital for isolation. The source of infection is investigated and a printed notice is left at each infected house as to the precautions recommended by me to be taken for preventing the spread of that particular disease and the penalty for neglecting to take the proper precautions.

1.62 An important family in Saffron Walden during these Victorian times was the Quaker Gibsons who were major benefactors to the town. In addition to the town hall and fountain mentioned above, the Gibsons provided the London Road Hospital in 1866 (Wyatt G. Gibson), laid out Bridge End Gardens in the late 1830's (Francis Gibson) and provided The Friends School (George Stacey Gibson, 1870's).

1.63 The Place names of Essex by Reaney advises of a selection of the following names Waledana (1086); Weleden (1119); Waldon (1190); Walenden (1236); Castelwauden (1285); Saffornewalden (1582) and Safron Waldon (1594). The same publication advises the name may be derived from weala-denu meaning 'the valley of the Britons or of the serfs'.

Character Analysis

1.64 Within Saffron Walden Conservation Area there are three designated Scheduled Monuments. These are the Battle Ditches, the Maze on the Common and the Norman Motte and Bailey.

Designated Parks and Gardens

1.65 Within the Conservation Area there are two such Historic England designations, being Bridge End Garden and the Maze on the Common (also a Scheduled Monument).

Archaeological Sites

1.66 It is generally agreed that Saffron Walden is one of the most important medieval towns in Essex. 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 a site from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ. Such sites are briefly described in the body of this Appraisal following.

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Listed buildings

1.67 Individually listed buildings have been identified, plotted and a representative selection are very briefly described, such abbreviated descriptions often being based on the Dept. for Digital Cultural Media and Sport's list. Full descriptions can be obtained on line at Historic England's website or the Heritage Gateway website (www.heritagegateway.org.uk) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings. Within the existing Conservation Area there are approximately 320 Listed Buildings.

Non-listed heritage assets

1.68 This appraisal identifies many non-listed buildings and structures that make an important architectural or historic contribution to the Conservation Area. These can also be termed 'non-designated heritage assets' and have been separately identified in this appraisal. Many would be good candidates for inclusion on the council's forthcoming Local Heritage List and further details can be found on our website at www.uttlesford.gov.uk/heritagelist

1.69 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?

Trees and Hedgerows

1.70 There are a number of trees and hedgerows that particularly contribute to the quality of the Conservation Area. The basic criteria for identifying such important trees and hedgerows are:

- They are in good condition.
- They are visible at least in part from public view points.
- They make a significant contribution to the street scene or other publicly accessible areas.

Open land, open spaces or gaps of quality that contribute to the visual importance of the Conservation Area where development would be inappropriate have been identified

1.71 The basic question asked in identifying such areas is:

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

1.72 Private open spaces, such as residential gardens, forming an important setting for an historic building or structure and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the question. The role of open spaces in urban areas can be particularly important in contributing to the general spatial quality and visual importance of the Conservation Area.

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

1.74 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 should be in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots. Exceptional chimney stacks of particular architectural merit without pots may be selected.
- In relation to retention of selected windows, these need to be on elevations, fronting onto or 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.

1.75 Features that detract or are in poor repair have been identified and appear in the table under the section on Enhancement Proposals to Deal with Detracting Elements set out in Part 2.

1.76 Important views are identified and are briefly described.

1.77 In suggesting any revisions to boundaries of the Conservation Area, consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved.

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Picture 1.3 Extract from the 1897 Ordnance Survey map (Reproduced courtesy of Saffron Walden Museum)

How existing character might inform alterations and new development

1.78 The overall character and appearance of the conservation area is informed by a long history of traditional building techniques, the use of local vernacular materials and the historic origins, topography and development of the town. Future alterations or development within, or which impacts the setting of, the Conservation Area should seek to preserve and where possible enhance this character.

1.79 It is important to remember that the town is a vibrant and living community, and the integration of good quality, informed design can enhance and contribute positively to the existing character and appearance. A key factor in achieving this, is understanding what it is that makes the Conservation Area special and unique, and how the feature, building or site in question, relates to the Conservation Area. This understanding, should form the basis of any future developments proposals,

1.80 Below is a brief list of some of the key features and characteristics of the Conservation Area:

- **Roofscape** - Traditional steeply pitched roofs of clay peg tile or natural slate, with some examples of thatch. Parapet detailing can also be found, as well as 'Dutch' gables to conceal roofs behind. Chimneys are a key element of the character of the Conservation Area and add variety and interest to the roofscape.
- **Materials** - Timber framing and brick are the most prevalent building materials, with both generally being exposed or rendered. The render can be applied to the whole elevation, or as infill to the exposed timber frame, and is traditionally lime based and smooth, though there are several examples of historic pargetting in the Conservation Area. Red red brick is often used, as is yellow stock, or gault brick.

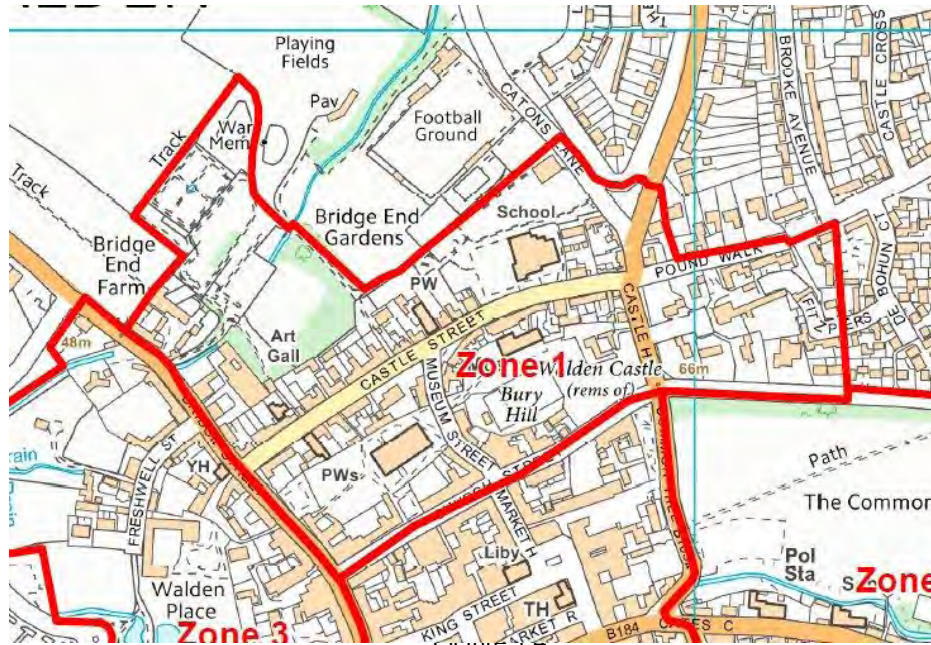
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They are used separately and together, to form a contrast for window detailing or quoins. Flint is also found in the area, with widespread use of flint, together with brick and lime mortar, for boundary walls. There are some examples of timber feather-edge weatherboarding, generally on non-domestic structures. There is limited use of stone. Timber is traditionally and widely used for windows and doors, as well as fascia detailing and shopfrontages, however, there are also examples of metal casement windows, some with leaded detailing. Examples of aluminium, composite and UPVC units are limited overall, and generally restricted to modern buildings.

- **Boundary Treatments** - Brick and flint walling is prevalent in the Conservation Area, as is the use of brick alone to form boundary walls. Metal railings are also found in the area, often in conjunction with a low level brick wall.
- **Form and Layout** - The Conservation Area features a wide variety of building types and forms with examples of early timber framing sitting alongside 18th and 19th brick examples from the Georgian and Victorian era, and later modern structures. These are generally well proportioned, with narrow spans and windows and doors that are proportionate in scale to the host building. Openings are generally modest in the domestic context and traditionally detailed, with timber sash or casement units. Earlier shopfronts are generally well detailed and in-scale with the host building and are predominantly timber. In terms of layout, structures are generally set in a linear pattern parallel to the street or road, with the front entrance facing onto the street. There are a limited number of 'courtyard' developments in the Conservation Area.
- **Colour and finish** - The use of render is widespread in the Conservation Area on early timber framed, brick and more modern structures. The use of colour is generally restrained, reflecting the palette of colours available historically. This achieves a generally harmonious character across the Conservation Area. Render is generally smooth, with some examples of pargetting. Exposed brick is generally unpainted.
- **Shopfronts and signage** - Generally restrained in terms of colour palette and lettering size and style. Where signage is illuminated, this is done externally, predominantly using modest and traditional lighting which compliments the historic character and appearance of the Conservation Area. Internally illuminated signage is not characteristic of the Conservation Area and should be resisted.

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Zone1 - Church Street north side, Bridge Street east side and part High Street east side; Castle Street and Museum Street and including St Mary's Church, the Castle remains and Bridge End Garden



General overview

1.81 Mapping from 1843-1893 identifies the existing museum building as being an Agricultural Hall and shows an Infants School on the eastern side of Museum Street (now part of the museum complex). In the same general location at Church Street there used to be an Iron Foundry. Castle Hill House was free standing in large open spacious grounds and a Primitive Methodist Chapel existed on the west side of Castle Hill. Bridge End Garden was well established at this time. The Vicarage (now a surgery) was located on the corner of Castle Street and Museum Street. The graveyard to St Mary's Church was already disused at this time.

1.82 Today the street pattern is little changed and key buildings such as the Church, the Castle and Museum continue to dominate. A considerable number of high quality Listed Buildings exist at Castle Street, the north side of Church Street and the east side of Bridge Street. For the most part these are in good condition but three have been identified where works need undertaking, the most important being the Castle Keep. In this area seven additional non listed buildings/ groups of buildings have been identified as making an important architectural or historic contribution and worthy of protection from demolition where Article 4 Directions are proposed to protect various architectural details of most of them. Walls make a significant contribution to the street scenes in several locations. The recently restored Bridge End Garden is in general good fettle although several remedial actions are suggested. This is a grade II* listed garden and it is highly important that its unique qualities are not eroded by future works and planting undertaken; it is essential the latter is contemporary with its Victorian character. The principal remedial actions identified in relation to this area are initiating essential repairs to the Castle Keep and remedying intrusive traffic signs in some locations and undertaking essential repairs to 19th century railings to the front of The Close.

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Scheduled Monuments

1.83 The remains of the Castle Keep is the oldest standing structure in the town of great historic importance and the structure also listed monument Grade I. The designated site extends to include the Museum and its entrance gates, the enclosed green sward and the tennis courts.

Archaeological sites

1.84 In addition to the Castle and St Mary's Church, much of the area lies within the medieval town where the original market may have been located between Church Street and Castle Street. To the north Bridge End Garden is annotated as an 18th/19th century garden.

Individually Listed Buildings

1.85 The earliest building in Saffron Walden, the Castle Keep dates from the 11th / 12th century. St Mary's Church dates from the 13th century. The north side of Church Street principally dates from the 16th and 15th centuries with representation from other periods including the 19th century. Castle Street has an important concentration of earlier buildings represented respectively by the 15th, 16th, 17th, 18th and 19th centuries. Museum Street principally dates from the 18th and 19th centuries whilst Bridge End Gardens and St Mary's churchyard contain structures and tombstones dating from the 19th century.



Picture 1.5 Castle Street sometime around 1925. (Reproduced courtesy of Saffron Walden Museum)

1.86 The key visual attributes of this extensive range of Listed Buildings are the Church set on its elevated position dominating the town, the Castle and Museum and extensive grounds and 19th century garden walls, pavilions, gates and other structures at Bridge End Gardens and the rich diversity of high quality Listed Buildings and boundary walls tightly packed together in the earliest medieval part of the town.

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1.87 A selection of representative Listed Building descriptions (much abbreviated) from this area are provided below.

1.88 Eight Bells Inn - Grade II*. 15th and late 16th centuries. Timber-framed and plastered, peg and clay tiled roof. L-shaped plan of long street range with earlier 15th century rear range and later additions. Front west elevation: continuous jetty with bressumer decorated with folded leaf, bay interval jetty brackets. Plaster decorated by old pargetting partly repaired in 20th century.

1.89 No. 4 Bridge Street - Grade II. 1838. Built by the local influential Gibson family. Gault brick, slate roof. 2 storeys. Doorway has 4-centred arched head. Recessed date stone, 1838 G.

1.90 Nos. 24 and 26 Bridge Street - Grade II*. Pair of houses, originally constructed as an early 15th century 'Wealden' open hall house. No. 24 occupies the service end and hall. Altered in the late 16th century. Timber-framed and plastered. No.24, principal tie-beam of hall set off-centre towards service partition and carries tall refined decorated octagonal crown-post with moulded capital principally of hollow mouldings. Post is heavily sooted.

1.91 Castle Hill House - Grade II. Large house, now divided into apartments. 18th with 19th century additions. Red brick, peg-tiles and slates.

1.92 No's. 49 and 51 Castle Street - Grade II*. Late 15th century 'Wealden' recessed hall type. Timber-framed and plastered with peg tile roof, red brick central stack.



Picture 1.6 The Church with previous spire before 1831. Undated. Caption reads: engraved by ? from a Sketch by Grove. Reproduced courtesy of the Essex Record Office, (mint binder 1/4)

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1.93 Church of St Mary the Virgin - Grade I. Chancel and crypt late 13th century, rebuilding of nave and tower 1485- early 16th century by Simon Clerk and John Wastell. Upper stage of tower rebuilt and spire added in 1831 by Rickman and Hutchinson. Major repairs in the mid 1970s. Walling variable, of ashlar, flint, field stones and ashlar offcuts, lead roofs. Historical note: the rebuilding of the church by royal master masons is linked with the events of 1485, when work temporarily ceased at King's College, Cambridge and the masons were obliged to undertake lesser projects.



Picture 1.7 Illustration of Church from a weekly paper the 'Church Bells' dated July 1880. Accompanying article reads The Church of St Mary, Saffron Walden, occupies a commanding position in the middle of the town, of which it is from all sides the most conspicuous feature. Reproduced courtesy of the Essex Record Office, (mint binder 1/1)

1.94 Walden Castle - Grade I remnant of tower-keep. Late 11th or early 12th century, flint and mortar core of walls severely degraded. Interior has a central pier base to support upper floors and ground floor semicircular arched recesses. South recess has some herringbone pitched flint work. On first floor, a recess on west side side has been interpreted as a fireplace (RCHME). Historical note: it is not known who built the keep. Stylistic comparison suggests a building date of the second quarter of the 12th century. Geoffrey (II) de Mandeville was however forced to surrender the castle to Stephen in 1144. The tower was added in 1796.

1.95 The District Council is responsible for the upkeep and maintenance of the Castle Keep. It was until recently on Historic England's Heritage at Risk Register, but following a comprehensive scheme of consolidation, supported by grant aid from Historic England, it has now been removed.

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Picture 1.8 Saffron Walden Castle post soft capping works

1.96 The brick and brick and flint wall surrounding the Castle Keep is listed in its own right and in need of repair works to sections of its internal surface.

1.97 Moore's Garage building fronting Bridge Street is a Listed Building whose present condition is cause for concern and where plaster is beginning to detach from the front elevation. The building has been included on the updated Buildings at Risk Register.

1.98 No. 31 Castle Street is a Listed Building whose present condition is also cause for concern which is in a state of early dilapidation and where some windows are broken. The building has been included on the updated Buildings at Risk Register.

1.99 The Summer House, Bridge End Garden. Delicate large and historically important 19th century wall paintings, part of the fabric of this Listed Building, were restored and framed as part of the recent restoration but subsequently removed due to concerns regarding damp conditions. The paintings are currently held in storage by Saffron Walden Museum where they are unavailable for public viewing. It is important their return is secured as soon as conditions allow.

Important buildings or structures within the curtilages of Listed Buildings

1.100 North of Castle Keep and west of Museum. Brick and flint wall of varying height.

1.101 Old Rectory Surgery, Museum Street. Flint and brick boundary wall up to 4m in height to corner of Museum Street and Castle Street.

1.102 St Mary's Churchyard. Boundary walls north east and south west corners constructed of red brick, height varies. Also range of tombstones throughout.

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1.103 Alley connecting Castle Street to churchyard. Walls forming boundaries to pedestrian alleyway. Height varies up to 2m; narrow enclosure visually important opening onto wider expanse of churchyard and view of church.

1.104 Bridge End Garden. Various boundary walls within the garden. Some are individually listed but there are others that are not. The latter are important and include a decorative balustraded wall boundary with Borough Meadow, a tall north west boundary to Rose Garden area with plaque G 1814 and 19th century agricultural estate type railings partly defining a garden boundary when entering from Castle St.



Picture 1.9 Fine 19th century boundary wall at Bridge End Garden

and notification.

1.106 Johnson's Court and nos. 40- 48 Church Street. Of late 19th century date of various construction including yellow stock brick and render, pebble dash, slate and tiled roofs and prominent chimneys, original windows. Selected windows, chimneys and architectural detailing on individual dwelling houses are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

1.107 Former Infant School, Museum Street. Single storey red brick building, now used as ancillary museum facility. Original windows should be retained. Facility operated by District Council. Selected architectural details are worthy of protection by an Article 4 Direction.

Other buildings that make an important architectural or historic contribution

1.105 Castle Lodge, Church Street. Late 19th century two storey house with bay windows to both floors. Central entrance door, steps and canopy supported by columns. Slate roof with 2 no. prominent chimneys with pots. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration

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1.108 No. 22 Church Street. Tall, late 19th century, three storey building of gault brick, recessed central doorway with decorative surround; large windows to ground floor with margin lights and vertical, two paned sash windows to the first floor. Two bays of protective and decorative iron fencing to front. Other decorative features including prominent horizontal banding and brackets to overhanging eaves.

1.109 No. 21 Castle Street. Set back from the road, and at the entrance of Bridge End Garden, a two storey, 19th century house of red brick construction with slate roof and central chimney with pots. Vertical hung shingles; original horizontal sliding sash windows. Distinctive steeply pitched gable detailing. Rainwater goods with initials ('FG' possibly Francis Gibson). Selected windows, chimney and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



Picture 1.10 No's 77 - 81 Castle Street; a pleasing terrace of nineteenth century houses with prominent chimneys, elaborate decorative brickwork and patterned bargeboards.

1.110 Fry Art Gallery. Principally constructed of red brick with slate roof; entrance of yellow stock brick with pyramidal slate roof.

1.111 No's 77- 81 Castle Street. Late 19th century constructed of red brick with tiled roof, prominent and decorative chimney stacks with some pots. Dormers with decorative barge boarding. Black and yellow brick banding and lintel detailing. Doors with original iron fixings. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

Other distinctive features that make an important architectural or historic contribution

1.112 Walls identified are protected from demolition without prior consent unless otherwise stated. (Some of these may be considered to be within the curtilages of Listed Buildings but are noted in this section for convenience).

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Picture 1.11 The Pound enclosure located on Little Walden Road, with brick elevations in English Bond and an opening with wooden door to the west elevation. There is a further blocked opening on the north elevation.

1.113 The Pound, Little Walden Road. A small walled enclosure administered by the Saffron Walden Town Council. It is shown on 19th century mapping. As Market Authority the Town Council had to provide such a facility to accommodate any stray animals escaping. This important structure would be a candidate for the Local Heritage List.

1.114 Wall between the Pound and listed property corner of Pound Walk. Constructed of red brick with rounded brick capping detail, numbers of spalled bricks in need of replacement/repair.

1.115 Miscellaneous flint walls, Pound Walk, various heights generally about 1.5m.

1.116 Brick and flint boundary wall with some rounded brick capping detailing, various heights approaching 2m, south side of Pound Walk/ Castle Hill. Prominent and important in the street scene.

1.117 Similar to above, Castle Hill and Ashdon Road, being particularly important in the street scene.

1.118 Flint walls surrounding ancillary museum facility and former Infants School approx 2m in height with rounded brick capping detailing.

1.119 Entrance Gates piers and railings to Museum, Museum Street. Distinctive detailing dating from late 19th century.

1.120 Railings to the front of the Close, corner of High Street/ Castle Street. These railings are located between the main High Street and pavement adjacent to The Close. They date from the 19th century and are of varying height and in a state of dilapidation. Situated in a key location in the town, their repair would represent a significant environment gain. Responsibility may rest with Essex County Council.

