
Former Friends' School, Saffron Walden

Archaeological Desk-Based Assessment



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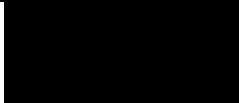
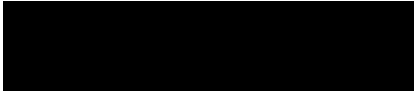
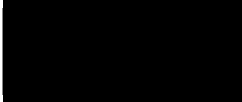
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Abbreviations and Conventions used in the text	
c.	circa
CA	Conservation Area
ha	hectares
HA	Heritage Asset
HE	Historic England
HER	Historic Environment Record
km	kilometres
LB	Listed Building
LPA	Local Planning Authority
m	metres
NGR	National Grid Reference
NHLE	National Heritage List for England
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared following the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2021) National Planning Practice Guidance (NPPG; (Ministry of Housing, Communities & Local Government, 2019) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, 2014).

Executive summary

Project background

Savills Heritage and Townscape have been commissioned by the applicant to prepare an Archaeological Desk-Based Assessment to inform a full planning application for the proposed development at Former Friends' School, Saffron Walden.

The proposals comprise the refurbishment and conversion of the existing main school on Mount Pleasant Road into 52 flats, converting and refurbishing the Croydon Building to provide four flats, with a new block of 6 flats to its south. Several existing outbuildings will be demolished and replaced with new one, two, three and four bed houses and apartments in a landscaped setting. The scheme also includes re-instating the grass tennis courts and MUGA, and keeping the significant and protected trees.

Archaeological considerations

In terms of relevant designated heritage assets (of an archaeological nature), no World Heritage sites, Scheduled Monuments or Historic Battlefields are identified within the application site or its immediate vicinity.

The Scheduled Monument 'Battle (or Repell) ditches' that represents the Medieval town defences around Saffron Walden, is located 750m northwest of the application site. The archaeological potential within the site relates to the possibility of buried remains (non-designated heritage assets) being present dating from the prehistoric to post-medieval periods, with moderate archaeological potential for the prehistoric and Romano-British periods, and a low potential for the Saxon to post medieval. The potential for modern remains is related to construction and development of the existing school buildings and sports facilities.

In regard to the proposed new build elements within the ground of the site, as the site is located in a recognised historic area, the local authority may require an archaeological evaluation of the application, which would further assess the below-ground potential for archaeological remains. This will be the decision of the local authority archaeological advisors.

Due to the nature of proposals the local authority may also require a full programme of Historic Building Recording of the existing school site in line with the NPPF.

Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) in consultation with the local authority archaeological advisors. Any archaeological work could be carried out under the terms of a standard archaeological planning condition set out within the granting of planning consent.

1.0 Introduction

1.1 Project background

1.1.1 Savills Heritage and Townscape has been commissioned by the applicant to prepare an Archaeological Desk-Based Assessment concerning a full planning application for the scheme at the property of Former Friends' School, Saffron Walden (NGR Ref: 494622, 168610; **Figure 1**).

1.2 Aims, objectives, and scope

1.2.1 Statutory provision for the safeguarding of heritage assets has been made at a national and local level. 'Heritage assets' may comprise below and above ground archaeological remains, buildings, structures, monuments, or heritage landscape within or immediately around the site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

1.2.2 This report provides a baseline of known or possible buried heritage assets (archaeological remains) within the area of proposed development, which have been identified from a broad range of standard sources. Such buried heritage assets are considered to have a degree of significance meriting consideration in planning decisions.

1.2.3 Archaeology has been a material consideration in the planning process since 1990 and its value is recognised in national and local planning policy. The aim of this report is to assess the archaeological impact of the proposed development as part of a planning application to develop the Site. The aim is achieved through four objectives:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised asset survival;

- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing completely any adverse effects.

1.2.4 Professional expert opinion has been used to assess heritage significance of these potential assets, taking into account past ground disturbance that may have compromised survival.

1.2.5 This report deals solely with the archaeological implications of the development and does not assess the impact upon above ground heritage assets except where buried parts of historic fabric are likely to be affected.

1.2.6 This Archaeology Desk-Based Assessment builds on previous work detailed in the Heritage Statement which was produced by Savills in 2021. This report includes archaeological considerations as well and provides a full impact assessment in heritage planning terms.

1.3 Site context and proposals

1.3.1 The application site is located within the county of Essex in the town of Saffron Walden, occupying a fairly central position south of the Mount Pleasant Road. The wider setting is characterised primarily by residential buildings which surround the school building, most prominently so to the south. These have been constructed on a piecemeal basis over a number of years and display large variety, although Victorian and Edwardian housing typologies are common lining Mount Pleasant Road and Debden Road.