1.121 Wall linking Fry Art Gallery with no. 21 Castle Street, constructed of yellow stock brick with stone plaque with letter 'G', interpreted as being associated with the Gibson family, height approx. 2m.

1.122 Wall opposite Fry Gallery forming eastern boundary to entrance to Bridge End Garden from Castle Street. Of red brick construction, height varies approx. 2m plus.

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Important open spaces

1.123 Open spaces are particularly important in a densely populated historic urban area such as Saffron Walden. Frequently they provide settings for important groups of Listed Buildings and tree cover and may also be associated with well used pedestrian routes and footpaths. This consideration is particularly relevant in this area.

1.124 Green sward corner of Little Walden Road/ Catons Lane. This small area at the junction of Caton's Lane contains 2 no. trees, seat, litter bin and floral display. Also remains of what is believed to be a WWII Spigot Mortar base. Since the previous appraisal in 2012, parking on the sward has been restricted and bollards added, to the enhancement of the area.



Picture 1.12 Small area of open space, Caton's Lane. Whilst the parking and landscaping has been markedly improved, the excessive signage detracts.

1.125 Bridge End Garden is a Grade II* registered Garden on English Heritage's List of Parks and Gardens and was principally laid out by Francis Gibson. It mainly dates from the 19th century and was restored by Uttlesford District Council with significant external funding in the early 21st century. It is privately owned and now administered by Saffron Walden Town Council. The main

components of its layout are a former Kitchen Garden, a hedge Maze, the principal lawn and a Dutch Garden. A number of walls and structures are individually listed. There are also restored statues. The designated area as defined by English Heritage includes land to the north east, now a cricket pitch, a factor not reflected on the mapping accompanying the adopted Local Plan. The formal designated area also includes Borough Meadow which is an important open space lying between the formal garden and properties on Castle Street. It is essential that any future works carried out respect its unique qualities and layout. Such considerations include care in relation to surface detailing and choice of plants for replanting which should be contemporary with its Victorian origin.

Particularly important trees and hedgerows

1.126 Trees within St. Mary's churchyard and at Borough Meadow are particularly important.

Important views

1.127 There are many important views in Zone 1. These are highlighted on map Fig. 3 at the end of this document. A selection are included below:

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Elements that detract from the character and appearance of the Conservation Area

1.128 Accumulation of traffic signs, junction of Castle Hill and Church Street being signs mounted on 12 no. poles and other street furniture, including mixture of bollard types and highway signs. Some obscured and ineffective.

1.129 Duplication of 'No entry' signs, Museum Street/Castle Street.

1.130 The 20 mph signs at High Street Castle Street junction. It is considered these signs and associated detailing are visually intrusive and wholly inappropriate for such an important location. Opportunities to provide an alternative solution should be explored with Essex County Council.



Picture 1.13 Visually detracting signage at corner of Castle Street and High Street

Opportunities to secure improvements

- Seek owner's co-operation in undertaking necessary repairs to red brick wall between Pound and listed property corner of Pound Walk.
- Discuss potential of reducing impact of highway signs in various locations.
- Undertake repairs to 19th century railings to front of The Close, corner of High Street/Castle Street.
- Undertake repairs to balustrated wall Bridge End Garden.
- Return the 19th century murals to their proper locations in the Summer House once any outstanding adverse internal conditions have been rectified.

Suggested boundary changes

1.131 None are proposed.

Other actions

1.132 Consider the pros and cons of extending designation of Bridge End Garden on maps accompanying Local Development Framework so as to be consistent with the area formally designated by English Heritage.

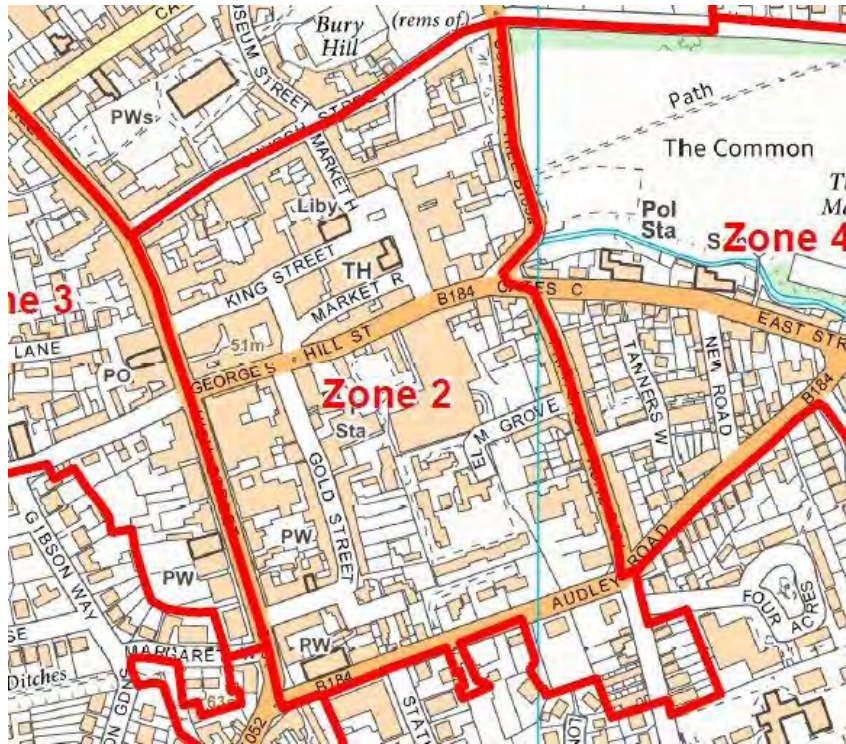
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Picture 1.14 Walden Castle as it appeared in the early 19th century. (From, *The History of Audley End ... and Parish of Saffron Walden*, by Richard Baron Braybrooke, 1836)

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Zone 2 - Church Street south side, Common Hill and Fairycroft Road west sides, High Street east side including King Street, Market Place area, Hill Street and Gold Street and Audley Road



General overview

1.133 Mapping from 1843-1893 identifies land at the corner of Audley Road and Fairycroft Road to be the open gardens of two large houses, namely Fairycroft and Elm Grove. This open land, some of it planted and landscaped, extended and included what is now Jubilee Gardens, possibly being the landscaped curtilages of three large properties. The Cattle Market existed on what is now the Waitrose shopping area and car parking to the rear. Cheffins' yard previously referred to above for the sale of 'fat cattle sheep and pigs' is clearly marked on the site of what is now the Saffron Building Society. The same mapping also annotates a Water Works and a Lecture Hall on Hill Street, east of Gold Street. Land at South Road formed part of a large nursery.

1.134 Today the street pattern is little changed. Key buildings such as the Town Hall, former Corn Exchange (now library) and Barclays Bank continue to define the Market Place, an important historic, architectural and community focal point whose urban qualities contribute so much to the character of the town. Many high quality Listed Buildings exist on the south side of Church Street, Market Hill, Market Place, King Street and Gold Street. These are generally in good condition but two additional Listed Buildings have been identified where works need undertaking and which are potential candidates to be entered on the Buildings at Risk Register. A further building is already on the Register and gives cause for ongoing concern. In this area eight additional non listed buildings/groups of buildings have been identified as making an important architectural or historic contribution and worthy of protection from demolition where Article 4 Directions

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are proposed to protect various architectural details of some of them. One is currently located beyond the Conservation Area where a small boundary extension is proposed. Walls make a significant contribution to the street scenes in several locations, particularly along Audley Road and Fairycroft Road. The principal issue of concern is the less than satisfactory design of shop fronts and facias in some locations but to improve and remedy this would require further work and a separate study involving the business community and examining national best practice. Also two areas of landscaping should be considered to improve the street scene and that of an important open space respectively.

Archaeological sites

1.135 Most of this area falls within the medieval town annotation. As described previously, the market area's size reduced over time and some of the stalls became permanent buildings accessed by narrow lanes. Excavations on the southern boundary have indicated 13th century town defences, presumably originally being extensions of the Battle Ditches to the west. Other town defences have been noted elsewhere. At Elm Grove a boundary marker (11th-14th century) and remains of an Iron Age enclosure were discovered.

Individually Listed Buildings

1.136 Some early buildings exist at Church Street, south side although buildings from the 19th century predominate. A similar situation exists in relation to the east side of High Street although the 16th and 18th centuries are also well represented. King Street is predominately represented by the 16th century. The Market Place, Market Hill, Market Street and the Rows are represented principally by buildings dating from the 19th century with some striking examples such as Barclays Bank and the former Corn Exchange (now library) together with representatives from earlier dates, principally the 16th century. Hill Street is principally 19th century whilst Gold Street is composed of buildings from the 16th, 17 and 18th centuries in similar numbers.

1.137 A selection of abbreviated representative Listed Building descriptions from this area are provided below.

1.138 29 - 31 Church Street - Grade I. Once part of the Sun Inn, including Nos 25 & 27 Church Street and 17 Market Hill. Mid 14th century, altered in the 16th century, frontage decorated 17th century and restored in the 19th century. Now an antique shop and cottages, 2 storeys. Timber-framed, plastered with elaborate pargetting, peg-tiled roof. L shaped plan, part of H hall house with jettied cross-wing and hall. Front north elevation is similar to Nos 25 & 27 in that it was reworked in the late 19th century, all windows and doorways either remade or heavily restored in Tudor style. Remaining old features include jetty joists, cross-wing door spandrel boards and extensive late C17 pargetting.

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Picture 1.16 The Sun Inn as it appeared in the early 19th century. (From, *The History of Audley End ... and Parish of Saffron Walden*, by Richard Baron Braybrooke, 1836)

1.139 No.4 Gold Street - Grade II. Circa 1600, with reworking in circa 1800 and in 20th century. Timber-framed and plastered, brick, with clay tiled roofs.

1.140 Town Hall, Market Place - Grade II. 1761 with additions by E Burgess in 1879. Red brick, stone and imitation timber framing, peg tile and slate roofs. North front elevation: prominent 1879 porch superimposed on 1761 building. To east, gabled end of timber-framed unit, double jettied to Market Street, with prominent external central red brick stack.

1.141 Drinking Fountain, Market Place – Grade II. Ornamental drinking fountain 1862. Designed by J. Bentley (Westminster Cathedral) to commemorate marriage of Edward, Prince of Wales. Purchased by G Stacey Gibson and exhibited at the Imperial Exhibition.

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Picture 1.17 19th century drinking fountain in the Market Place

1.142 No. 17 Market Hill - Grade I. Rectangular plan of 2 parallel blocks. To west mid 14th century, to east 16th century, comprising a service cross-wing of a 14th century medieval hall extending to west and an addition to its east side occupying the Church St, Market Hill corner site. Both units decorated in the 17th century and restored in 19th century in common with whole Sun Inn assemblage. Timber-framed and plastered with 17th century and probably later pargetting, peg-tiled roof.

1.143 Nos.12 and 14 Market Hill – Grade II*. Early 16th century, mid 16th century, 19th century rear addition and re-fronting with shop. Timber-framed and plastered, peg-tiled roof. 2 storey with partial rear attic, one prominent stack.

1.144 No. 4 Mercers Row – Grade II. Principal range 15th century, wing 16th century, early 19th century shop front, partly restored, 20th century refurbishing at rear. Timber-framed, plastered, brick at rear, peg-tiled roof. 2 storey and attic.

1.145 No's 17, 19 and 21 King Street – Grade II*. Large medieval hall house, hall (No.19) and cross-wings (Nos. 17 & 21). Late 15th century, early 16th, later 16th, 18th and early 19th centuries. Timber-framed, exposed and plastered with peg-tiled roofs. North front elevation: central range (No.19) has facade of circa 1800. (No.17) has exposed 15th century timber framing of plain studding, jettied to front and round side to Cross Street.

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1.146 No. 4 Market Hill - Grade II*. 15th century, re-fronted circa 1800 with re-fenestration and a shop window to each street, minimal 20th century adaptation. Timber-framed, plastered, peg-tiled roof. Bay to north in Market Hill, roof rafters heavily sooted showing it to be part of a medieval open hall.

1.147 Library, former Corn Exchange, Market Place - Grade II. Corn exchange now public library. Circa 1847, rebuilt internally in 20th century as library. Said to be by R Tress. Classical style. Central portico comprises a round headed doorway with paired columns. Above, clock face with diagonal consoles, and surmounting, reeded cylindrical stage having cornice, dome and weather-vane.

1.148 Barclays Bank, Market Place - Grade II*. Bank, 1874 by W Eden Nesfield for Gibsons and Tuke, bankers of Saffron Walden. Red brick with stone dressings and ornamental detail in mixed Gothic style, 2-leaved panelled doors with 'G.T.' and saffron flower and apple ornament, spandrel decorated with storks (Gibson's motif).



Picture 1.18 Garden wall to The Grange, Church Street, in urgent need of repair

1.149 No.12 Market Hill - is already entered on the local Buildings at Risk Register where a roof to the rear is inadequately protected by tarpaulin and principal window boarded up to its front elevation. Some works have recently been carried out and it is important to continue to negotiate progress with the owner.

1.150 Garden wall to The Grange, Church Street - A 19th century garden wall individually listed. This wall is in urgent need of repairs and considered an appropriate candidate to be entered on the Buildings at Risk Register.

1.151 The Folly, Elm Grove - Grade II. Picturesque ruin now set on green amongst modern bungalows. Early 19th century. Red brick core, flint cobble faced with composition dressings with moulded irregularity. Plan comprises round tower set into north side of a mound with wall projecting on south west. It is extremely pleasing to note that repairs to the folly have now been carried out.

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Picture 1.19 The Folly, Elm Grove - A Grade II listed structure which has benefitted from consolidation works and repairs.

Important buildings or structures within the curtilages of Listed Buildings

1.152 Wall surrounding Falcon Grove constructed of brick and brick and flint, various heights.

Other buildings that make an important architectural or historic contribution

1.153 No's. 9-21 South Road. A group of two storey late 19th/early 20th century dwellings generally of red brick construction with slate roofs: nos. 19-21 with pebble dash finish. Many original windows, selective distinctive porches, prominent chimneys with pots, decorative barge boarding; no. 15 has date plaque '1895'. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.154 Saffron Walden Baptist Church. The foundation stone was laid in 1879 and this tall 19th century imposing red brick building occupies a commanding position at the top of the High Street. Decorative horizontal banding and circular window detailing to front elevation; decorative window glass in geometric patterns to front and side elevations. The hall to the rear is listed. It is important that such selected windows and architectural detailing is preserved and retained. Selected architectural features are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

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1.155 No's 8-12 Gold Street. Terrace of three attractive late 19th/early 20th century cottages each with bay window to ground floor. Tiled roof, 2 no. chimneys with pots; original windows. Selected windows and chimneys are candidates for protection by possible Article 4 Direction subject to further consideration and notification. This grouping of asset is also worthy of consideration for inclusion a Local Heritage List.

1.156 Gold Street Chapel. Simple late 19th century Independent Evangelical chapel constructed of red brick with horizontal detailing and rubbed brickwork. Large central window. It is important that such selected windows and architectural detailing is preserved and retained. Selected architectural features are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.20 Numbers 8-16 King Street, particularly fine architectural detailing

1.157 No's 8-16 King Street. Tall three storey building with Dutch Gables, horizontal banding and decorative window surrounds dating from circa 1855. Particularly fine protruding stone window detail inscribed 'SAFFRON WALDEN POST OFFICE' and heraldic coat of arms. Return elevation to Lime Tree Court is of red and yellow stock brickwork and is important in enclosing this narrow entrance. It is important that such selected windows and architectural detailing is preserved and retained. Selected architectural features are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

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1.158 1 - 7 King Street and 3 Market Place. A group of late 19th/early 20th century buildings of yellow stock and red brick construction with decorative vertical red tile hanging to some buildings, comprising NatWest, Halifax, Lloyds, W H Smith's and Cancer Research. Slate roofs and chimneys with pots. Many original windows, some with stone surrounds; Carved acanthus leaf detailing to Lloyds TSB. Fascia and signage designs could be improved. It is important that such selected windows and architectural detailing is preserved and retained. These assets are also worthy of consideration for inclusion a Local Heritage List.

1.159 34 High Street. Two storey building in a highly prominent location on the corner of High Street and King Street, dated 1908. Constructed of red brick slate roof. Timber shopfront to ground floor, forming two units, with combination of modern full-height windows and original tri-partite windows with transom detail, curved frames and glazing bars to upper lights. This details is reflected in the first floor windows.

1.160 Fairycroft House, 37 Audley Road. Now home to the Fairycroft House Community Interest Centre, providing support for community organisations in the area. A tall, three and two storey building constructed of yellow stock brick with slate roof and chimneys, some with pots. Bay window to front with balcony and slate roof above and single storey slate roofed extension to side. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.161 Elm Grove Lodge, Audley Road. This late 19th century two storey dwelling is currently located beyond the Conservation Area. It is a property whose appearance adds to the historic and architectural qualities of the street scene. Constructed of yellow stock brick with tiled roof and prominent chimney stack and highly decorative bargeboard detailing. Decorative tiled roof to bay window on front elevation. If the proposal is accepted to include this property within the Conservation Area then an Article 4 Direction in respect of the chimney stack and architectural detailing may be appropriate subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

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Picture 1.21 Elm Grove Lodge, Audley Road showing unusual gable bargeboard detailing,

Other distinctive features that make an important architectural or historic contribution

1.162 Walls identified are protected from demolition without prior consent unless otherwise stated.

1.163 Various walls off Common Hill and forming boundaries to car parking areas at Emson Close and surrounding the District Council car parking opposite the Common car park. These walls are of various heights, some up to 3m and constructed of red brick or flint. They play an important role of enclosure in their respective locations. Spalled brickwork to the listed wall on the north side of Emson Close.

1.164 Various walls along Audley Road as marked on plans. Of varying heights generally about 2m, principally of flint panels with both yellow and red brick banding. These walls are an extremely important feature in the street scene, enclosing it for significant lengths on both sides.

1.165 Prominent and important wall to west side of Fairycroft Road constructed of flint panels and red brickwork approx. 2.5m in height; important in providing continuous enclosure in the central section of the street.



Picture 1.22 Prominent boundary wall in grounds of Elm Grove; unusual rat trap bonding

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1.166 Entrance arch to former Pig/Cattle Market, Hill Street. Prominent 19th century stone arch incorporated into a modern 20th century shopping development. Panels to either side with heraldic shields above, one dated '1831'. Traffic and advertisement signs detract particularly when viewed from Market Street where the arch is an important focal point.

1.167 Prominent eastern boundary walls within grounds of Elm Grove. Of various heights up to about 3m. Eastern boundary wall has plaque letter 'G 1822' (possibly referencing the Gibson family) whilst western boundary wall, originally of flint with and plaque dated '1821' has later brick addition increasing its height. Brickwork to eastern boundary is partly constructed of 'rat trap' bond of high quality.

1.168 The Market Place with its listed fountain and fine grouping of Listed Buildings defining its enclosure is a space of considerable architectural merit and is a main community focal point. Recent surfacing with its simple treatment and detailing are considered to have been successful. The quality of the space is largely defined by the urban nature and various heights of the quality Listed Buildings that enclose it and any 'improvements' that might be considered in the future need very careful consideration and detailing. The Market on Tuesdays and Saturdays provides additional colour and character, selling a wide range of quality produce.

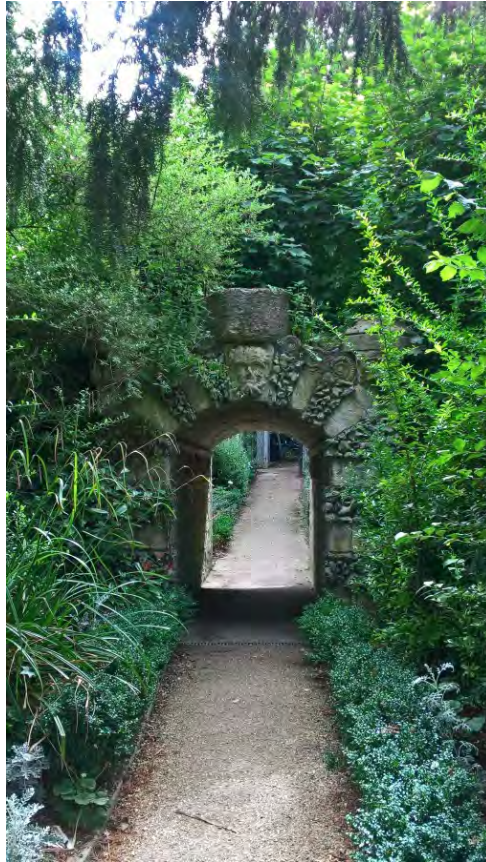


Picture 1.23 Saffron Walden market continues to thrive and prosper

Important open spaces

1.169 Jubilee Gardens. A pleasant open space and much needed oasis in the centre of town with well designed and co-ordinated seating and bandstand. The southern part of the gardens features an interesting stone arch forming a covered walkway with keystone detailing to the northern elevation and decorative frieze internally.

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Picture 1.24 Archway in Jubilee Gardens.

Particularly important trees and hedgerows

1.170 The trees planted in the High Street are a particularly important feature adding to the diversity of this visually important street. Trees at Common Hill and also within gardens backing onto Audley Road are also important.

Important views

1.171 There are many important views in Zone 2. These are highlighted on map Fig. 4 at the end of this document. A selection are included below:

Elements that detract from the character and appearance of the Conservation Area

1.172 Strip of 20th century shops to south side of George Street, corner of High Street being of unimaginative 20th century design and located in the centre of the historic town. Former flower boxes constructed of brick and now filled with concrete provide an unsatisfactory feature to their frontage, some bricks missing. The pavement is of sufficient width to accommodate a proper landscaping scheme to enhance this important location. Such a landscaping scheme needs to be robust and could simply involve tree planting either directly into the ground if services permit or alternatively in large containers providing these do not interfere with deliveries.

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Picture 1.25 Row of modern shops where landscaping could be improved

1.173 Throughout the commercial area the standard of commercial shop signage varies considerably. Some areas such as Market Hill are relatively restrained whilst others are less successful, sometimes having clashing styles and colours. Few traditional signs remain, one exception being the W Hart and Son Ltd sign in King Street. Areas of relative restraint include Market Hill but other areas including parts of King Street and individual buildings elsewhere in the Conservation Area are less successful. The manner by which improvements can occur is a subject worthy of further study and consideration and an examination of best practice in historic towns elsewhere in the country would be a worthwhile exercise if there is general consensus that improvement would benefit Saffron Walden. Consider discussing issue with the Saffron Walden Business Forum and other local groups.



Picture 1.26 Restrained shop signage, Market Hill

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Picture 1.27 Traditional signage in keeping with the conservation area



Picture 1.28 Discordant signage



Picture 1.29 Further discordant signage

1.174 Land to the rear of The Grange corner of Church Street Common Hill. Large unkempt site with debris, some visible from Common Hill. Discuss potential of implementing improvements including removal of debris and rubbish.

1.175 Business advertisements and traffic signs that detract from historic and architectural qualities of entrance arch to former Pig/Cattle Market.

Opportunities to secure improvements

- Implement a robust and imaginative landscaping scheme to 20th century shops to south side of George Street, corner of High Street.
- Repair individually listed wall attached to The Grange, Church Street in urgent need of remedial action.

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- Consider the potential of appraising best practice in relation to shop front and fascia design.
- Improve entrance arch to former Pig/Cattle Market, an important focal point by seeking to reduce rationalise signage.

Suggested boundary changes

1.176 None proposed.

Other actions

- Continue to monitor progress in relation to no.12 Market Hill (already on the local Buildings at Risk Register).
- Add garden wall attached to The Grange to Buildings at Risk Register

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Zone 3 - Bridge Street and High Street west, including Freshwell Street, Myddylton Place, Park Lane and Abbey Lane



General overview

1.177 Mapping from 1843-93 identifies a similar historic street pattern to that of today although it appears that Freshwell Street and Park Lane (then called Almshouse Lane) were joined by a footpath which skirted a much larger pond than currently exists. There was a brewery south of Myddylton Place and Walden Place was set in extensive treed grounds. Hill House at the top of the High Street was built by George Stacey Gibson whose extensive garden that included greenhouses and the site of an ancient Anglo Saxon cemetery is now the 20th century housing of Gibson Way and Gibson Close. The King Edward VI Almshouses appear to have been built in two stages with the western wing added later. To their north was a linear block annotated as Almshouse Tenements.

1.178 Today New Pond Lane provides access to the extensive Swan Meadow car parking area, the Sewage Works site and the Golf Club. The historic street pattern is little changed and key groups of Listed Buildings provide an almost continuous strip to the west side of High Street and Bridge Street, the northern end of Freshwell Street and much of Myddylton Street. These are generally in good condition but one Listed Building has been identified where works need undertaking and which is a potential candidate to be entered on the Buildings at Risk Register. In this area two additional

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non listed buildings/ groups of buildings have been identified as making an important architectural or historic contribution and worthy of protection from demolition where an Article 4 Direction is proposed to protect selected architectural details on one of them. Walls play an important role in defining parts of Abbey Lane and Park Lane whilst individually listed walls define most of the perimeter of Walden Place and much of Myddylton Place. The principle issue of concern is the deteriorating state of the boundary wall to Audley End Park. The Appraisal recognizes the high environmental importance of the grounds to Walden Lodge and considers other open spaces should be similarly protected by designation in the Local Development Framework currently under consideration. One such space is the unkempt area between New Pond and Freshwell Gardens. The latter lies in a floodplain and the prospect of it being a properly managed environmental resource available to the community is appealing and worthy of further consideration.



Picture 1.31 Gray Palmer, gents' outfitters, in the High Street as it appeared in 1905. The business is still in the same premises. (Reproduced courtesy of Saffron Walden Museum)

Scheduled Monuments

1.179 There are no Scheduled Monument sites within this part of the Conservation Area but an important one exists adjacent, namely the Battle Ditches. Its date is uncertain but current considerations suggest construction may have taken place in the 13th century as part of defensive earthworks for the town. The site is in fair condition but concern has been expressed about the danger to the earthworks caused by trees growing on the site and the Town Council is following recommendations set out in an arboricultural report.

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Archaeological sites

1.180 A 10th/12th century boundary marker was found near the site of Hanover House, a Roman coin in the grounds of Walden Place and pottery dating from the 11th/12th century at The Folly on Abbey Lane. Immediately south of the Conservation Area boundary was the site of a 7th - 11th century cemetery, the presence of which is noted on early maps before development at Gibson Way and Gibson Close took place.

Individually Listed Buildings

1.181 There is a significant concentration of Listed Buildings in this area. The western side of Bridge Street is principally represented by buildings dating from the 15th and 18th centuries. High Street west is principally composed of buildings from the 16th, 18th and 19th centuries; Freshwell Street is represented by buildings principally from the 16th century, Myddylton Place from the 16th, 17th and 18th centuries; Abbey Lane exclusively from the 19th century and Park Lane, principally from the 19th century.

1.182 A selection of abbreviated representative Listed Building descriptions from this area are provided below.

1.183 King Edward VI Almshouses, central block and chapel - Grade II. Almshouses dated 1834. Red brick with composition dressings, slate roof. Chapel, large 2-centred arched window with simple Perpendicular tracery. Tudor royal arms on gable plaque. Stacks, each have 4 diagonally set shafts linked at top by projecting stone plate.

1.184 Wall on east side of garden of Walden Place - Grade II. 18th century. Approx. 130m long. Red brick, flint and erratic cobbles. South end, brick with roll moulded coping, approx 3m high and at mid-length, rises to approx 4m.

1.185 Myddylton House, Myddylton Place - Grade II. Large house, 1534, with additions of early 18th century, refronted early/mid 19th century. Timber framing, gault brick slate and peg tile roofs.

1.186 No's 31 and 33 Bridge Street - Grade II*. 15th century combined with No.33 in late 16th century, separated in 20th century. Timber-framed and plastered, peg-tiled roof. 2 storey and attic. Front, east elevation: jettied. Brace rising from south end of first floor to eaves plate of adjoining house (No.29) shows the building to be a jettied end of a 'Wealden', open hall house. Parallel horizontal rows of large diameter peg-holes in the studs of the south wall may be for warping pegs used in the weaving trade.

1.187 No. 21 High Street Grade II*. Late 16th and 17th century. Timber-framed and rendered with gabled plain tile roofs. Painted timber moulded parapet cornice. 2 small paned tripartite double-hung sash windows on first floor with heavy moulded horizontal plaster panels, the best example of 17th century work of its kind in Essex. Front range is late 16th century merchant's house.

1.188 No's 1 and 3 Myddylton Place, recently a youth hostel - Grade I. Early 16th century additions circa 1600 and early 18th, also 18th/19th century industrial additions, restoration in 1951. Recent works 2011-12 have refined original construction dates of

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by dendrochronology (tree-ring dating). Timber-framed, plastered with exposed studs, peg-tiled roofs, red brick stacks. Historical note: original 16th century use of site debated between a merchant's house with long storage range, perhaps including saffron and a possible guildhall.

1.189 No' s 5-7 Bridge Street are listed Grade II* and date from the 15th century.

Important buildings or structures within the curtilages of Listed Buildings

1.190 Red brick wall up to 2.5m in height enclosing car parking area to rear of Saffron Insurance. Parts of the wall are eroded; numbers of spalled bricks and in need of repair.

1.191 Short section of boundary wall to Walden Place, west of existing entrance, approx. 2m in height and important in its function of completing the enclosure of Myddylton Place.

Other buildings that make an important architectural or historic contribution

1.192 Nos. 9A and 10A Abbey Lane (rear of buildings fronting the street). Single storey late 19th/early 20th century red brick with slate roof, decorative barge boarding and 4 no. very tall distinctive chimneys with pots. Slate dormer canopies above entrance doors. Predominately original windows. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.193 Nos. 69-69A High Street and adjacent Friends Meeting House. Prominent group of late 19th/early 20th century non listed properties centrally located on the western side of the High Street. Nos. 69-69A are two storey yellow brick with slate roof and 3 no. chimneys (2 with pots). The Friends Meeting House dates from the 19th century and is a tall red brick structure with tiled roof; prominent windows with stone surrounds. Side extension detracts. It is important that such window, chimney and architectural detailing is preserved and retained. These assets are also worthy of consideration for inclusion a Local Heritage List.

Other distinctive features that make an important architectural or historic contribution

1.194 Walls identified are protected from demolition without prior consent unless otherwise stated.

1.195 Important wall approx. 2.5m in height to north of Walden Lodge, end of Abbey Lane. Forms boundary to Audley End Estate and is in deteriorating condition and partly collapsed in places. Constructed in English Bond this wall together with its entrance gates and piers to the south of Walden Lodge is an important architectural and historic feature and in urgent need of repair.

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Picture 1.32 Boundary wall to Audley End Estate, an important feature and in urgent need of repair

1.196 Tall red brick walls of varying height up to 4m surrounding the Friends burial ground to the west of the High Street.

1.197 Various boundary walls at eastern end of Abbey Lane (some within curtilages of Listed Buildings but included in this section for convenience). Of varying heights, constructed of brick or brick and flint. Boundary wall linking buildings on the south side of Abbey Lane is particularly important in that it provides continuous enclosure of the street.

1.198 Several boundary walls to the south side of Park Lane as marked on the plans of various heights, prominent and enclosing this well used pedestrian link from Swan Meadow car park. One length has plaque ('NC 1833') in entrance arch to no. 3 Park Lane.

Important open spaces

1.199 Open spaces are particularly important in a densely populated historic urban area such as Saffron Walden. In this area they provide settings for important groups of Listed Buildings and tree cover and are associated with well used pedestrian routes and footpaths.

1.200 The Friends Burial Ground. This small area is a tranquil oasis in the centre of the town enclosed by tall brick walls with gravestones laid flat including a number of historical importance relating to members of the Gibson family. Inscriptions on some of the latter are becoming difficult to read.

1.201 Walden Place. This area is identified on the Adopted local Plan as a 'Protected Open Space of Environmental Value' the loss of which 'will not be permitted unless the need for the development outweighs ... amenity value'. The site is owned by the District Council and consists of a prominent Listed Building with late 20th century sheltered accommodation attached. The site contains a pond in the south west corner and groups of trees of high visual importance. The open part of the site slopes to the south and forms an important setting for the principal historic building and the individually listed walls that enclose the site on all of its boundaries. Small sections of these listed walls

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need repairing. The land is traversed by a well used footpath running north south and connecting Gibson Way with the High Street. It is considered its designation as a Protected Open Space of Environmental Value' is entirely appropriate and that its high amenity value is worthy of continued protection.



Picture 1.33 Distinctive open space and setting to Walden Place

1.202 New Pond. This small body of water has recently been enhanced and is a very popular family destination to observe the wildlife present. A wooden security rail to the front needs replacing and another needs graffiti removing. The information board surround needs repainting as does nearby street lighting.

1.203 Open space adjacent to Freshwell Gardens. This area lies beyond the Saffron Walden Development Limits and additionally lies within a floodplain, both factors limiting the prospect of new development. The open land is currently overgrown whose western and southern boundaries are defined by a continuous open drain and some mature pollarded willow trees and vegetation planted in association with the nearby Swan Meadow car park. The site is close to New Pond. It would be most appropriate if this open land could be brought into community ownership and possibly developed into a wildlife site accessible to the public. The land is in private ownership and if there is support for this idea, discussions with the owners would be appropriate and external funding for purchase and development might be considered. It is recommended the area is designated as a 'Protected Open Space of Environmental Value' in the emerging Local Development Framework.

1.204 Open space providing setting to King Edward VI Almshouses, Abbey Lane. These two grass swards play an important role in setting off this fine group of Listed Buildings, form part of their original design and are visible from the public realm. It is recommended they are designated as a 'Protected Open Space of Environmental Value' in the emerging Local Development Framework.

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1.205 Bowling Green, Hanover Place. This is an open space used for specialist recreational purposes by the Saffron Walden Town Bowling Club and is also of environmental value close to Hanover Place, a modern building complex, which together with associated walls and hedging encloses an attractive quintessentially English open space. It is worthy of consideration as being designated as a 'Protected Open Space' for Playing Fields and for Environmental Value in the emerging Local Development Framework.

Particularly important trees and hedgerows

1.206 The trees within the grounds of Walden Place are particularly fine. Elsewhere tall trees forming the boundary to Audley Park and those to the east of New Pond Lane are important.

Important views

1.207 A selection as identified on the plans. In this area quality views acknowledge fine open spaces as well as groups of fine historic buildings and walls.

Elements that detract from the character and appearance of the Conservation Area

- Untidy area of open space between New Pond and Freshwell Gardens.
- Damaged elements at New Pond.
- Deteriorating boundary wall to Audley End Park north of Walden Lodge, end of Abbey Lane.
- Deteriorating wall within curtilage of a Listed Building to rear of Saffron Insurance in need of repair.

Opportunities to secure improvements

- If the idea is supported consider entering discussions with owner of open space between New Pond and Freshwell Gardens with long term objective of considering its use as a publicly accessible Wildlife Site and short term objective of improving its unkempt condition.
- Initiate minor repairs/improvements to New Pond including replacing wooden railing and removing graffiti and repainting information board and lighting column.
- Undertake repair works to deteriorating and partly collapsed boundary wall to Audley End Estate, north of Walden Lodge, end of Abbey Lane. Also to wall within curtilage of Saffron Insurance.

Suggested boundary changes

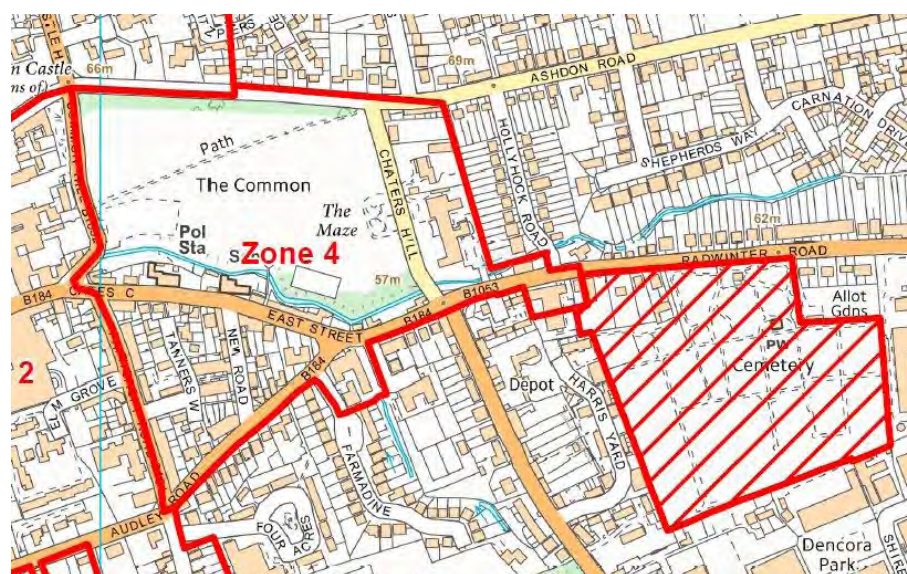
1.208 None are proposed.

Other actions

1.209 None are proposed

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Zone 4 - The Common and Area South of East Street



General overview

1.210 Mapping from 1843-1893 identifies The Common in its existing configuration together with the turf maze, some peripheral planting and a pavilion on the southern boundary. Large houses, The Grove and Grove Place existed on Chaters Hill east of The Common but to the south on what is now Hatherley Court was a nursery. Between East Street and The Slade there were a number of developments and some Poor's Land in the administration of the Leader's Charity. The triangle of land to the south bounded by Fairycroft and Audley Road was largely undeveloped and home to several nurseries. Later mapping 1891-1912 identifies a Police Station had been built on the Poor's Land. Radwinter Road was called Seward End Road at this time.

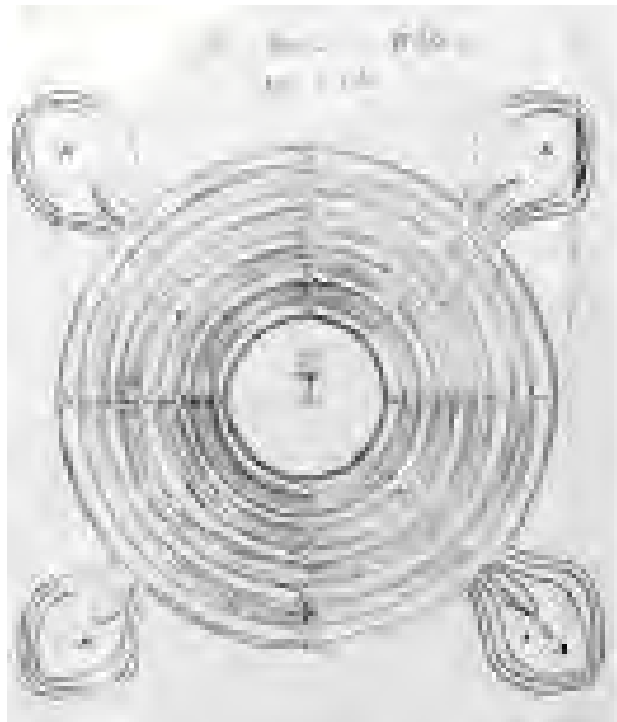
1.211 Today the area is principally residential in character and dominated by the expansive nature of The Common, an open space of great quality. The historic street pattern is little changed apart from New Road and Tanners Way built towards the end of the 19th or early 20th centuries. There are groups of Listed Buildings principally located on the north side of East Street which are generally in good condition. In this area a number of non-listed buildings/ groups of buildings have been identified as making an important architectural or historic contribution and worthy of protection from demolition where Article 4 Directions are proposed to protect selected architectural details on most of them. Nos. 1-16 Artisans Dwellings are most striking and unusual where a simple landscaping scheme to the common pedestrian access could significantly improve their unique qualities. Walls play an important role in defining parts of some streets, most notably Chaters Hill. The principal issue of concern is the visual impact of the Common car park close to the historic centre and the derelict state of the road at Tanners Way.