1.3.2 The application site comprises the Walden (formerly Friends') School, constructed by 1879. The building is constructed principally from red brick, with a prominent front tower, tall chimney stacks and elaborate window detailing. Walden School is considered by the local authority to be of architectural and historic interest, although not considered of group value. The school occupies a position set back from Mount Pleasant Road, from which it is accessed, contained within a set of large grounds and surrounded by later buildings associated with the school.

- 1.3.3 The application site is located within the southern foot of the Saffron Walden Conservation Area and is identified in the Saffron Walden Conservation Area Appraisal and Management Strategy as a defining feature within sub-area Zone 6, of six total zones. The Saffron Walden Conservation Area was initially designated in 1968, although its boundaries were later amended in 1991. The conservation area is the only designated conservation area within Saffron Walden, with its boundaries terminating to the north at the War Memorial and to the south they line they line the Greenways Estate to the north.
- 1.3.4 The application site is situated in close proximity to two other designated heritage assets. Contained within the grounds of the school is a Water Tower listed at Grade II (NHL number: 1205709), this is situated directly to the west of the main school building and comprises a large Edwardian water tower constructed to the designs of A.H. Forbes in 1913. To the north across Mount Pleasant Road are the Grade II listed 9 and 10 Mount Pleasant, comprising a pair of Late Victorian villas (1890) constructed in vernacular revival style with an elaborate polygonal turret (NHL number: 1196227). **Figure 1** is taken from the Saffron Walden Conservation Area Appraisal and Management Strategy document and indicates the position of the application site within the conservation area.

2.0 Methodology and sources

2.1 Archaeological Desk-Based Assessment

2.1.1 The Archaeological Desk-Based Assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2021) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b) and Historic England (2017, HE 2019).

- MHCLG 2021 [Ministry of Housing, Communities and Local Government], July 2021 National Planning Policy Framework
- CIfA [Chartered Institute for Archaeologists] Dec 2014a, Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment
- CIfA [Chartered Institute for Archaeologists] Dec 2014b, Standards and guidance for Heritage Statements
- Historic England, 2017a, The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.
- Historic England, 2019, Advice Note 12: Statements of significance

2.1.2 A broad range of standard documentary and cartographic sources were examined in relation to the application site to determine the significance of the known designated heritage assets which comprise it. The table below provides a summary of the key data sources.

2.1.3 These data sources are referenced in the text and detailed in full in **Section 7**. The principal sources are tabulated below:

Table 1: Sources consulted

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.

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Historic England	National Record of the Historic Environment (NRHE)	National Historic Environment Record database maintained by Historic England, repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Sub-surface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Proposals and previous studies	The documents from the client comprise: site plan, existing plans and elevations, proposed plans and elevation drawings, and the Design and Access Statement

2.2 Site visit

2.2.1 To produce this Archaeological Desk-Based Assessment site a visit was carried out on the 7th May 2021, to assess the Site, its constituent built form and associated landscaping to inform an understanding of the current and historic use of the Site.

2.3 Legislative and planning framework

2.3.1 The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. Relevant paragraphs of NPPF Section 16 are reproduced in **Appendix 3**.

2.4 Assessing heritage significance

2.4.1 The NPPF defines significance as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” The determination of the significance is based on statutory designation and/or professional judgement against these values which likewise apply to archaeological remains. They are identified in Historic England Advice Note 12 ‘Statements of Significance’ (HE 2019).

2.4.2 The determination of the significance of a heritage asset (including archaeological remains and structures) is based on statutory designation and/or professional judgement against these interests.

The definition of these interests is provided in the HE guidance and is set out below:

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

2.4.3 The National Planning Policy Framework guidance identifies two categories of non-designated heritage assets of archaeological interest:

- **(1)** *Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:*
 - *those that have yet to be formally assessed for designation.*
 - *those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.*
 - *those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.*

2.4.4 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments.

- *(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.*

2.4.5 Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. The NPPF also notes that *“decision-making regarding such assets requires a proportionate response by local planning authorities”* and *“it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.”*

3.0 Historic environment baseline

3.1 Introduction

3.1.1 The following section provides a summary of the historical development of the site and its environs, compiled from sources listed in **Section 8**. This report will only reference those heritage assets that are directly relevant to the discussion.

3.2 Geology and topology

3.2.1 The bedrock geology of the application site, as indicated by the British Geological Survey (online) comprises Lewes Nodular Chalk Formation and Seaford Chalk formation - Chalk. There are no superficial deposits recorded in the area.

3.2.2 No site-specific geotechnical information is currently available. Historic borehole data from Bell Language School, 200m east of the site, confirms the above geology. Boreholes recorded a combination of made ground of 0.2m-0.6m thickness, directly overlying chalk, or made ground of 0.2m-0.6m thickness overlying 0.8m thick clayey sandy silt, overlying chalk.

3.2.3 There is an increase in height on the application site from around 90m Above Ordnance Datum (AOD) at its northern and western extents, to around 95m AOD in the eastern portion of the site. The River Cam is located 1.8km west of the application site.

3.3 Overview of past archaeological investigations

3.3.1 Overall, the study area presents a modest range of recorded archaeological deposits, possibly as a result of relatively few opportunities for the discovery of archaeological material. Only two relevant archaeological fieldwork investigations have been undertaken within the immediate vicinity of the site. An archaeological trial trench evaluation undertaken in 2011 that incorporated the western portion of the application site (HER 46249) identified no archaeological features or finds. This contrasts with evidence for Iron Age/Roman activity recorded to the immediate west of that location where quantities of pottery were found in 1934 in the vicinity of the extant water tower (HER 504 & 505). On the adjoining land to the south of the application site, the HER records a findspot of

Neolithic flints (HER 507) and archaeological excavation in 1994 in the same area identified a residual cluster of Middle Bronze Age/Iron Age flints along with a complex of pits that contained pottery of early Iron Age date (HER 14594). Archaeological potential for the application site is detailed in Section 4 of this report.

3.4 Archaeological and historic background

3.4.1 The following is a description by period of the application site, with reference to the Historic Environment Record (HER) where appropriate.

3.5 Prehistoric period (800,000 BC-AD 43)

3.5.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic period saw alternating warm and cold phases and intermittent (seasonal) occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum (after approx. 13,000 BC), further warming of the climate took place, and the environment altered from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation.

3.5.2 There is evidence to suggest prehistoric activity on the land surrounding the application site, which relates largely to the Mesolithic and Neolithic periods (from 800,000 BC onward). This evidence is typically worked flint, although archaeological discoveries have uncovered a large number of potential prehistoric sites thought to have been used as working areas (as pits). These pits were used principally during the Neolithic and Mesolithic periods, and overall suggest that the surrounding land was used as a quarrying and hunting ground.

3.5.3 The HER records a findspot of a Mesolithic tranchet axehead, axe and core 300m north of the application site; however, the find was made in 1891 and the location is uncertain (HER 509/47264). Further Mesolithic flintwork, including six graver spalls, one probable micro-burin, four flakes, two bladed cores and core rejuvenation flakes, were recovered 600m north of the application site (HER 429).

3.5.4 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC), and Iron Age (600 BC–AD 43) are traditionally seen as times of technological change, settled communities and the construction of

communal monuments. Farming was established and therefore forest was cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.

- 3.5.5 On the adjoining open land to the south of the application site, the HER records a findspot of Neolithic flints (HER 507). Four short linear features thought to be of Neolithic date were recorded and a rim sherd of non-abraded Broome Heath pottery, six flint tempered sherds, two petit tranchet arrowheads and three flint flakes of Neolithic date were recovered (HER 430) to the north east of the application site.
- 3.5.6 There is further evidence to suggest a persistent land use spanning the Bronze Age within Saffron Walden, evidenced through the record of an end scraper. Also, south of the present day town a Bronze Age burial ground was discovered, symptomatic of further land use and settlement during this period.
- 3.5.7 North of the application site, construction on the north side of West Road during the 1890s exposed large pits of prehistoric date, up to 2.4m deep and containing red deer antlers. The features were found along with “two or three” human skeletons and part of a possible early Neolithic causewayed enclosure, also containing red deer antlers (HER 508). Recent archaeological monitoring in 2003 and 2009 of development works in closer proximity to the site has identified no archaeological features (HER 46250 & 47113).
- 3.5.8 Remaining Neolithic findspots in the study area are characterised by isolated findspots and include an axehead 550m north of the site (HER 448), an axe 750m north of the site (HER 398) and pieces of a probable later Neolithic arrowhead recorded from Abbey Lane over 1km northwest of the site (HER 427).
- 3.5.9 There is limited evidence for Bronze Age activity within 1km of the application site. A number of residual later Bronze Age and Iron Age flints were found in topsoil on the adjoining land to the south of the application site during archaeological excavation in 1994 (HER 14594). The remaining Bronze Age findspots comprise two barbed and tanged arrowheads found 600m north of the site (HER 431) and sherds of a ‘food vessel’ identified 750m northwest of the site (HER 456). Two possible ring

ditches identified by geophysical survey 900m east of the site have been interpreted as possible Bronze Age barrows due to their substantial diameters (HER 48520).