Scheduled Monuments

1.212 The Labyrinth (hereafter referred to by its local name, The Turf Maze) on the Common is both a Scheduled Ancient Monument and a Grade II registered garden. It is known locally as the turf maze. English Heritage's abbreviated description is as

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follows. *'The Saffron Walden maze is thought to be of medieval origin, although the earliest documentary record comes from 1699, when an entry in the Corporation account books refers to a payment for it to be re-cut. It is illustrated, somewhat schematically, in the 1789 edition of Camden's Britannia. Matthews records the local tradition that the maze is only a copy of a much larger maze which formerly existed further to the east. He also recounts the story that a large ash tree once grew in the centre, which was destroyed by fire in the Guy Fawkes celebrations of 5 November 1823. On several occasions after this the maze became neglected but was the subject of further re-cutting in the years 1828, 1841, 1859 and 1887. In 1911 it was again re-cut, this time underlaid with bricks to help preserve it as a feature. In 1978 and 1979 the maze was again restored. The maze consists of a series of concentric circles cut into turf, surrounded by a low bank. It is laid in a unicursal pattern formed of seventeen linked circles, and has four linked outer horseshoe-shaped bastions or 'bellows' which are, like the centre of the maze, raised slightly above the main circular paths.'*



Picture 1.35 Hand drawn sketch of the Turf maze on the Common. Reproduced courtesy of Saffron Walden Museum. Note tree in centre. The antiquarian Richard Gough noted that the tree had been reduced to little more than a stump by 1798. A document from 1859 states the tree was an Ash

1.213 Contemporary expert opinion (J. Saward) suggests the turf maze most likely dates to the 17th century. The same source is enthusiastic about replanting an ash tree in its centre, an action recommended by this Appraisal.

Individually Listed Buildings

1.214 A selection of abbreviated representative Listed Building descriptions from this area are provided below.

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1.215 No.3 Grove Lodge, Chaters Hill – Grade II. Probably 1848. Red brick with slate roof. Rectangular plan of 2 parallel ranges, broader one to front. 2 storeys and cellar. Date said to be given by plaque in south garden wall, J.S. (Jane Shaul) 1848.

1.216 Former Police Station, East Street, including railings, gateway and walls – Grade II. Dated 1884, completed 1886. Red brick, English bond in Elizabethan style with stone dressings. prominent stacks and cornice between floors. Wall and railings: the frontage has wrought-iron square section spear top railings set on a red brick dwarf wall with stone shaped coping.

1.217 No.4 The Grove, Chaters Hill- Grade II. House, dating from 1840. Timber-framed and plastered, red brick, stuccoed detailing, slate roof. Roof hipped with deep eaves.

1.218 Nos.1, 2 and 3 Boys British School, East Street - Grade II. Originally a school. Dated 1838 and named Boys British School. Gault brick, slate roof. Tuscan engaged columns and pilasters, plain frieze has date and name. Central simple doorway.

Important buildings or structures within the curtilages of Listed Buildings

1.219 Tall flint wall, approx. 3m in height to Ashdon Road boundary, no. 1 Chaters Hill.

1.220 Boundary wall of red brick with red brick capping detail to Eastacre/Beech House, Chaters Hill.

1.221 Flint wall, approx. 4m in height at Tanners Way within curtilage of Listed Building corner of Tanners Way/ East Street.

Other buildings that make an important architectural or historic contribution

1.222 No's 1-7 Audley Road. Tall prominent late 19th/early 20th century red brick terrace with slate roof, chimneys with pots. Gables to front with decorative barge board detailing and decorative detailing above windows. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

1.223 No.'s 21(The Old Registry) - 29 Audley Road. Prominent terrace, late 19th/early 20th century of red brick construction with decorative vertical tile hanging to end gables; tiled roof and chimneys with pots. Some original windows and decorative glass. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

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Picture 1.36 31 Audley Road. A fine example of late 19th/early 20th century architecture retaining many original features.

1.224 No.'s 24 and 26 Audley Road. A pair of late 19th century detached dwellings of red brick construction with shallow pitched, slate roofs, prominent brick chimney stacks and decorative timber detailing to the gable. Canted bay windows to the ground floor with slate roof, and combination of one and two-light windows to the first floor, with top-opening lights. Windows and doors have solid lintel details and overall the pairing are little altered.

1.225 No. 31 Audley Road. Probably dates from early 20th century, red brick with central porch, original windows, decorative barge boarding; chimneys but not prominent from street. Selected windows and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.226 No.'s 1- 6 New Road. Nos. 1-2 are three storey; nos. 3-6, two storey. Of late 19th/early 20th century date constructed of yellow stock brick with slate roofs and prominent chimneys with pots. Decorative horizontal red brick detailing banding and detailing above windows. Some replacement windows. Chimneys are candidates for protection by possible Article 4 Direction subject to notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.37 No.s 46 - 52 Fairycroft Road

1.227 No.'s 46-52 and nos. 54-56 Fairycroft Road. Nos. 46-52 are late 19th/early 20th century terrace, two storey yellow stock brick with slate roof, 4 no. chimneys with pots, dormers with decorative barge boarding and finials. Red brick banding, quoins, door and window surrounds; other decorative detailing. Nos. 54-56 are of similar date

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and of red brick construction with tiled roof, 2 no. prominent chimneys with pots, original windows. Selected windows and chimneys are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

1.228 No. 40 Fairycroft Road. Late 19th/early 20th two storey red brick residence with rectangular plan bay windows to both floors. Slate roof and central chimney with pots. Recessed entrance accessed by stone steps; original windows. Selected windows and chimney are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.229 No.'s 1-16 Artisans Dwellings off Tanners Way. A unique group of small 19th century residences in two terraces of concrete construction with flat roofs and chimneys with pots. Original Inscription reads 'Artisans Dwellings. 1882'. Some decorative detailing; some replacement windows. Chimneys and selected architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. A central broken concrete path provides pedestrian access to each dwelling whose front curtilages consist of various boundary treatments. The environment of this unique group would be significantly improved by implementing a simple unifying landscape treatment. Should the residents consider this to be beneficial, further advice could be provided. The grouping is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.38 An interesting grouping of terrace houses known as Artisans Dwellings, built 1882.

1.230 No.'s 4- 6 and no. 8 East Street. Tall prominent late 19th/early 20th century houses of red brick with slate roofs, set back from road. Dependant on closer examination selected features may be candidates for protection by possible Article 4 Direction subject to notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

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1.231 No.'s 20- 22 East Street. Late 19th/early 20th century dwellings, render with slate roof, 2 no. prominent chimneys with pots. Bay windows, original porch detailing. Chimneys and selected architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

Other distinctive features that make an important architectural or historic contribution

1.232 Walls identified are protected from demolition without prior consent unless otherwise stated.

1.233 Flint wall to front boundary of no. 14 Radwinter Road, approx. 2m in height with rounded brick capping detail.

1.234 Tall distinctive and important flint wall, boundary to Plant Hire and Bus depot site, Radwinter Road, in need of repair at western extremity.

1.235 Boundary wall to Hatherley House, Chaters Hill, flint construction with yellow stock rounded capping; up to approx. 1.8m.

1.236 Tall prominent boundary wall in street scene constructed of flint with red brick banding and brick wall of various heights, being boundary on East Street to rear of properties nos. 1-7 Audley Road

1.237 Western boundary wall to no. 29 Audley Road at Tanners Way constructed of flint and brick with capping detail, height varies.

1.238 Long length of wall to north side of East Street returning to Chaters Hill. Of varying height generally in excess of 1m, principally constructed of flint with yellow brick capping detail.

1.239 Drinking Fountain on Common, north side adjacent to Ashdon Road. Stone drinking Fountain approx. 2.5 m in height. One inscription reads 'This Fountain was erected and 169 additional trees planted along the south side and in other parts of this recreation ground to commemorate the Jubilee of the reign of her most gracious Majesty Queen Victoria A. D. 1887'. A later metal attachment advises additional trees were planted in 1980. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.240 Bridge, southern boundary of Common car park providing pedestrian access to East Street. Metal bridge with commemorative plaque reading This bridge was erected in 1906 to commemorate the coronation of His Majesty King Edward VII. AD. 1902. The asset is also worthy of consideration for inclusion a Local Heritage List.

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Important open spaces

1.241 Open spaces are particularly important in a densely populated historic urban area such as Saffron Walden. The Common is the largest open space in the centre of historic Saffron Walden whose qualities are eroded by the presence of the adjacent car park.

1.242 Extract from Frank Emson's history 1904. *'Immediately behind the Rose and Crown Inn is the Common, a recreation ground which many a town might be envious of. The upper part is allowed to be used by washerwomen for drying clothes and as a rule lines of garments of all tints, sizes and patterns, fluttering in the breeze, give colour if not tone to the landscape...'*

1.243 Festivals and fairs have been held on the Common and one in 1838 for Queen Victoria's Coronation entertained thousands of persons.

1.244 The Common has the largest historic earthen turf maze in England (see above) which is an extremely important historic feature.

1.245 The Common is traversed by a well used footpath linking Ashdon Road and Common Hill. Its key environment quality is its large expansive open nature being enclosed by native tree planting to its four boundaries. It is properly identified on the adopted Local Plan as being a Protected Open Space of Environmental Value and for Informal Recreation. The latter car park is essential to the well being of the town centre but at the same time its visual impact is disruptive. Some limited tree planting has occurred adjacent to the northern boundary of the car park and other attempts to secure planting in the same location have been vandalised. It is recognised that additional planting will never fully shield the disruptive impact of the car park but a carefully conceived landscaping plan of small native tree groups with low canopies could reduce its impact by a noticeable degree.

1.246 Particularly important trees and hedgerows. Trees as identified principally relate to boundary planting around the Common and within properties on the eastern side of Chaters Hill.

Important views

1.247 A selection as shown on the plans including those looking across the Common.

Elements that detract from the character and appearance of the Conservation Area

- Tanners Way is an unadopted road with irregular and uneven surfaces with raised service covers whose appearance is very detracting. It is understood previous discussions have taken place with stakeholders but to no avail. If the road were resurfaced this would represent a significant gain, both in terms of visual and transport considerations.
- Poor quality vandalised 'no cycling' sign near King Edward VII commemorative bridge in need of refurbishment.

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Opportunities to secure improvements

- Improve prominent flint wall within curtilage of Plant Hire, Radwinter Road. This site forms part of an allocated residential site (SW2) of the adopted Local Plan.
- Explore the potential of improving the common pedestrian access and general environment to nos. 1-16 Artisans Dwellings should residents express interest.
- Repair/replace fencing to boundary of property corner Audley Road/ Fairycroft Road.
- Consider potential of resurfacing Tanners Way with stakeholders. Consider potential of landscaping area to northern boundary of the Common car park.



Picture 1.39 Part of the 19th century cemetery at Radwinter Road is proposed to be included in the conservation area

Suggested boundary changes

1.248 Careful consideration has been given to extending the Conservation Area to include the Radwinter Road Cemetery and it is considered appropriate to include the entirety of the cemetery as this will include the historic core of the yard, which informs the Radwinter Road frontage as well as the chapel and railings. In order to ensure that the boundary of the Conservation Area is easily definable on the ground, it is considered that the formal boundary walls and hedges of the site represent the most appropriate and coherent line for the proposed Conservation Area boundary. It is felt that there is sufficient interest to the wider site, including the military burials associated with World

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War I and World War II in the south east corner, to justify its inclusion in the Conservation Area. Inclusion of the whole site would also remove any ambiguity in terms of the future maintenance of the site.

1.249 The listed chapel by George Pritchett dates from 1857 and is in a decorative Gothic style. Peace Lodge, also listed and now a house, is of the same date. Within this area is a concentration of tombstones, many dating from the 19th century and two flint and brick capped boundary walls up to 1.5 m in height worthy of retention. Within the proposed extended Conservation Area there are a number of high quality trees, some deciduous, others coniferous, of species traditionally appropriate to Victorian cemeteries and contemporary with its age. The existing path layout appears the same as that shown on mid 19th century mapping and the only change in layout relates to a former Dissenters Mortuary Chapel that previously existed on the western boundary. The central section of the listed railings (assumed to be boundary to the privately owned house) needs ivy removing and would benefit by painting to match railings to east and west. Elsewhere a capping stone from one of the listed piers needs replacing.



Picture 1.40 Interesting memorial at Radwinter Road cemetery

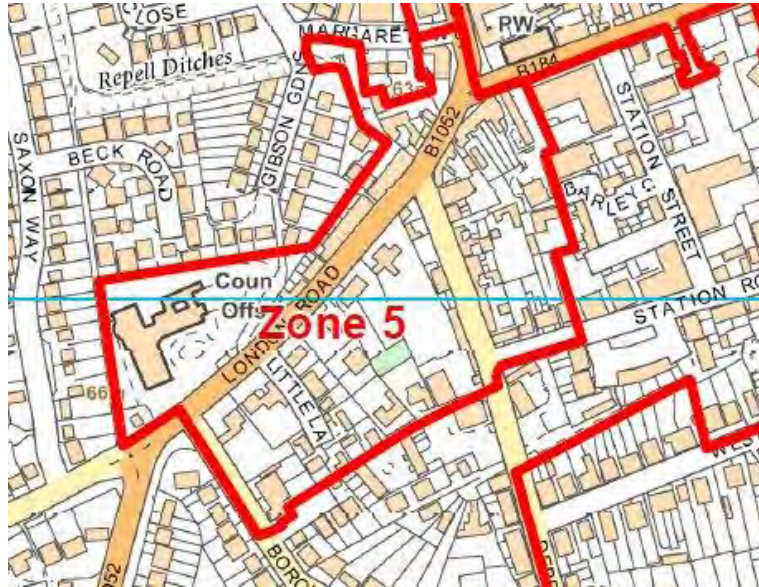
1.250 The extension does include an important wall to the front of the Veterinary Surgery and also 22 - 24 Radwinter Road, the latter being a late 19th century pair of two storey houses of red brick construction with yellow brick quoins and window surround detailing; bay windows slate roof and 2 no. chimneys with pots. If the proposal to extend the Conservation Area is accepted these buildings should be protected from demolition and an Article 4 Direction. All the above are worthy of consideration for inclusion on a Local Heritage List.

1.251 Other actions

- Consider excluding Common car park from Protected Open Space designation on Local Plan to more accurately reflect land use.

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Zone 5 - London Road and adjacent area



General overview

1.252 Mapping from 1843-1893 shows this area to be partially developed and dominated by the Hospital. Other development existed on London Road including the large 19th century properties and former Baptist Chapel. The area of housing at Little Larchmount was undeveloped then.

1.253 Today the area continues to be dominated by the former hospital building, now the District Council Offices. In addition to the Listed Buildings there are six groups of late 19th/early 20th century non listed buildings on the northern side of London Road and also at Debden Road where Article 4 Directions are proposed to protect selected architectural details on most of them. Walls play an important function in contributing to the character of this area. Highway signage within and adjacent to the Conservation Area at the London Road/Newport Road junction and elsewhere is prolific where some rationalisation may be possible. Two parking sites on Debden Road owned by the District Council could be improved. The mid – late 19th century area at Debden Road and Station Road is an example of where some of the historic qualities of terraced housing from this date have gradually begun to be eroded by extensions, loss of chimney pots, sky lights, individual terraced houses painted different colours and by the insertion of windows and doors of unsympathetic modern designs. Few properties have retained sufficient qualities to be identified as making an important architectural or historic contribution in their own right however, a number form a pleasing grouping of C19th buildings which contribute to the character and appearance of the conservation area due to their form, massing, modest scale and pleasing rhythm. They also provide evidence of the expansion of the historic, rural town during this important period.

Archaeological sites

1.254 There is a question mark as to whether or not a Roman Cemetery may have existed opposite the Council Offices, south of London Road.

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Individually Listed Buildings

1.255 There are a range of individually Listed Buildings either side of London Road and the High Street, including the War Memorial together with a smaller number on Borough Lane, dating from the 19th century. A representative selection are briefly described below.

1.256 Old Saffron Walden Hospital – Grade II. Built as a hospital, now Council Offices with modern extension. Dated 1865. William Beck. Red brick, white brick and stone dressings, slate roof with two 3-course fish scale bands and cresting. High Victorian Gothic. Plaque at eaves level inscribed 'S WALDEN G HOSPITAL'.

1.257 Nos. 24, 26 and 28 London Road – Grade II. Row of mid 19th century terraced houses. Red brick, slate roof, red brick stacks.

1.258 The Old Chapel London Road – Grade II. Chapel, now house. Dated 1822. Red brick, painted brick dressings, Welsh slate roof. Flank wall to street has full height round arched recesses.



Picture 1.42 The Old Chapel, London Road; a listed building of distinction

1.259 War Memorial – Grade II. 1921. Portland stone. 7.7m high, octagonal shaft surmounted by cross. Bronze commemorative plaques and heraldic wreaths on base.

1.260 No.3 London Road, Linden Lodge and garden wall – Grade II. Early 19th century, extended circa 1860 and early 20th century. Red brick in Flemish bond with burnt headers, stone dressings. Hipped slate roof. Mid 19th century glazed timber conservatory to left side. Boundary wall to London Road: red brick with stone coping, 2 pairs of octagonal piers. Railings missing. Gates, 20th century.

1.261 Lamp post in front of Nos. 89/90 High Street – Grade II. 1836-1850. Approx 5.5m high, moved from Market Place to High Street in 1863 and moved from War Memorial site to present position in 1921. Cast-iron. Old photographs of the town taken in 1854 show this lamp as the central feature of the Market Place.

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1.262 Note: this lamp post is a replica, the original was inadvertently destroyed during re-furbishment and its status as a Listed Building is thus questioned. English Heritage to be advised.

Important buildings or structures within the curtilages of Listed Buildings

1.263 Remains of what is believed to be two WWII Spigot Mortar bases to front of Council Offices.

1.264 The 19th century boundary wall to District Council Offices. Of varying heights with rounded capping brick detailing, piers and gates. Spalled bricks in selected locations in need of repair noted.

1.265 Boundary walls to the Old Chapel, London Road.

1.266 Extension within curtilage of Listed Building, corner of London Road and Borough Lane.

1.267 Prominent yellow stock wall of varying height up to 3m with rounded brick capping detail, Borough Lane, corner with London Road. Also low yellow stock brick wall to 13/15 London Road.

1.268 Boundary wall opposite War Memorial. Tall prominent red brick wall approx. 4 m in height with discordant signage, including sign for Saffron Walden Museum and Castle.

Other buildings that make an important architectural or historic contribution

1.269 No.1 London Road. 2 storey red brick house and slate roof, scalloped slates. Prominent eaves, central door with decorative surround; windows with curved lintel detailing and cills decorated by animal busts. Within this group selected windows and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.43 No. 1 London Road

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1.270 Nos. 46-50A and 32-44 Debden Road. A group of two and three storey dwellings. In summary nos. 46-50A are two storey of red brick construction with hipped slate roof; some replacement windows detract. Nos 32-44 is a three storey prominent yellow brick terrace with slate roof. Decorative red brick detailing and dormers with some decorative woodwork detail. Some original windows. Some chimneys with pots. General mass and form diverse and adds to the quality of the street scene and on balance worthy of retention. Selected windows to some properties are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

1.271 Nos. 11-13 Debden Road. A tall prominent grouping of late 19th century houses and shops to ground floor on the north east side of Debden Road close to its junction with London Road. Three storey with shops to ground floor, yellow stock brick with red brick banding detail. Dormers, 2 no. chimneys with pots, original windows to first floor, decorative stone lintel detailing. Greater co-ordination of fascia designs would assist. Chimneys selected windows and selected architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.272 Nos. 98-100 High Street. Two storey painted brickwork central entrance to rear with plaque above 'F.G.1850' (probably Francis Gibson). 2 no. prominent and decorative chimneys with pots; many original windows. Modern tiled roof. Chimneys, selected windows and plaque are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.273 Nos. 16-22 London Road. Late 19th century prominent and striking terrace. Red brick to ground floor with decorative wooden detailing to first floor. Tiled roof with fine chimney stacks; dormers with decorative barge boards. Chimney stacks, selected windows and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

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Picture 1.44 Numbers 16-22 London Road, a prominent and striking unlisted terrace

1.274 Nos. 36-48 London Road. Range of late 19th century dwellings with a mixture of red brick with slate and tiled roofs, decorative wooden detailing; decorative dormers; ridge tiles, some rubbed brickwork. Selected chimneys and windows and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

Other distinctive features that make an important architectural or historic contribution

1.275 Walls identified are protected from demolition without prior consent unless otherwise stated.



Picture 1.45 Prominent wall enclosing modern properties at Gibson Gardens. Walls both listed and unlisted are a particularly important feature in the conservation area

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1.276 Red brick wall on Debden Road boundary to no.1 London Road, about 1.8m in height with piers and rounded capping detailing. Also other boundary walls on Debden Road to rear of two car parking areas operated by the District Council.