3.5.10 There is extensive evidence of settlement and land use within Saffron Walden during the Iron Age with recorded activity surrounding the site location. During the Iron Age, this section of Essex and areas to the west would have fallen within the boundaries of the Catuvellauni tribe, whose administrative centre was located within St. Albans. Prior to the Roman invasion the Catuvellauni were the most powerful Iron Age tribe within south eastern England. Archaeological investigations have found evidence to suggest permanent settlement, principally indicated through the Ring Hill fortress to the west which is an example of an early Iron Age fortification. Further evidence for activity within Saffron Walden itself includes, but is not limited to, pit clusters, pottery fragments, storage pits and pottery vessels.

3.5.11 On the adjoining land to the south of the application site, archaeological excavation in 1994 identified a complex of pits that contained pottery of early Iron Age date (HER 14594). Evidence for Iron Age/Roman activity was also recorded to the west of the site where quantities of pottery were found in 1934 (HER 504 & 505); although trenching in closer proximity to the site in 2011 found no associated remains (HER 46249).

3.5.12 Evidence for Iron Age activity to the north of the site is recorded at 600m distance. A palisaded enclosure and four pits were revealed along with four probable agricultural features, including one pit which may have been a lined storage pit. Early Iron Age pottery and a rim sherd of late Iron Age date were recovered. The quantity of pottery collected indicated the likelihood that a contemporary settlement lay nearby (HER 432).

3.6 Roman period (AD 43–410)

3.6.1 Settlement during the Roman period generally focused to the north of Saffron Walden in modern day Great Chesterford. Here a Roman fortress and later town was established during the first century, with a later Roman burial ground located in close proximity. This town hosted a number of public and private buildings, as well as sizeable open spaces, making it a relatively substantial settlement within the context of Roman Britain. Archaeological investigations have suggested that,

while there is no direct evidence to suggest a Roman settlement at Saffron Walden, there was activity on its site during this period associated with a small settlement or transport route. South of the town another cremation site was discovered and within Saffron Walden itself a number of tiles and pottery fragments were also found, in addition to a large chalk pit which was found under the present day Longhedges estate to the north. The chalk pit was likely to have provided building stone for the Great Chesterford settlement to the north.

3.6.2 An Iron Age (possible Romano-British) findspot is recorded on the HER to the immediate south west of the application site, here quantities of pottery were found in 1934 in the vicinity of the water tower (HER 504 & 505). An adjacent archaeological trial trench evaluation undertaken in 2011 by Wessex Archaeology which incorporated a parcel of the application site (HER 46249) identified no archaeological features or finds.

3.6.3 Away from the immediate vicinity of the site, on Borough Lane, 500m west of the site, 12 skeletons were found in very shallow graves in the 1970s (HER 515). A bronze coin of Claudius II was also recovered and may date the burials to this period (it is also postulated that the inhumations were Medieval plague victims).

3.6.4 The remaining Roman evidence is located around the core of Saffron Walden to the north of the application site. Roman chalk quarrying was recorded at Elm Grove 550m north of the site. The lip of what appeared to be an extensive quarry was discovered at the north of the excavation area and contained a number of types of Roman pottery (HER 433). Seven Roman sherds were also found in the vicinity (HER 444). The Saxon cemetery excavated 800m northwest of the application site in the 19th century is believed to have included 50 Roman burials (HER 452). Nearby, Roman ditch/pit post holes are recorded from Gibson Way (HER 18972) and a Roman road is also postulated in the vicinity of the site (HER 213).

3.7 Early medieval (Saxon) period (AD 410–1066)

3.7.1 Following the Roman departure in the fifth century it is probable that Saffron Walden fell back into use by one of the Pre-Roman Brittonic people groups. This is suggested by the etymology of the name of the town itself, as a corruption of the Old English '*Weala-Denu*' meaning '*the valley of the*

Britons or the Serfs'.

3.7.2 Although the name 'Walden' is a derivative of Saxon Old English, evidence for habitation during the early Medieval period is relatively minor. Within central Saffron Walden a number of 'Repell' ditches have been discovered and these were thought to have served an enclosed area within the town continuously habited after 1050; overall suggesting the town begun to grow during the late Saxon period, toward the Norman conquest. Additional findings included a number of early medieval pottery fragments discovered under present day Gibson Way, as well as miscellaneous sub-surface deposits associated with the Saxo-Norman period as the two cultures became mixed during the eleventh century.

3.7.3 A Saxon cemetery has also been found within close proximity to the town, suggesting some level of occupation. Excavations in the 19th century (HER 418/419/421, 453 & EEX1936-7). The earliest features comprised pits/hollows associated with 5th-7th century pottery, while around 200 inhumations were recorded on the cemetery site rich in jewellery and iron objects of later Saxon date.

3.8 Later medieval period (AD 1066—1540)

3.8.1 Following the Norman Conquest in the eleventh century many rural settlements, particularly those within southern England, became more consolidated. The settlement at Saffron Walden was first comprehensively recorded within the Domesday Survey commissioned by William I during the late eleventh century and, within the context of late Medieval England, was a large settlement; consisting of a total of one hundred and forty seven households, valued at fifty pounds by 1086.

3.8.2 The settlement at Saffron Walden evolved into a characteristic post conquest settlement, namely a manorial holding under the ownership of Geoffrey de Mandeville. The town would continue to grow and by the mid-twelfth century had an established castle, owned by Geoffrey de Mandeville II. This castle was first recorded in 1140, concurrently when Geoffrey de Mandeville had the market in neighbouring Newport moved to Malden. The building itself was built to a typical Norman typology, although later augmented, it consisted of a Motte and Bailey formation with a large stone keep. The wider medieval context of the surrounding area was as follows: the castle was surrounded by two

parallel roads, Church Street and Castle Street, which are situated east of the present high street. As Saffron Walden grew in size, the town developed so the south, aligning more closely with the market place which had been relocated there during the twelfth century. The current streets still partially line up with the original Medieval market rows.

- 3.8.3 In the early to mid-13th Century a larger town enclosure was laid out and the original outer bailey ditch was infilled. The new town ditches were known as the Battle or Repell ditches and enclosed an area of 20ha (HER 443). A segment of the ditches located 750m northwest of the application site is a Scheduled Monument (Historic England ref: 1002179). Excavations at Abbey Lane in 1972-3 revealed a Medieval boundary marker, ditches, field boundary, fences, palisade, pits and trackways all related to Medieval properties and the town's defensive enclosure (HER 436).

3.9 Post-medieval period (AD 1540–present)

- 3.9.1 Saffron Walden grew substantially during the early modern period, principally to the south and east, as the town experienced a large amount of economic prosperity as a market centre between the thirteenth and eighteenth centuries. The present high street hosts large concentrations of timber framed buildings constructed during the sixteenth and eighteenth centuries indicative of this urban prosperity.
- 3.9.2 The Chapman and Andre map of Essex shows that by the late 18th century Saffron Walden had grown significantly, propelled by its economic prosperity during the early modern period. The map shows the town as a densely packed one, aligned with the market place and church and intersected with a number of roads and lanes which are still retained today, one notable example being the Newport Road (**Figure 2**). The site itself at this time is not outlined on the map in great detail but can be seen as a section of enclosed agricultural space located some way south of the town, with a windmill situated in close proximity to the east.
- 3.9.3 The Tithe Map of 1843 gives one of the first accurate cartographical indications of the development of the site (**Figure 3**). By the mid-twentieth century the site was located some distance south of the main body of Saffron Walden. The location was defined by a number of strip fields orientated north-south which lay to the east of the present day Newport Road, with the current site occupying plots

981 to 984. The Mount Pleasant and Debden Roads also existed at this time, aligned closely with their present day positions. The built environment surrounding the site was relatively minimal, with scatterings of housing and some agricultural buildings which lined the roads to the west and east.

The Ordnance Survey map of 1870 shows that the site location was as yet relatively undeveloped, remaining as a section of enclosed land defined by strip fields. Minor shifts in the land use are evidenced by the presence of a reservoir directly to the west. As seen on mapping dating to this period, the quarter of Saffron Walden in which the site is located, was subtitled as Mount Pleasant, with a number of small terraces known as the Mount Pleasant cottages situated across the Newport Road to the east. Furthermore, north of these were a number of mid-Victorian villas aligned with the Newport Road. Saffron Walden itself had continued to grow during the nineteenth century, its growth bolstered by the addition of the railway, which can also be seen on contemporary Ordnance Survey mapping (

3.9.4 **Figure 4).**

3.9.5 The Friends' School was opened in 1879 and can be seen on Ordnance Survey mapping dated to 1890 (**Figure 5**). The building was constructed to the designs of Edward Burgess and was tailored to accommodate 150 pupils, separated by gender within different wings of the building. Although later extended, upon construction the school building contained: a central lecture room, dormitories, playrooms, bathrooms and a dining hall. Late nineteenth century photography shows the historic 'core' of the building to be largely similar as that seen today, with a façade and design indicative of various architectural periods, borrowing elements from Gothic, Elizabethan and Jacobethan architectural styles.