1.277 Wall constructed of brick and brick and flint approx. 2m+ to south side of private drive accessing Brackendale House etc.

1.278 Walls to north and east boundaries of no. 1 Gibson Gardens up to 3m in height with rounded capping, prominent in the local scene.

Particularly important trees and hedgerows

1.279 There are several fine trees scattered throughout the area.

Important views

1.280 A selection as shown on the plans, including those along London Road.

Elements that detract from the character and appearance of the Conservation Area

- Minor repairs to signage within District Council Office complex, including visitor car parking sign in need of re erecting and access barrier to staff car park in need of repaint.
- Two areas of car parking on Debden Road operated by Uttlesford District Council. One has tall good quality brick and flint rear boundary wall with brick capping detailing in need of repair. Also vegetation needs removing. Both sites have poor concrete fencing panels to front that detract and ideally need replacing to improve appearance.
- Directional signs, corner Borough Lane/London Road. (London Harlow avoiding low bridge and Carver Barracks signs).
- Also several directional signs London Road/ Borough Lane and Newport Road area. Consider potential of rationalisation.
- Pole mounted directional signs to Town Centre/Swan Meadow car park and Bishop's Stortford/Audley End House plus wall mounted sign for Saffron Walden Museum and Castle adjacent to prominent wall opposite the War Memorial, candidates for rationalisation.

Opportunities to secure improvements

- Several opportunities have been identified to improve signage.
- Seek to secure improvements to Uttlesford District Council car parking areas at Debden Road including removal of vegetation, repairs to traditional flint and brick wall and ideally replace concrete fencing to street frontages.

Suggested boundary changes

1.281 None are proposed.

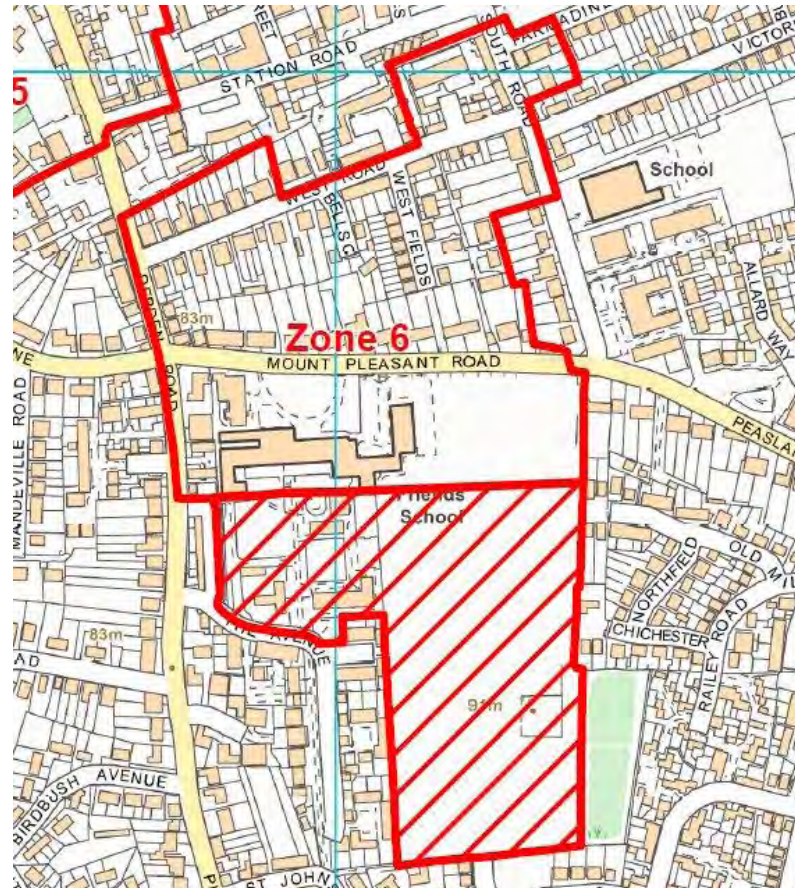
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Other actions

1.282 Replica lamp post. Draw attention to English Heritage concerning replacement lamp post referred to above and discuss removal of its listing status.

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Zone 6 - The Former Friend's School, Mount Pleasant Road and West Road



General overview

1.283 Mapping from 1843-1893 shows this area to be largely open except for some development on South Road at its junction with West Road. At this time there was a Corn Windmill at the corner of Mount Pleasant Road and South Road. Mount Pleasant Road was called Mill Lane at this time. The area became built up after this date with large semi detached villas on the north side of Mount Pleasant Road. The Friends School on the south was opened in 1879. George Stacey Gibson provided the school site, described as being “beautifully situated ...on an open breezy hill above the town, near the railway station and within a very easy distance of the Meeting House.” The area was bounded by the Saffron Walden G. E. R. Branch Railway with its Station, Cattle Pen and Goods Shed. There was a Cement Works, Iron and Brass Foundry, Saw Mill and another Corn Mill on what is now Blyth Court and Cornmill Court.

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Picture 1.47 The Windmill tower that used to exist at South Road Mount Pleasant Road.
Photo courtesy of Special Collections, University of Kent

1.284 Today the area is principally residential retaining much of its 19th century character and still dominated by the Friends School complex. Whilst there are only two Listed Buildings there is a large concentration of high quality late 19th/early 20th century non listed houses that are generally unspoilt and worthy of additional protection. These are identified by the 10 groups shown on the accompanying plans. More recent residential infill varies in quality. Traffic and parking can be difficult, particularly on West Road. The narrow access road to property on West Fields is problematic but there would appear to be no obvious remedy. There are no particular areas of concern other

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than ensuring the qualities of the late 19th/early 20th century non listed houses are protected together with boundary walls with decorative balusters at Debden Road and West Road that are distinctive features adding quality to the street scene.

Archaeological sites

1.285 The site of the Windmill referred to above is so designated as is the site of a Neolithic pit to the north of Mount Pleasant Road.

Individually Listed Buildings

1.286 9-10 Mount Pleasant - Grade II. A pair of semi-detached villas, circa 1890 by William Bell and Sons of Saffron Walden and Cambridge, builder. Red brick, front and sides partly stone faced in dressed random rubble with ashlar dressing, Westmorland slate hanging with some fish scale panels and courses, Welsh slate roof, terracotta cresting, copper spirelet. Polygonal turret has band of windows at attic level, wind-vane.



Picture 1.48 Nos. 9-10 Mount Pleasant Road, a fine 19th century listed building

1.287 Water Tower - Grade II An early 20th century Water Tower on the Debden Road dating from 1913 by A.H. Forbes, then Borough Surveyor. Red brick. Approx 8m square and 28m high. The tower was constructed by J. Custerson, local builder.

1.288 Whilst No. 64 Debden Road lies beyond the Conservation Area its boundary forms the western edge.

Important buildings or structures within the curtilages of Listed Buildings

1.289 Wall to front of no. 64. Debden Road of red brick with rounded capping detailing. Height varies.

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Other buildings that make an important architectural or historic contribution

1.290 Former Friend's (Walden) School, Mount Pleasant Road. The area is dominated by the Friends School, a large Victorian structure that opened in 1879. It is set in large grounds fronting Mount Pleasant Road and surrounded by later additions. The tall earlier structure, constructed of red brick with tiled roof has a prominent tower to front, refined architectural detailing, tall chimney stacks and window detailing. Selected windows and chimney stacks may be candidates for additional protection by possible Article 4 Direction, subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List. In addition, the early-mid 20th century School Assembly Hall and Geography room and Biology Laboratory, both in the modernist architectural style, are also considered to be good surviving and little altered examples, and are unusual in the town. These have also been highlighted on the relevant maps as they contribute positively to the historic development and expansion of the school and architectural variety of the complex, and wider conservation area.

1.291 No.'s 1- 8 Mount Pleasant Road. A grouping of elegant late 19th/early 20th century dwellings of considerable architectural quality and variety, representative of distinctive villas of their period and generally unspoilt by inappropriate additions or alterations. In broad detail Nos. 1- 2 is two storey rendered with slate roof, decorative woodwork, prominent chimneys with pots. Nos. 3- 4 is a tall two storey distinctive pair of villas with bay windows extending to first floor with gable detailing of scrolled pediments with finials above; 2 no. chimneys with pots. Nos. 5- 6, constructed principally of brick with slate roof and 2 no. prominent chimneys with pots, dormers and decorative wood detailing. Nos. 7- 8, large pair of distinctive villas, brick to ground floor with decorative wooden detailing to first floor, prominent gable to front elevation and two dormers, prominent chimneys with pots. Within this group selected windows and chimneys are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.49 No 4 Mount Pleasant Road, one of a pair of exceptionally well detailed 19th century villas, forming part of a grouping along Mount Pleasant Road

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1.292 No.'s 11- 17 Mount Pleasant Road. Similar in date to nos.1- 8 above and are generally unspoilt, making an important architectural contribution to the street scene in this location. Many windows are contemporary with the age of the properties. In broad detail no.11 is a large detached house of red brick with tiled roof, distinctive windows and decorative chimneys. Nos. 12/13 are believed to have been built by William Bell, local builder also responsible for Saffron Walden General Hospital on London Road.



Picture 1.50 Nos. 12-13 Mount Pleasant Road

They have stone dressing to the ground floor with part vertical tile hanging and part decorative wooden detailing to first floor, slate roof, decorative ridge tiles, recessed door detailing. Nos. 14/15 is large residential pair constructed of red brick with slate roof, decorative barge board detailing and chimneys with pots. A hopper to rainwater goods is dated 1878. Nos. 16/17 is a large residential pair constructed of red brick with slate roof, decorative ridge tiles, central chimney with pots and decorative barge boards. Within this group selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

No.'s 43-49 Debden Road. A group of two storey late 19th/early 20th century houses with bay windows to both floors and slate roof with 2 no. chimneys with pots; pebble dash finish with vertical tile hanging above bay windows; original canopies above entrance doors. The group together with its boundary wall (see below) contributes to the street scene and within this group selected windows and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.293 No. 41 Debden Road and nos. 1-29 West Road. A group of two storey houses dating from the late 19th/early 20th century, of varied construction but principally built of red brick with slate roofs and prominent chimneys. The group has many features that remain unspoilt and makes an important architectural contribution to the street scene. In broad detail no. 41 Debden Road and no. 1 West Road is brick with slate roof and 3 no. decorative chimneys. Nos. 3-5 West Road is pair of dwellings constructed of concrete blocks (as advised by owner) with bay windows to both storeys with decorative carpentry detailing, decorative entrance porches and central prominent chimney. Nos. 7-9 West Road, constructed of red brick with slate roof and 2 no. chimneys, recessed doors, decorative coloured glass in prominent bay windows to both floors. Nos. 11-13 constructed of red brick with slate roof and 2 no. chimneys; recessed doors, bay windows to both storeys with decorative panel detailing. Nos. 15-19 is a terrace of three, red brick with slate roof, bay windows and 2 no. chimneys. No 21, a smaller property with

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slate roof and 2 no. prominent chimneys. Nos. 23-25 pair constructed of red brick with slate roof, prominent chimneys with pots. Nos. 27-29 constructed of red brick with slate roof and central chimney; bay windows. Within this group selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.51 No.s 39 - 45 West Road, a terrace of two storey houses dating from the late 19th century with exquisite detailing including pargetting, decorative bargeboards and prominent brick chimney stacks.

1.294 No.'s 39- 45 West Road. A two storey late 19th/early 20th terrace of red brick to ground floor with render and decorative wooden detailing to first floor. Tiled roof with 4 no. decorative chimney stacks with pots. Decorative ridge tiles and decorative barge board detailing. Within this terrace, selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.295 No.'s 1-12 Westfields. Six pairs of semi detached houses dating from the late 19th/early 20th century. Constructed of red brick with pyramidal slate roofs, most with 2 no. prominent chimney stacks all with pots; yellow stock brick quoins and window surrounds. Despite a number of window replacements and satellite dishes that detract, the general massing and repetitive rhythm, particularly that of the imposing chimney stacks, make this group worthy of protection. Chimneys are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

1.296 No.'s 33-35 Granary Row. A distinctive pair of late 19th/early 20th century dwellings set back from the road of flint construction and slate roof with 2 no. chimney stacks (one without pots). Original windows in distinctive brick constructed surrounds, entrance porch and barge board detailing. Selected windows, both chimney stacks and architectural detailing are potential candidates for additional protection by possible Article 4 Direction, subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.297 No.'s 26-40 South Road. Two tall prominent late 19th/early 20th residential blocks of red brick construction with decorative blue brick detailing; tiled roofs and bulky chimney stacks, one complete with pots. Dormers, bay windows and canopy porch

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detailing, some original windows. Selected windows, chimney stack with pots and selected architectural detailing are potential candidates for additional protection by possible Article 4 Direction, subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.52 No. 4 West Road; a fine detached three storey house with bay windows and decorative portico.

1.298 No. 39 Debden Road and no.'s 2-24 West Road - A group of late 19th/early 20th century houses of varying heights, materials and designs that remain in part unaltered whose miscellaneous details, windows and chimneys make a particularly worthwhile contribution to the north corner of West Road and Debden Road. In broad detail; no. 39 Debden Road and no.2 West Road - an imposing tall prominent red brick dwelling with slate roof with 3 no. prominent chimneys, decorative wooden detailing. No. 4 West Road is three storey prominent of yellow stock brick construction, bay windows to two storeys and central portico with columns to front and decorative heraldic detailing. Nos. 6-8 is tall red brick house with tiled roof and 2 no. chimneys; bay windows to ground floor. Nos.10-12, two storey red brick with slate roof and two distinctive decorative tall chimney stacks (worthy of protection despite lack of pots on one stack). Nos. 14-16 is constructed of red brick with slate roof, two bay windows to ground floor and single chimney. Nos. 18-20 is a simple two storey rendered building with slate roof, two bay windows to ground floor, central doorway and 2 no. chimneys to front. Nos.22-24 is a tall building of red brick with slate roof, bay windows to ground floor, decorative barge board detailing, some replacement windows. Within this group selected windows,

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chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. These assets are also worthy of consideration for inclusion a Local Heritage List.

Other distinctive features that make an important architectural or historic contribution

1.299 Walls identified are protected from demolition without prior consent unless otherwise stated.

1.300 Two late 19th/early 20th century lamp posts repositioned from original locations and now prominently sited to front of Friends School.

1.301 Red brick wall with rounded capping detail approx. 1.5 m in height fronting no. 39 Debden Road .

1.302 Dwarf boundary wall and piers surmounted by ball finials to front of nos. 43-49 Debden Road. Piers vary in height up to 2m in height.

1.303 Boundary wall with decorative balusters to boundary of no. 41 Debden Road, no.7 and nos. 11-13 West Road. Constructed of concrete, decorative balusters on dwarf wall with capping and piers. Height varies approx. 1.5 m; piers with ball finials, 3m approx. Distinctive features adding quality to the street scene.



Picture 1.53 Decorative baluster boundary detailing, important for the street scene particularly in West Road

Tall returning wall up to 4m in height with rounded brick capping detail, east end of West Road, boundary to no. 26 South Road.

Important open spaces

1.304 The semi circular green sward to the front of the Friends School and the associated playing fields to east of the school buildings are important in this area characterised elsewhere by tight urban form.

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1.305 The grounds to the rear of the school, encompassing the avenue of lime trees and adjacent playing field are also considered to represent an important area of open space which juxtaposes the tight built form of the modern development and is relevant to the school site.

Particularly important trees and hedgerows

1.306 As shown diagrammatically on respective maps. The trees within the curtilage of the Friends School make the most significant contribution.

Important views

1.307 Views of the Friends School and Water Tower and of quality villas on Mount Pleasant Road and West Road are noted.

Elements that detract from the character and appearance of the Conservation Area

1.308 Group consisting of street lamp and miscellaneous signs in poor condition on West Road near junction of Debden Road where rationalisation/ replacement may be possible.

Opportunities to secure improvements

1.309 Discuss potential of rationalising street signage, West Road/ Debden Road.

Suggested boundary changes

1.310 It is proposed to extend the boundary to the south of the former Friends School, to encompass the grounds to the rear including the avenue of lime trees, and section of the playing fields adjacent, which are considered to be relevant to the character and appearance of the Conservation Area. The proposed boundary would be more clearly definable along the rear boundary line, and taken across the playing fields to the eastern boundary to aid interpretation on the ground.

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Overall Summary

1.311 This Appraisal considers the quality of the built environment of the Conservation Area to be of high quality where the 320 Listed Buildings make a significant contribution to its architectural and historical importance which has been noted by Essex County Council that the town has the finest surviving collection of timber framed buildings in Essex. Most of the Listed Buildings are in good condition but this Appraisal has identified several in need of repair. Most notable in this respect is the remains of the Castle Keep, the oldest standing structure and monument of greatest historical importance.

1.312 In addition to the Listed Buildings this Appraisal has identified significant groups of late 19th/ or early 20th century non listed buildings of considerable architectural and historic merit, many of them being largely unspoilt and worthy of being protected from demolition. A large number of these have architectural detailing worthy of additional protection. Throughout the Conservation Area, this Appraisal has identified the high importance of walls and chimneys. The quality of shop fronts and fascia signage varies considerably and there are some areas where it detracts; this Appraisal suggests further consideration be given to this issue and discussions take place locally and best national practice researched.

1.313 Traffic signage detracts in a number of locations and discussions need to take place with the Highways Authority and others with an objective of identifying improvements that can be made, consistent with highway safety. The high importance of a number of open spaces has been identified and several additional areas are recommended for protection in the emerging Local Development Framework. Several landscaping and improvement schemes are proposed and the possibility of providing a new environmental wildlife area accessible to the community is flagged up.

1.314 The boundaries to the Conservation Area are considered to be generally well defined but three amendments are proposed, most notable a proposal to include the historic frontage to Radwinter Road Cemetery and conversely to exclude the part of Swan Meadow Car Park that currently lies within the Conservation Area.

1.315 In conclusion Saffron Walden's Conservation Area is very special and of high architectural and historic importance. The recommendations set out in this Appraisal vary from simple improvements to more complex issues. Even implementing small improvements will make differences and it is hoped that many will be carried out by the local community and principal stakeholders, ideally assisted by some of the influential environmental groups in the town.

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Revised Conservation Area Boundary

2.1 The revised boundary is shown on Fig's 9-14 and includes the following amendments.

(a) Extend the Conservation Area to include the Radwinter Road Cemetery and the properties along the south side of Radwinter Road between no. 14 Radwinter Road and no. 26, omitting the area west of no. 14 which is site of Saffron Lodge Retirement Community.

(b) Extend the Conservation Area to the south of the former Friends School (recently re-named Walden School) to include all the grounds and the entirety of the adjacent playing fields.

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: 01799 510510

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

Planning Control and Good Practice: The Potential Need to Undertake an Archeological 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.

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2.6 The Listed Buildings and associated buildings within their curtilages are important and are a major contribution to the quality of the built environment of Saffron Walden. It is essential that their architectural detailing is not eroded or their other qualities and settings not compromised. Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan.

2.7 Within the Conservation Area there are six Listed Buildings currently defined as being at Risk. These are 12 Market Hill, Moore's Garage 10-12 Bridge Street, 31 Castle Street, 4 High Street, 12 Market Hill and Gas Works 2 Thaxted Road. The District Council considers the resolution of these issues as being of importance. The loss of these buildings/ structures would be entirely unacceptable.