3.9.6 Burgess had a number of extensions to the building commissioned following its construction, and architectural plans, as well as late nineteenth century Ordnance Survey mapping, shows that, with the exception of a proposed bath house, the majority of these changes were enacted. Late nineteenth century additions included: music rooms, closet and storage space as well as miscellaneous extensions to the Girls wing of the building. All of these additions branched off the east and west elevations of the main building.

A vast number of changes were progressively enacted throughout the 20th century, with the building having a greatly enhanced 'footprint' as visible on Ordnance Survey mapping dating to 1890. By 1921 the school hosted additional accommodation for both students and teachers, gymnasium, baths, lecture rooms, a laboratory and a sanatorium (

3.9.7 **Figure 6).** A number of additional teaching rooms had been added by 1936, as well as several

spaces within the school, notably the conversion of the dining hall into an assembly hall, had been carried out. The Essex Room (a new classroom block) and a new sanatorium had been added to the school by 1964; as well a number of further classrooms being added to the south by the end 1977 (**Figure 7**). The formative years of the twenty first century saw the school downsizing significantly, with large numbers of wings and rooms demolished. Those sections taken down are as follows: The single storey timber classrooms by the avenue of lime trees, the Laurels, Octopus Gallery, Gibson House, the Early Years building, the Scout Hut, the groundsman's timber house. These buildings were later replaced with a number of residential ones, located in the present day along the south western perimeter of the site location.

4.0 Statement of significance: below ground heritage assets

4.1 Introduction

4.1.1 This section discusses the archaeological potential of the site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival. For example, the site may have high potential for the presence of activity of a particular period, but with low survival.

4.2 Factors affecting archaeological survival

4.2.1 The site as a whole has been truncated by several previous phases of development, including the present hardstanding, with the review of historical maps indicating that the site was undeveloped until the 19th and 20th century developments (in particular the construction of the existing school buildings) which may have compromised archaeological survival within the site.

4.3 Archaeological potential and significance

4.3.1 This section also includes professional opinion on the likely heritage significance of such remains, where there is low to moderate, or higher, potential for them to be present.

4.4 Prehistoric (800,000 BC–AD 43)

4.4.1 ***The site has a low potential to contain prehistoric remains.*** There is evidence for prehistoric occupation recorded within the study area. However, evidence of occupation or activity during these periods is relatively limited within the study area and in all likelihood, the site was located outside or some distance from the main settlements or occupation sites. Any surviving prehistoric remains would be of **moderate** local significance depending on nature and extent.

4.5 Roman (AD 43–410)

4.5.1 ***The site has a low to moderate potential to contain Roman remains.*** Archaeological investigations undertaken within the study area have recorded only sporadic Roman remains,

comprised of isolated find-spots, although human remains from this period have been found within the study area. On balance, due to the lack of existing evidence for this period, any surviving Roman remains would be of **moderate** local significance (dependent on the nature of the remains).

4.6 Early medieval (Saxon) and later medieval (AD 410—1540)

4.6.1 ***The site has a moderate potential to contain medieval remains.*** The medieval period represents the beginning of the area's growth; archaeological investigations within the study area have revealed earlier buildings from this period. Any further surviving medieval remains would be of **moderate** local significance (however the significance would be dependent on the nature of the remains).

4.7 Post-medieval and modern (AD 1540—present)

4.7.1 ***The site has a high potential to contain post-medieval remains.*** In the post-medieval period, the area continued to grow. Remains dating to this time are likely to comprise deposits relating to the construction of the existing building and previous buildings across the grounds of the Friends School. This period in the area's past is well-documented, and as such any further surviving remains would be of **negligible to low** local significance (dependent on the nature of the remains).

5.0 Assessment of impact

5.1 Introduction

5.1.1 The management and mitigation of change to the heritage resource resulting from development are based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF).

5.1.2 This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets. Such impacts include anything that would cause ground disturbance, such as preliminary ground works, removal of made ground, landscaping and planting

5.2 Outline of the proposals relevant to the assessment

5.2.1 The current proposals are detailed in the drawings and statements issued by Chase New Homes Ltd. The proposals include

- the conversion of the main school building to provide 52 new apartments comprising internal alterations;
- the conversion and refurbishment of the existing Croydon building, including partial demolition;
- the conversion and refurbishment of the Assembly Hall building;
- the demolition or partial demolition of outbuildings considered to be of no architectural or historic merit and the provision of new homes within the grounds of the school in their place, involving:
 - the construction of a three-storey apartment complex of twelve flats (Pine building) adjacent to the south-west of the main school building based upon an existing building footprint;
 - the construction of six 1-bed block of flats (Maple building) south of the Croydon building in the approximate location of an existing building;
 - the construction of nine new mews houses (Oak and Lime houses) to the southern perimeter of the Site based upon existing buildings' locations;
 - the construction of seven new houses (Ash houses) to the east of Site based upon the location of the existing Gym building which is to be demolished;

- sections of the school grounds are to be re-landscaped;
- existing entrances and driveway to be retained and upgraded;
- the refurbishment of the existing swimming pool facilities; and
- provision of new changing rooms for the swimming pool

5.2.2 The proposals would provide 96 new homes. The below section should be read in conjunction with the application submission drawing pack (in particular the Existing / Proposed plans and elevations).

5.3 Archaeological impact

5.3.1 The proposals are unlikely to impact on significant archaeological remains (non-designated heritage assets of archaeological interest). There is a residual potential for the archaeological deposits which may survive beyond the depths and extents of previous ground disturbance. However, any archaeological deposits that survive are likely to comprise 'made ground' associated with the construction of the existing building or the previous phases of development as evidenced in the historic mapping and therefore are likely to be of low to negligible significance.

6.0 Conclusion and recommendations

6.1 Introduction

- 6.1.1 Savills Heritage and Townscape has been commissioned by the applicant to prepare an Archaeological Desk-Based Assessment to inform a full planning application for the proposed development at the Former Friends' School, located within the Zone 6 of the Saffron Walden Conservation Area.
- 6.1.2 The proposals comprise the conversion of the locally listed building into residential units. Provision is also made for new residential units within the wider grounds of the site. This assessment meets the requirements of the NPPF and provides sufficient and proportionate information concerning heritage considerations relating to the proposed development, as currently known.

6.2 Archaeological considerations

- 6.2.1 The archaeological potential within the wider site relates to the possibility of buried remains (non-designated heritage assets) being present dating from the prehistoric to post-medieval periods. In regard to the proposed new build elements within the grounds of the site, as the site is located in a conservation area, the local authority may require an archaeological evaluation of the site, which would further assess the below-ground potential for archaeological remains. This will be the decision of the local authority archaeological advisors. Due to the nature of proposals the local authority may also require a full programme of Historic Building Recording of the existing school site in line with the NPPF.
- 6.2.2 It is possible, that the local authority would request an archaeological watching brief during preliminary ground preparation and subsequent foundation construction, which would ensure that any previously unrecorded archaeological assets, if present, were not removed without record (in line with NPPF para 205). Alternatively, the review of any geotechnical boreholes or test pits prior to construction might remove the need for further work if it is demonstrated that there is negligible archaeological survival beneath the existing building and basement.
- 6.2.3 If required, any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) in consultation with the local authority archaeological

advisors (GLAAS). Any archaeological work could be carried out under the terms of a standard archaeological planning condition set out within the granting of planning consent.

- 6.2.4 Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) in consultation with the local authority archaeological advisors. Any archaeological work could be carried out under the terms of a standard archaeological planning condition set out within the granting of planning consent.

7.0 References

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Cartographic sources

Ordnance Survey mapping (1870-1970)

Online sources

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8.0 Appendix 1: Gazetteer of known heritage assets

8.1 Historic environment sites and finds

8.1.1 The table below represents a gazetteer of known historic environment sites and finds within a 500m study area from the site.