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

2.8 A number of such unlisted buildings that make a positive contribution to the character of the Conservation Area have been identified. The Council will seek to ensure that these are retained. These are as follows:

Zone 1 - Castle Lodge, properties east of Johnson's Yard and nos. 40-48 Church Street, former Infants school Museum Street (now in curtilage of Museum), 22 Church Street, 21 Castle Street, Fry Art Gallery and 77-81 Castle Street.

Zone 2 - Nos. 9-21 South Road, Saffron Walden Baptist Church, 8-12 Gold Street, Gold Street Chapel, 8-16 King Street, group west of Town Hall King Street, 34-36 High Street, Fairycroft House and Elm Grove Lodge.

Zone 3 - Nos. 9A-10A Abbey Lane and Nos. 69-69A and Friends Meeting House, High Street.

Zone 4 - Nos.1-7 Audley Road, nos. 21-29 Audley Road, no. 31 Audley Road, nos. 1-6 New Road, nos. 46-52 and 54-56 Fairycroft Road, no. 40 Fairycroft Road, nos. 1-16 Artisans Dwellings Tanners Way, nos. 4,6 and 8 East Street and nos. 20-22 East Street. 14 Radwinter Road. 22-24 Radwinter Road.

Zone 5 – No. 1 London Road, nos. 46-50A and 32-44 Debden Road, Nos. 11-13 Debden Road, nos. 98-100 High Street, nos. 16-22 London Road and nos. 36-48 London Road.

Zone 6- Former Friend's School, nos.1-8 Mount Pleasant Road, nos. 11-17 Mount Pleasant Road, nos. 43-49 Debden Road, no. 41 Debden Road and nos. 1-29 West Road, nos. 39-45 West Road, nos. 1-12 West Fields, nos. 33-35 Granary Row, nos.26-40 South Road, no. 39 Debden Road and nos. 2-24 West Road.

2.9 Proposed Article 4 Directions. There are other distinctive features that are integral to some of the unlisted buildings identified in the previous paragraph that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by

Part 2 - Management Proposals 1

removing Permitted Development Rights via an Article 4 Direction. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement of the general proposals set out earlier in this Appraisal.

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

2.10 This Appraisal has identified a number of features including walls and or railings that make a particular contribution to the character of the Conservation Area. The walls/railings are protected from demolition without prior consent virtue of exceeding the specified heights relevant to the Conservation Area or by Listed Building legislation. Any proposal involving their demolition is also unlikely to be approved.

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

1.1 As set out previously open spaces are particularly important in a densely populated historic urban area such as Saffron Walden. Frequently such spaces provide a setting for important groups of Listed Buildings and they may be also associated with well used pedestrian footpaths. Within the Conservation Area the existing Local Plan identifies the following open spaces to be 'Protected Open Spaces of Environmental Value' namely the green sward corner of Little Walden Road/ Catons Lane, the Castle Grounds, St. Mary's churchyard together with the Close Garden and site of former Dorset House, the grounds to Walden Place, Jubilee Gardens and the Common. This Appraisal considers these open spaces have been appropriately designated and has also identified several others for consideration to be included in the replacement Local Development Framework. These are open land adjacent to Freshwell Gardens and green swards providing the setting to King Edward VI Almshouses at Abbey and the Bowling Green near Hanover Place off Abbey Lane. All these open spaces represent landscape features that materially contribute to the character or appearance of the Conservation Area and should be protected.

1.2 Particularly important trees and hedgerows. Only the most significant trees 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.

1.3 Planning Control – Important views. The most important views within and out of the Conservation area are diagrammatically shown.

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Sources of Further Guidance

Uttlesford District Council

1.4 Uttlesford District Council has recently published an updated version of its Listed Building Owners Guide, available to download at <https://www.uttlesford.gov.uk/article/4342/Heritage-and-conservation-guidance>

1.5 Further information can also be found on the website at <https://www.uttlesford.gov.uk/article/1836/Heritage-and-conservation>

Historic England

1.6 Historic England have published a number of Advice Notes, all of which are available at <https://historicengland.org.uk/advice/>. These include:

- Historic England Advice Note 1 - Conservation Area Designation, Appraisal and Management (February 2016)
- Historic England Advice Note 7 - Local Listing (May 2016)
- Stopping the Rot - A Guide to Enforcement Action to Save Historic Streets for All Guidance (July 2008)

S.P.A.B (Society for the Protection of Ancient Buildings)

1.7 Useful information can also be accessed via the S.P.A.B. website and via their **free technical advice line**. Available Mon-Fri 9.30 to 12.30 on 0207 456 0916.

Enhancement Proposals to Deal with Detracting Elements

2.14 The Appraisal has identified a number of elements that detract and these 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.

The features identified below are shown on the accompanying plans.

Detracting element	Location	Proposed Action.
Car parking area (Zone 4)	The Common	Discuss with Saffron Walden Town Council the potential of implementing a sensitively designed landscaping scheme to northern boundary of car park to reduce detrimental visual impact.
Car parking area (Zone 4)	The Common	Uttlesford District Council to undertake minor works to signage when replacement necessary, paint selected

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Detracting element	Location	Proposed Action.
		lighting columns, undertake any necessary repairs to cycle racks.
Enhance existing landscaping (Zone 2)	Frontage to shops, south side of George Street, corner of High Street	Explore potential with partners and stakeholders of improving the qualities of this area by implementing a robust landscaping scheme.
Shop fronts and fascias	Throughout Conservation Area	Seek views of The Saffron Walden Business Forum and consider undertaking an assessment of best national practices and Uttlesford District Council to consider the adoption of a Shopfront Design Guide..
Miscellaneous signage (Zone 2)	Entrance arch to former Pig/Cattle Market	Explore potential of reducing impact with stakeholders.
Turf maze (Zone 4)	The Common	Saffron Walden Town Council be requested to consider planting an Ash tree to centre of turf maze, to replace an historic feature, subject to no objections from English Heritage.
Boundary wall to Audley End Estate (Zone 3)	North of Walden Lodge, end of Abbey Lane	Contact owner with view of undertaking essential repair works to this important wall.
Elements in need of repair/repainting (Zone 3)	New Pond, Freshwell Street.	Minor repairs/repainting needed to security railings, information board and lighting columns.
Street furniture/signs (Zone 6)	Corner West Road/Debden Road.	Contact Highways Authority and discuss potential rationalisation and/or replacement of 'Give Way' signage on West Road and 'School' sign on Debden Road.
Minor works to signage (Zone 5)	District Council Offices, London Road	Re-erect and repaint as necessary.
Direction signs (Zone 5)	Borough lane, junction London Road /Newport Road	Contact Highways Authority and discuss potential rationalisation and/or replacement.

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Detracting element	Location	Proposed Action.
Highway signs (Zone 1)	Castle Hill/Church Street	Contact Highways Authority and seek rationalisation.
Highway signs (Zone 1)	Museum Street/Castle St	Contact Highways Authority and seek rationalisation.
20mph highway signs (Zone 1)	Castle Street/ High Street	Contact Highways Authority and seek more visually appropriate solution.
Spalled brickwork (Zone 5)	Western boundary wall to District Council Offices, London Road	Suggest District Council undertake necessary repair.
Spalled brickwork (Zone 2)	Wall north side of Emson Close	Seek owners co-operation in undertaking necessary works to this listed wall
Green sward (Zone 1)	Little Walden Road/Catons Lane	Request Uttlesford District Council consider rationalization of the signage..
Spalled brickwork (Zone 1)	Wall, south of Pound, Little Walden Road	Seek owner's co-operation in undertaking necessary works to this prominent wall.
Spalled brickwork (Zone 2)	Rear of Saffron Insurance, High Street, west side	Seek owner's co-operation in undertaking necessary works to this wall in curtilage of a Listed Building.
Damaged wall (Zone 1)	Balustered wall Bridge End Garden.	Advise Saffron Walden Town Council of modest repairs necessary.
Deteriorating Listed garden wall (Zone 2)	Attached to The Grange, Church Street.	Contact owner concerning deteriorating condition and if appropriate add to Buildings at Risk Register.
Eroded/ unsurfaced road (Zone 4)	Tanners Way	Consider issue with stakeholders in an effort to secure visual and highway improvements.

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Other actions

The contents of this report be brought to the attention of environmental community groups active in the town in an attempt to forge working relationships to assist in the implementation of some of this Appraisal's recommendations.

Open space between New Pond and Freshwell Gardens. In long term consider the potential of this land for community access and possible Wildlife Site accessible to the public and consider its designation as a 'Protected Open Space of Environmental Value' in the emerging Local Development Framework. In short term seek owner's co-operation to remedy untidy nature of site.

Open spaces between and King Edward VI Almshouses. Consider their designation as a 'Protected Open Space of Environmental Value' in the emerging Local Development Framework.

Bowling Green at Hanover Place, Abbey Lane. Consider its designation as a Protected Open Space in the emerging Local Development Framework.

Saffron Walden Town Council be requested to return wall paintings to the Summer House, Bridge End Garden, being part of the fabric of this Listed Building, as soon as conditions within are deemed to be appropriate. (Paintings believed to be currently stored in Newport depot).

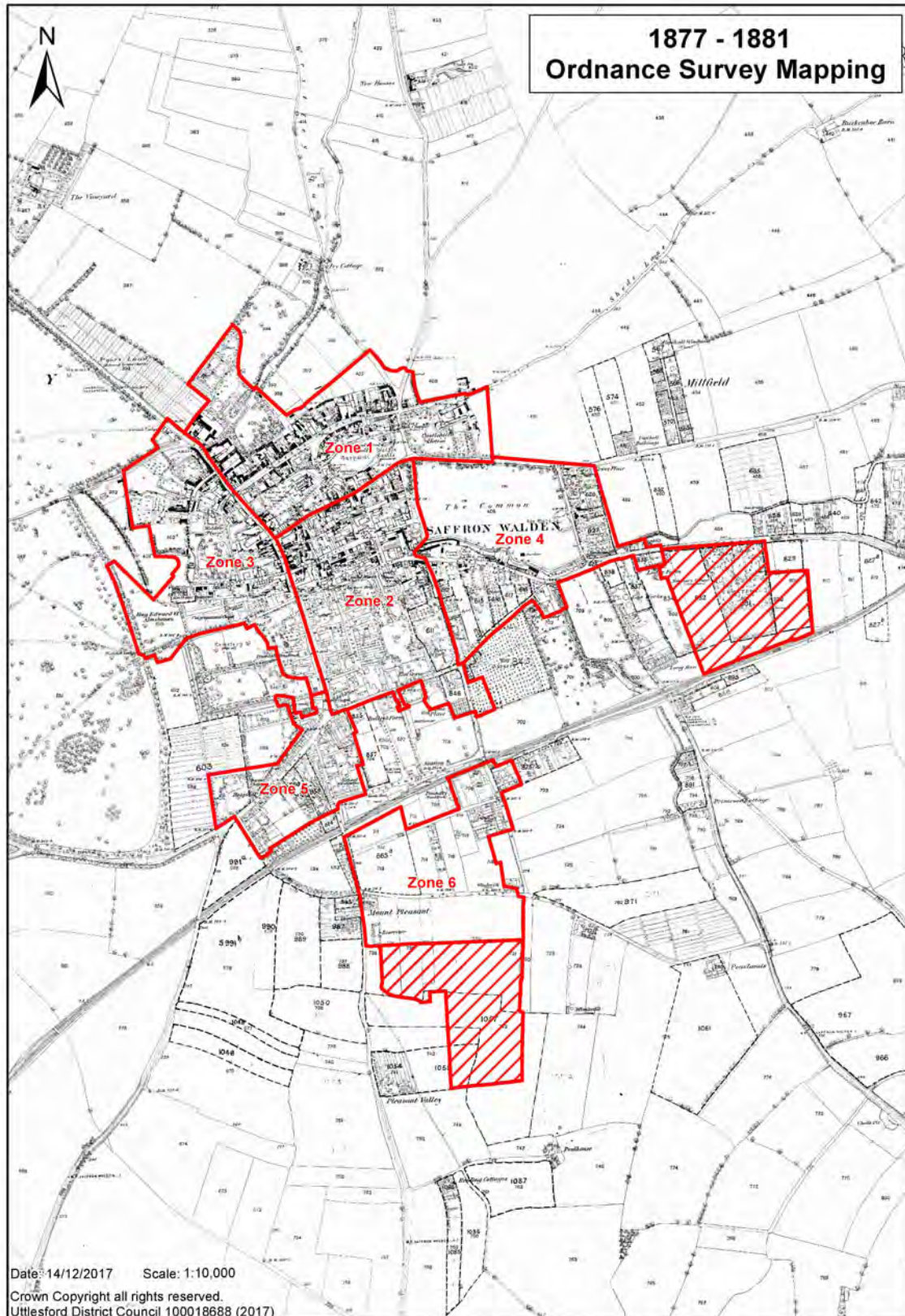
Subject to obtaining necessary consents, request Saffron Walden Town Council plant replacement Ash tree in centre of Turf Maze on the Common.

Contact English Heritage with view of removing listed status of replacement street lamp near War Memorial.

Formally designated area for Bridge End Garden is more expansive than the area shown by the Adopted Local Plan. Issue may need consideration when Local Plan is reviewed.

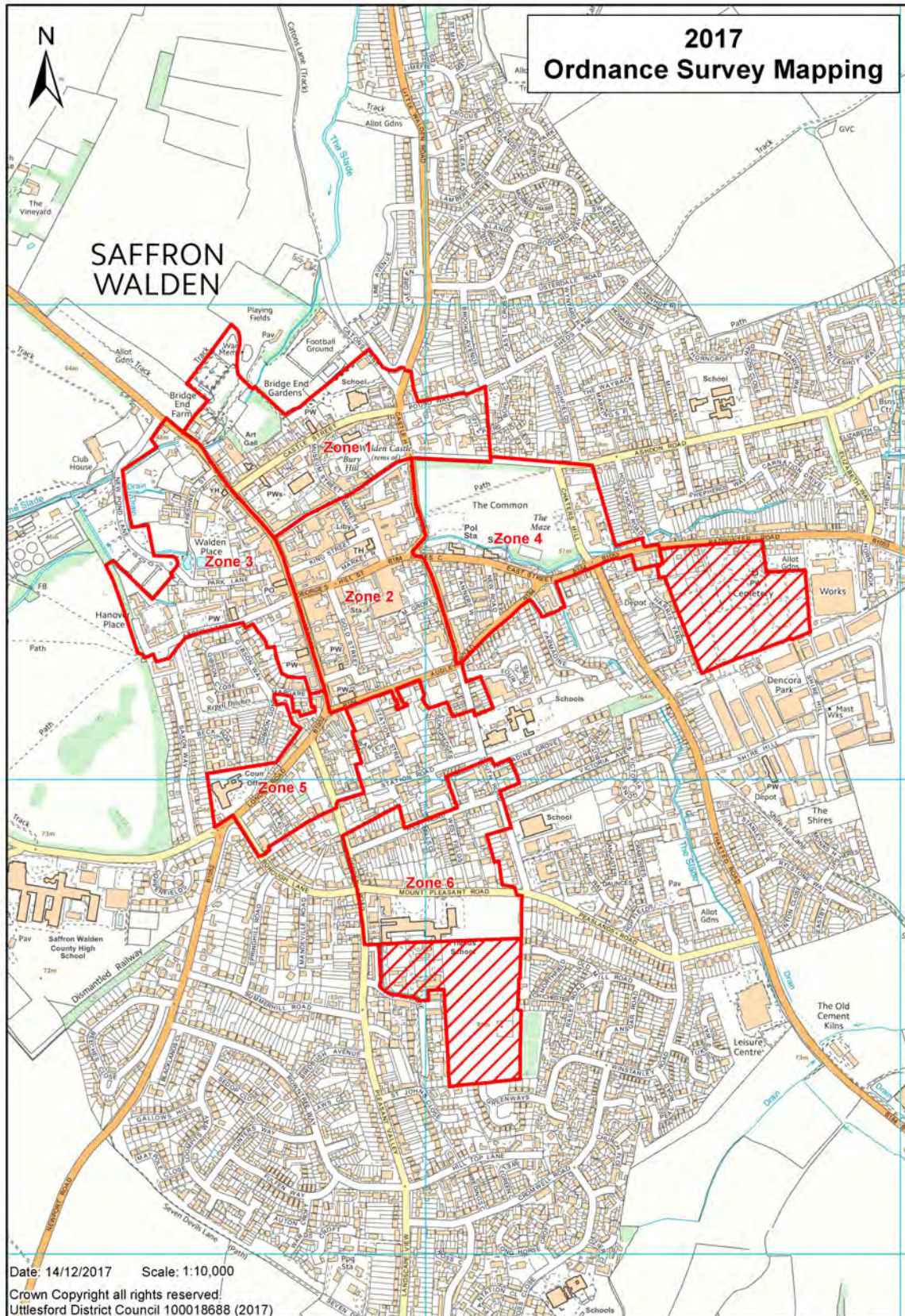
Maps

Fig 1 - 1877 Ordnance Survey Map



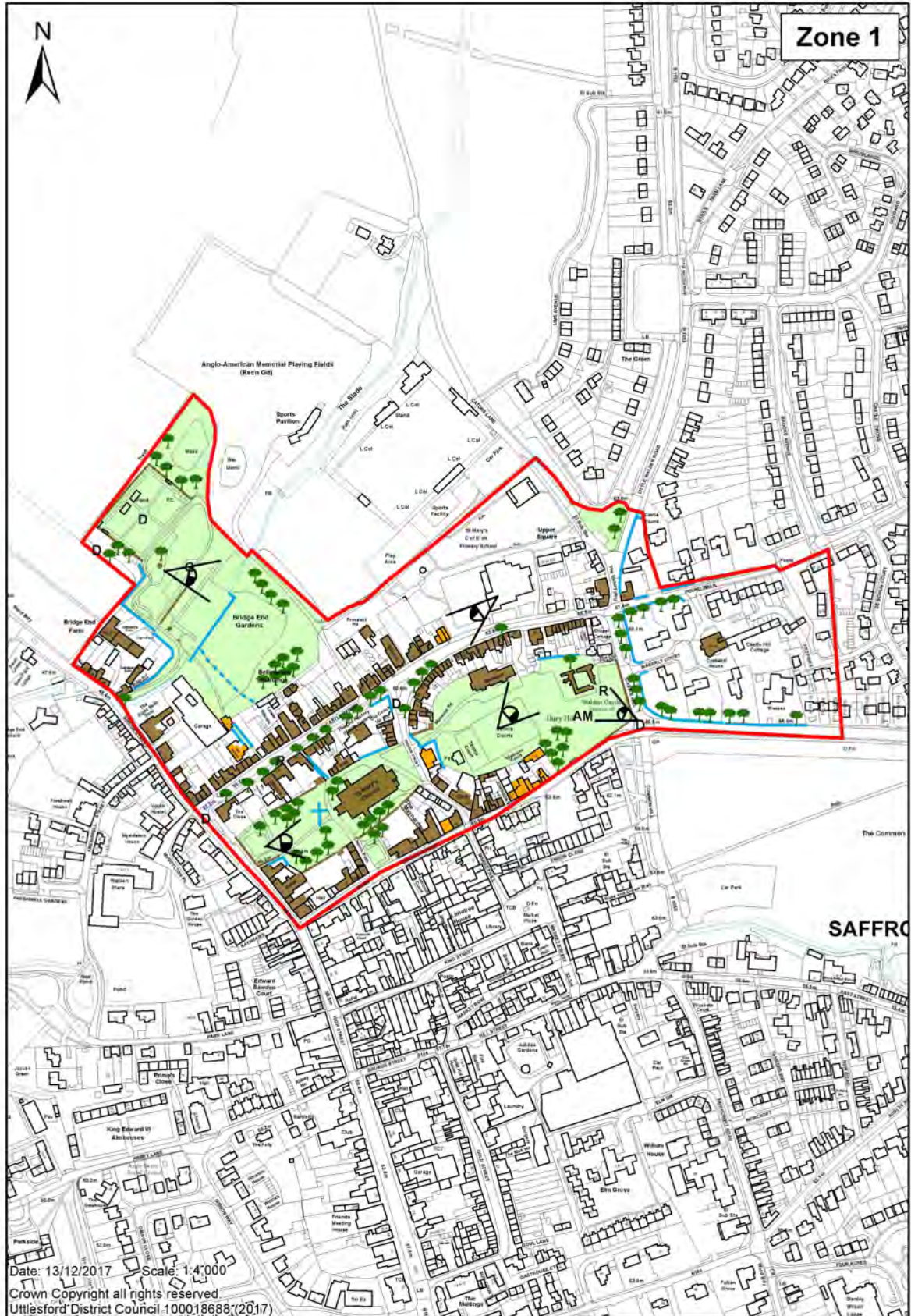
Maps

Fig 2 - Character Analysis Areas



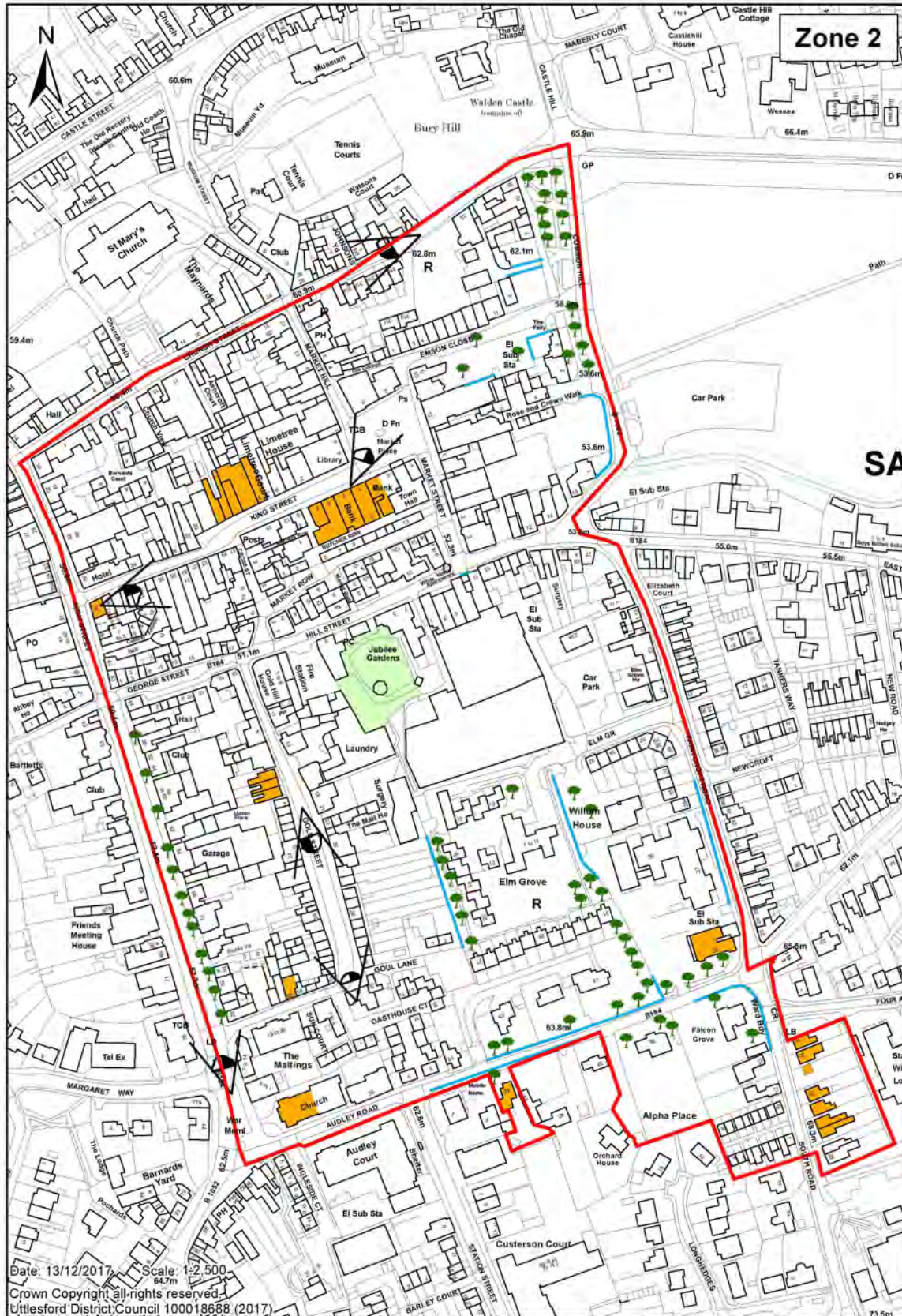
Maps

Fig 3 - Zone 1



Maps

Fig 4 - Zone 2



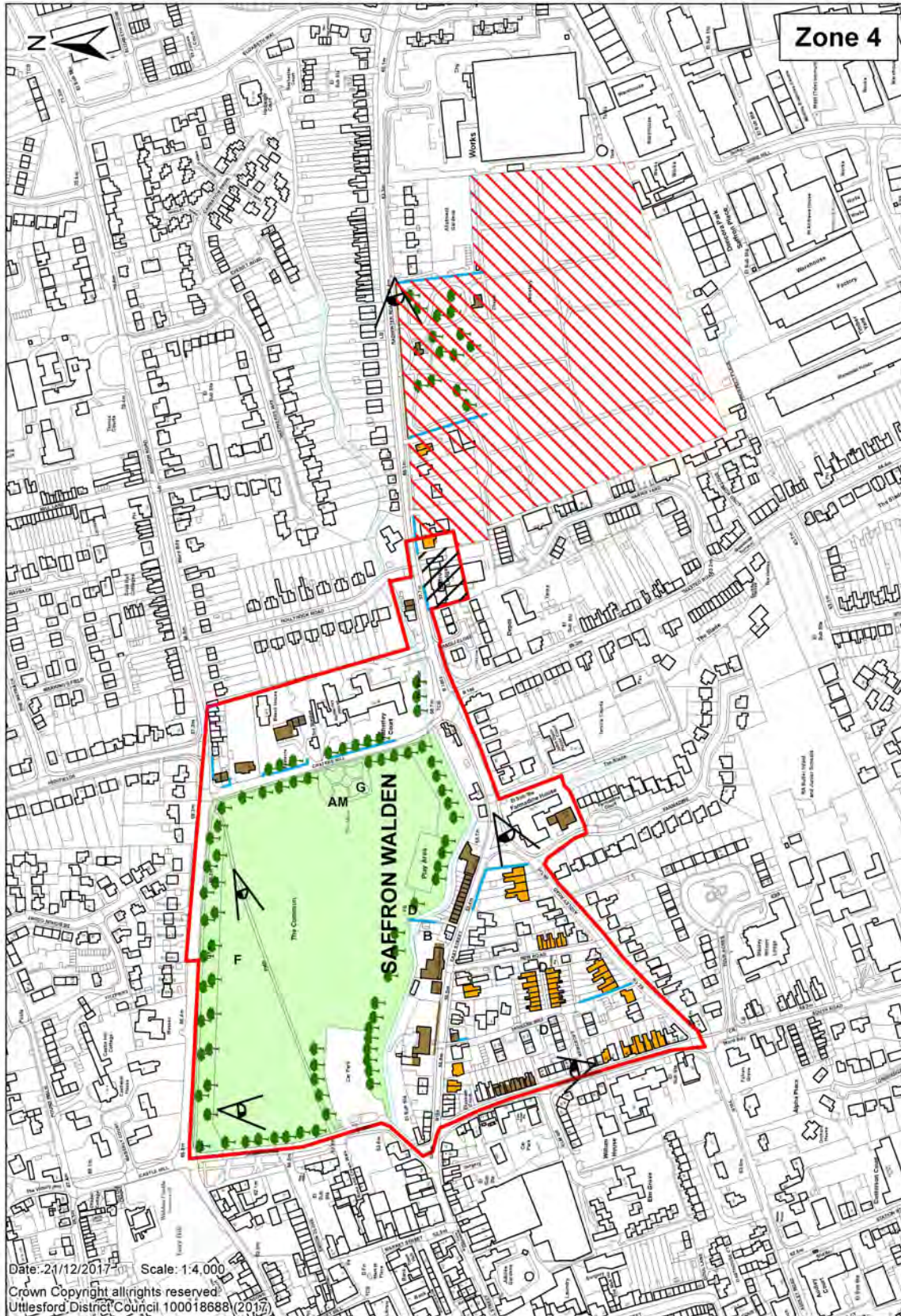
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Fig 5 - Zone 3



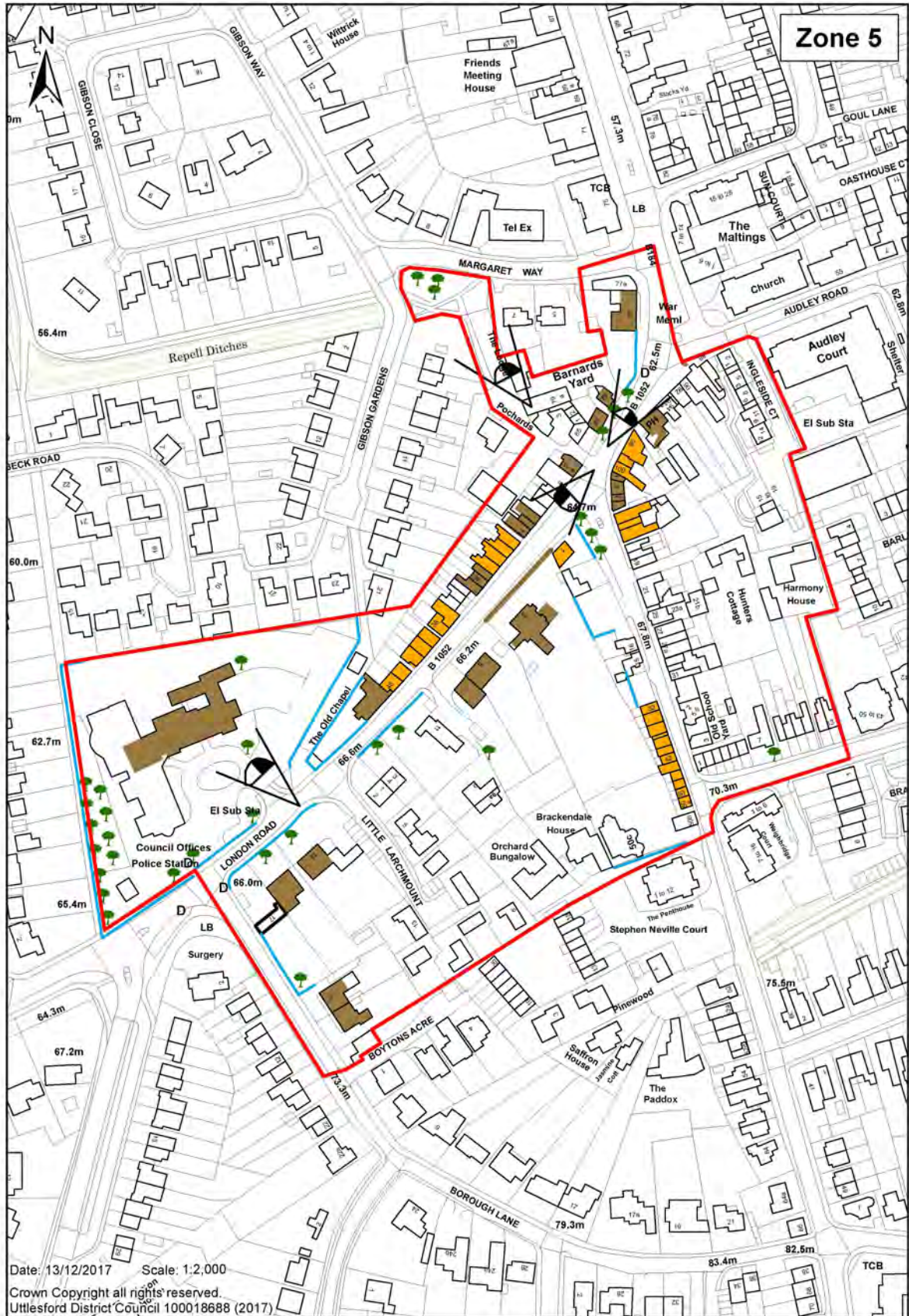
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Fig 6a - Zone 4 Proposed Boundary



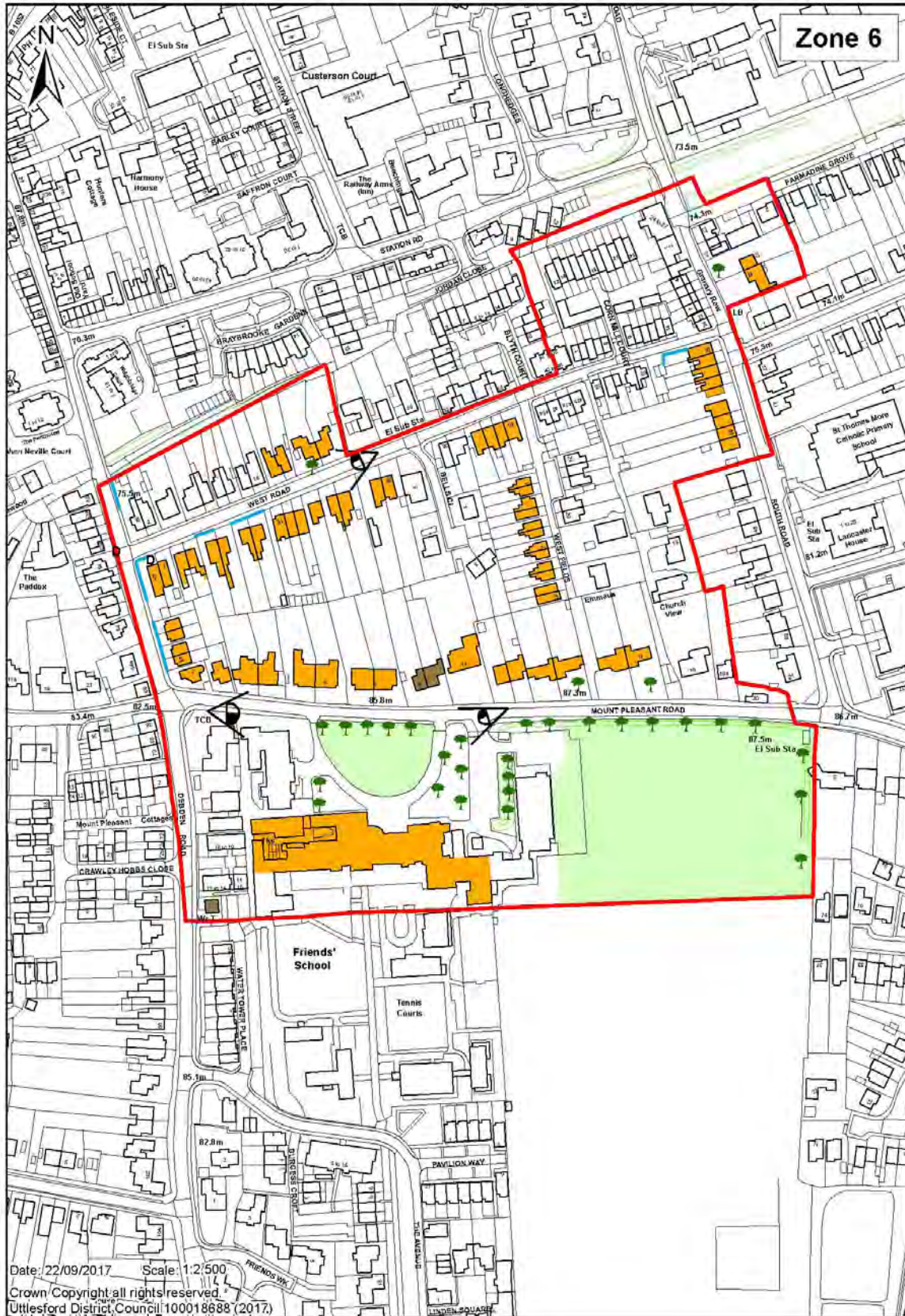
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Fig 7 - Zone 5



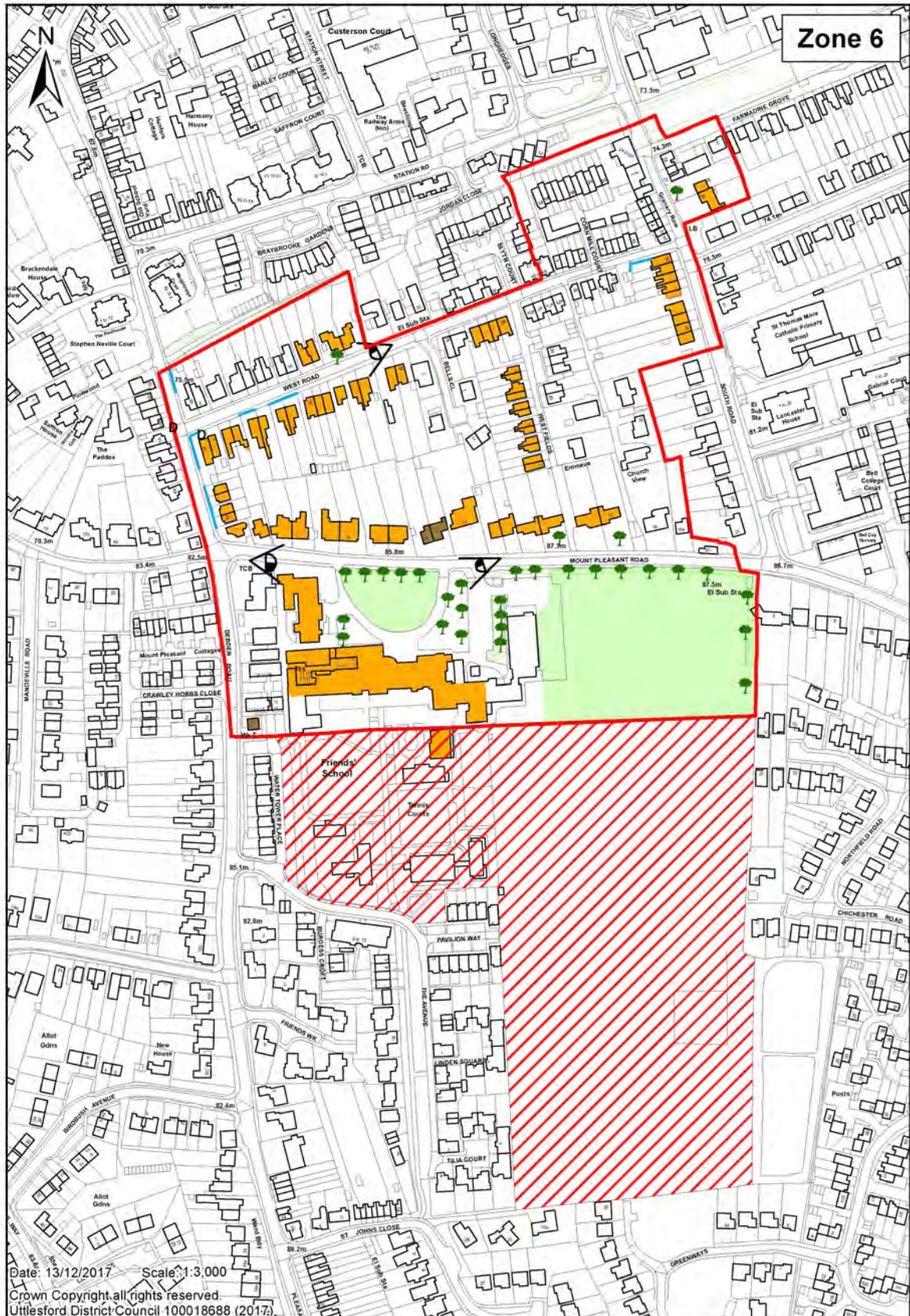
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Fig 8 - Zone 6 Existing Boundary



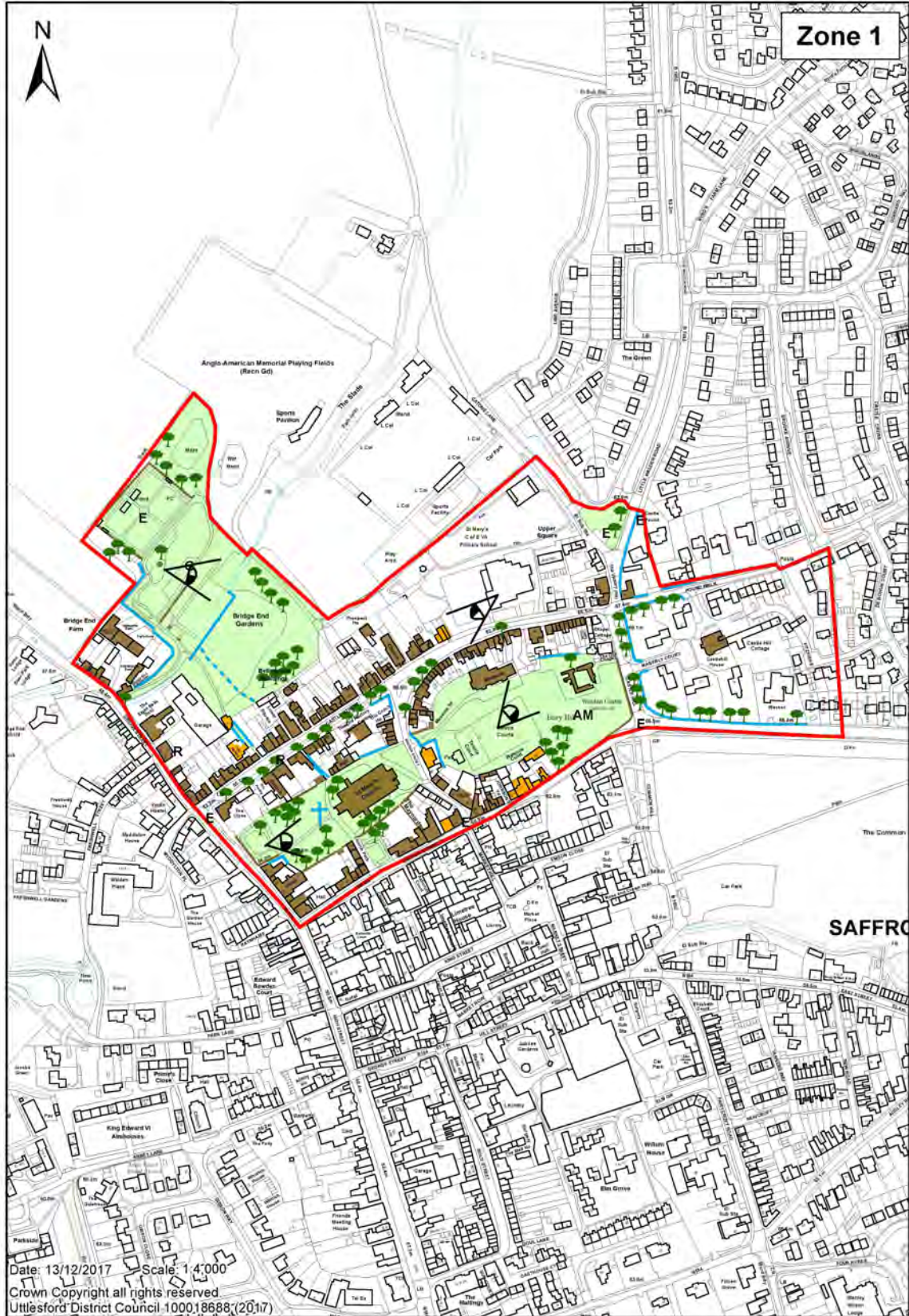
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Fig 8a - Zone 6 Proposed Boundary



Maps

Fig 9 - Management Plan Zone 1



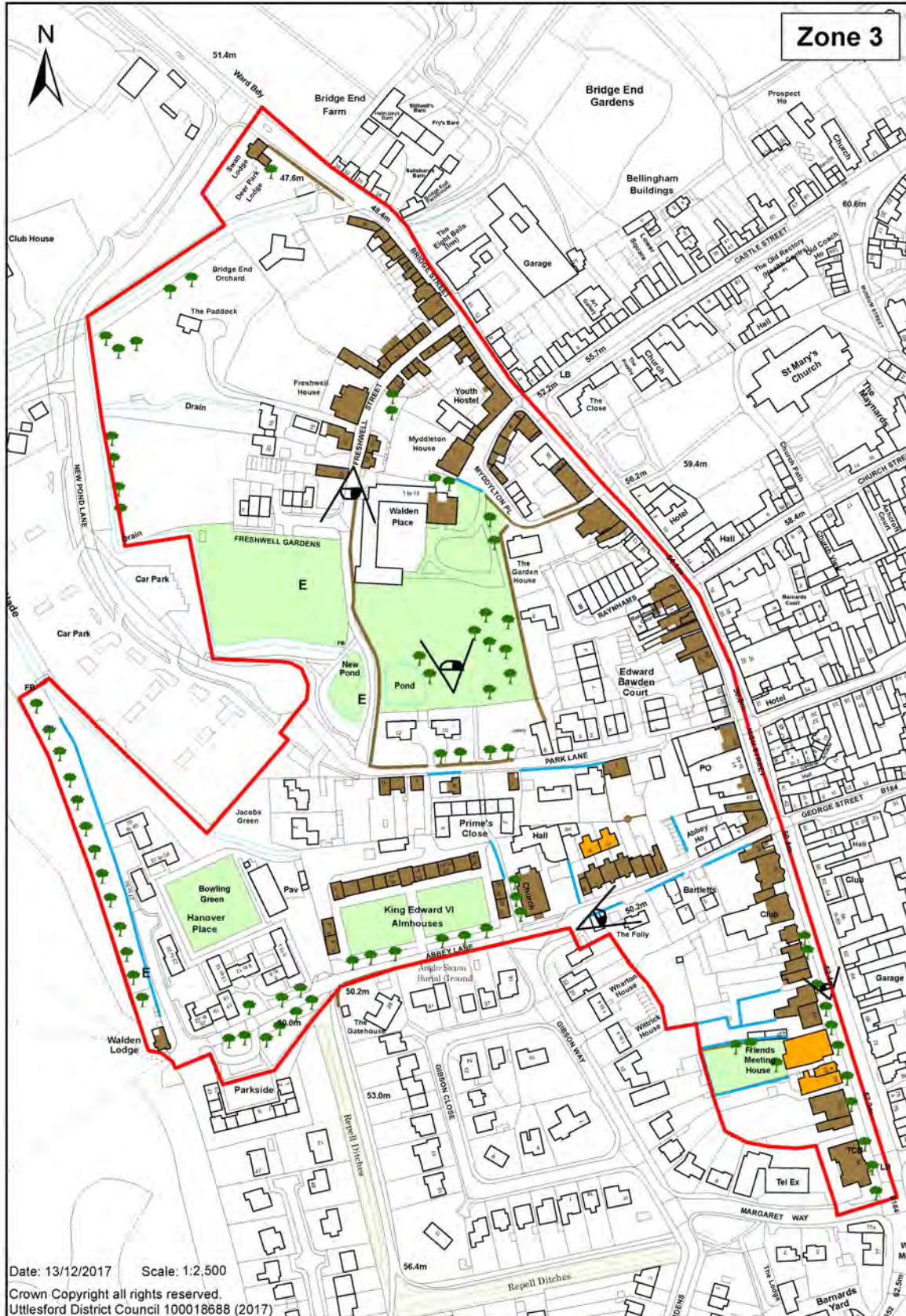
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Fig 10 - Management Plan Zone 2



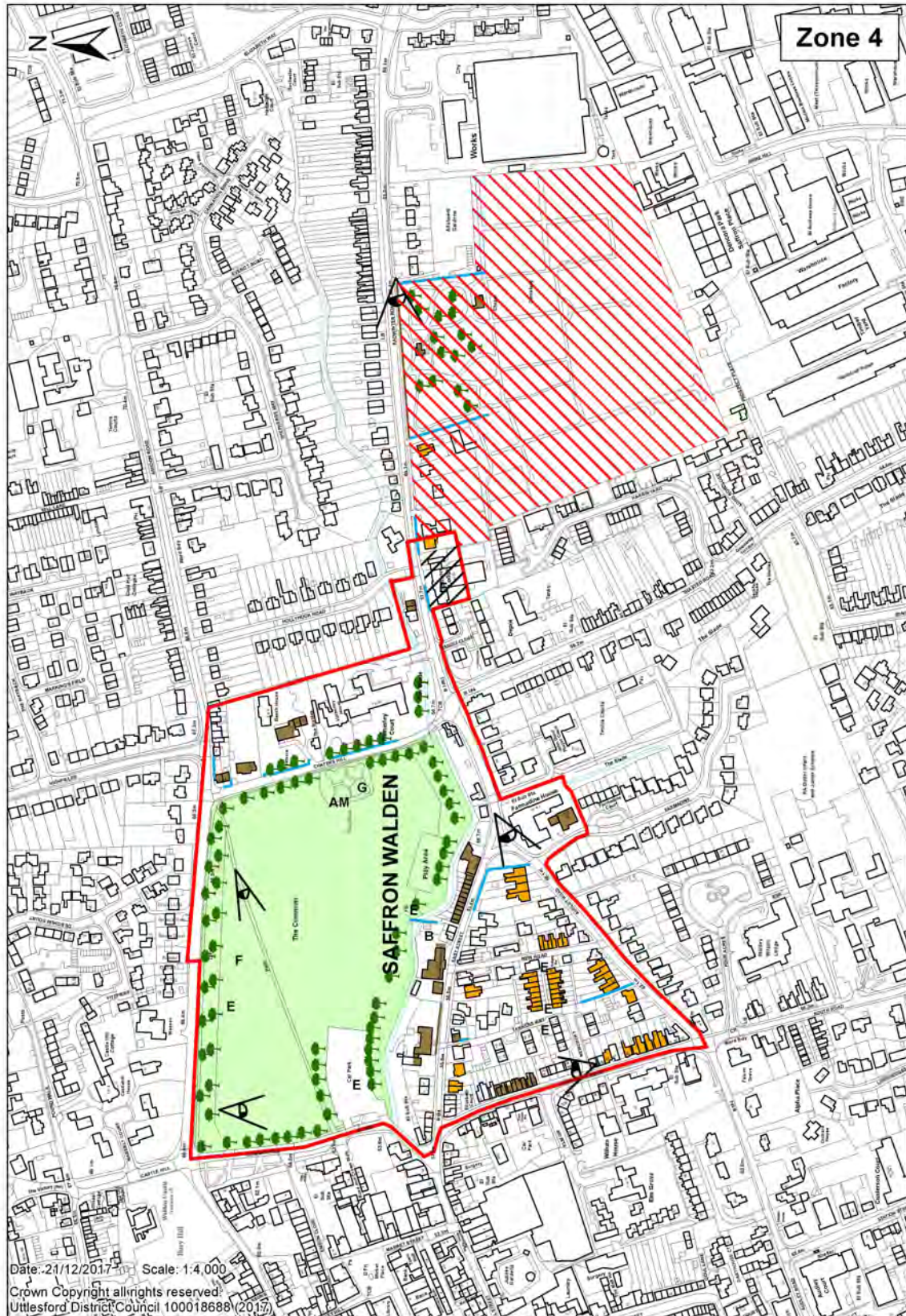
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Fig 11 - Management Plan Zone 3



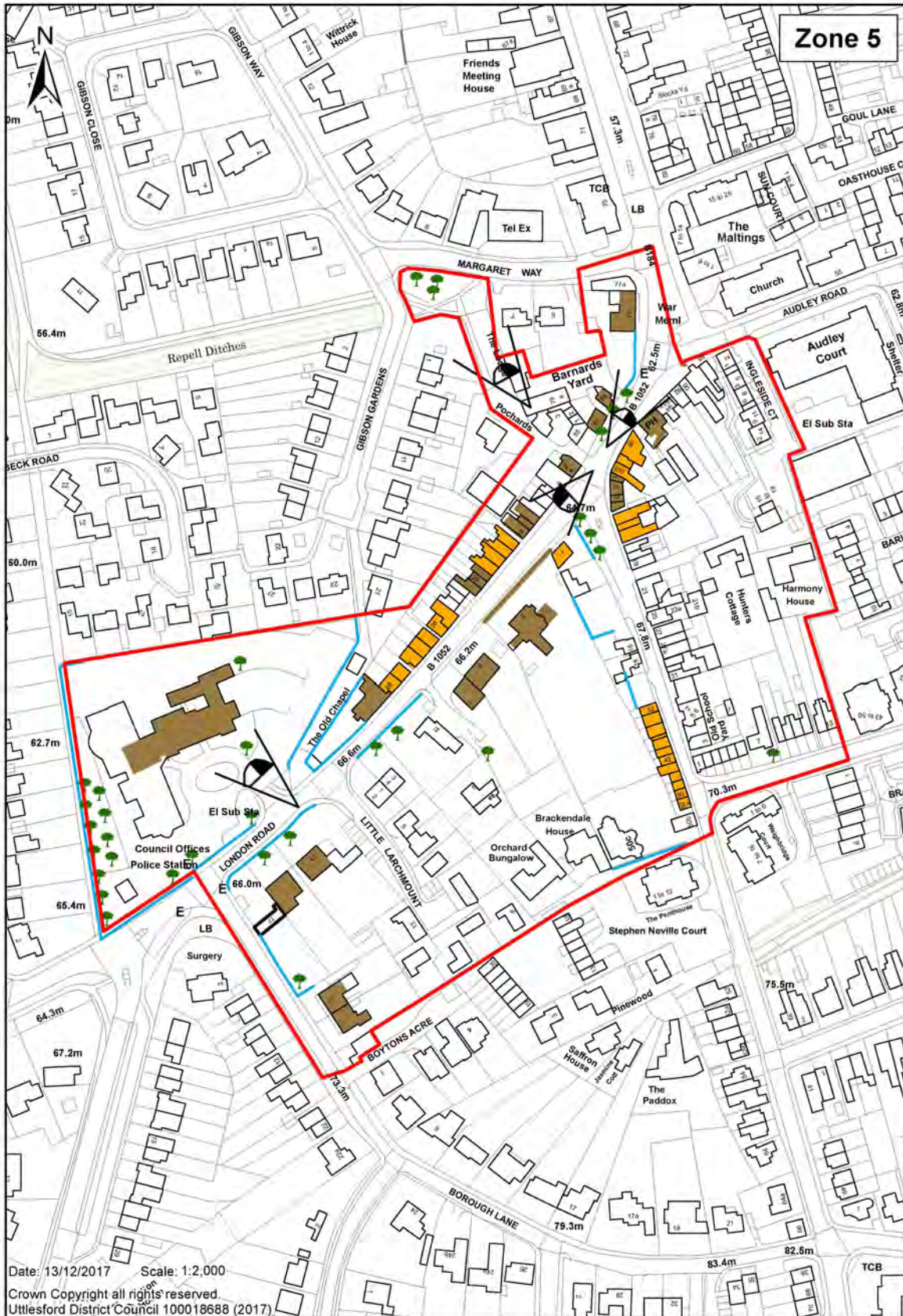
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Fig 12 - Management Plan Zone 4 Proposed Boundary



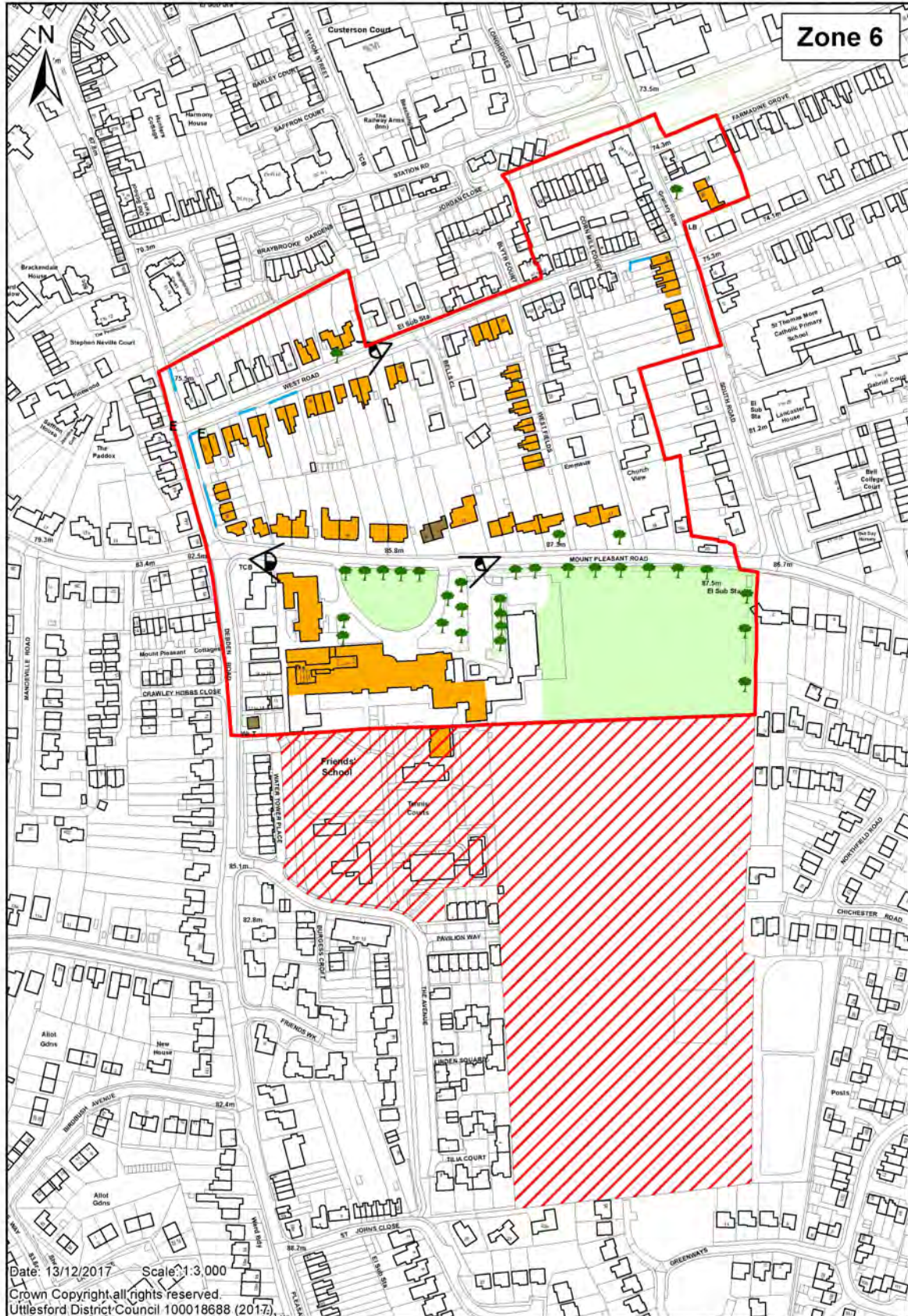
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Fig 13 - Management Plan Zone 5















Maps

Fig 14 - Management Plan Zone 6 Proposed Boundary



Maps

Character Analysis and Management Plan Key

Legend	
	Existing Conservation Area boundary
	Proposed Conservation Area boundary
	Proposed area to be removed from Conservation Area
	Important Views
	General location of important trees/hedgerows
R	Individually Listed Buildings & Walls considered to be potentially at risk
G	Important park or garden formally designated by English Heritage
AM	Scheduled Monument
B	Bridge
D	Elements out of character
E	Proposed Enhancements
F	Fountain
	Walls
	Railings
	Tombstones
	Individually Listed Buildings & Walls
	Important buildings in the curtilage of Listed Buildings
	Other buildings that make an important architectural or historic contribution to the Conservation Area
	Protected Open Spaces

Appendices

Appendix 1 - Sources

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