Table 2: Identified historic features within the study area

HER ID	Address	Type	Period	Summary (if available)
18560	Saffron Walden	FINDSPOT	Iron Age	Bronze coin of Cunobelinus found
18544	100 High Street/1 Debden Road, Saffron Walden	WELL	Unknown	During the construction of an extension the owner discovered a well.
17579	County High School, Audley End Road, Saffron Walden	DITCH	Post Medieval	Archaeological evaluation identified a single ditch containing fragments of post medieval tile .
17771	5 Borough Lane, Saffron Walden		Unknown	Evaluation comprising three trenches of the site to the rear of 5 Borough Lane, proved to be negative.
15906	Saffron Walden Railway Station	RAILWAY STATION	Post Medieval	Mid C19 railway station.
15068	Railway Foundry	IRON FOUNDRY	Post Medieval	Mid C19 iron foundry, demolished and site re-developed.
15039	Former Malthouse at Station Road, Saffron Walden	MALT HOUSE	Post Medieval	C19 malthouse, now demolished.
15042	Debden Road Malt kiln, Saffron Walden	MALT KILN	Post Medieval	Mid C19 malt kiln.
15043	West Road Malthouse, Saffron Walden	MALT HOUSE	Post Medieval	Mid C19 malthouse.
19769	Cucking-Stool Pond or ducking stool pond	POND	Medieval	Site of a ducking stool.
19771	Baptist Church, Saffron Walden	BAPTIST CHAPEL	Post Medieval to Modern	Baptist Church
19776	Windmill, Saffron Walden	WINDMILL	Unknown	Site of a windmill
15646	Saffron Walden District Infirmary	INFECTIOUS DISEASES HOSPITAL	Post Medieval	Late C19 isolation hospital.
18545	2 Borough Lane and 1 Newport Road	DITCH	Unknown	4 shallow ditch like features were excavated, none with any finds.
40456	Debden Road Overbridge	RAILWAY BRIDGE	Post Medieval to Modern	Mid C19 former Saffron Walden Branch Railway bridge
40458	The Railway Tavern	RAILWAY HOTEL	Post Medieval to Modern	Mid C19 hotel/Inn built by the Saffron Walden Railway Company
40459	South Road Overbridge	RAILWAY BRIDGE	Post Medieval to Modern	Mid C19 Saffron Walden Branch Line bridge carrying South Road. Bridge recorded in detail before infilling due to safety concerns

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40457	Weighbridge Court	WEIGHBRIDGE	Modern	Interwar cast-iron weighbridge surviving within former railway sidings.
46243	Land at Elm Grove (off Goul Lane), Saffron Walden	ENCLOSURE ; PIT; GULLY	Medieval to Post Medieval	Part of the southern side of the town enclosure ditch was revealed.
46244	7 Margaret Way, Saffron Walden	BANK (EARTHWORK)?	Medieval	No archaeological deposits visible but great depth of soil with peg tile shosing in section.
46250	13 West Road, Saffron Walden		Unknown	Watching brief found no evidence of archaeology.
46249	Friend's School, Saffron Walden, Essex	PLOUGH MARKS	Post Medieval	Archaeological evaluation in friends School only identified a series of plough scars in one trench as well as modern service trenches.
46247	Gibson House (former sanitorium), Friend's School, Saffron Walden, Essex	SANATORIUM; SCHOOL BOARDING HOUSE	Modern	Former school sanitorium completed in 1913
46248	Octopus Gallery, Friend's School, Saffron Walden, Essex	RESERVOIR; RECREATION CENTRE; ART GALLERY	Post Medieval to Modern	Former mid C19 water reservoir converted into a school recreational centre in 1975.
40675	Barnards Mill	STEAM MILL; FLOUR MILL	Post Medieval	mid-late C19 steam powered corn mill
47264	Saffron Walden	FINDSPOT	Mesolithic	Tranchet axe/adze, core and other axe/adze
48219	Archaeological Evaluation Former Sun Public House, Gold Street, Saffron Walden		Unknown	Archaeological trial trenches found the position of the town defensive ditch.
48350	Land to the rear of No. 11 Gibson Close, Saffron Walden		Unknown	Archaeological monitoring failed to locate any archaeological deposits
21547	Spigot Mortar Emplacement [E], Uttlesford District Council Offices, London Rd, Saffron Walden	SPIGOT MORTAR EMPLACEMENT	Modern	Spigot Mortar Emplacement
21548	Spigot Mortar Emplacement [W], Uttlesford District Council Offices, London Rd, Saffron Walden	SPIGOT MORTAR EMPLACEMENT	Modern	Spigot Mortar Emplacement
48579	Tudor Works Site Saffron Walden		Unknown	Human Remains Identified at the Tudor Works Site Saffron Walden
48591	62 Gold Street, Saffron Walden	STRUCTURE; WELL	Post Medieval	Archaeological monitoring identified post medieval or later features indicative of a structure and 19th century well
48722	Archaeological Trial Trench Evaluation at 41 Audley Road, Saffron Walden, Essex	POND	Post Medieval	Post medieval pond, potential garden feature associated to Elm House
48802	Friends' School Saffron Walden		Unknown	Features identified during geophysics survey in playing fields at the Friends School Saffron Walden
428	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Prehistoric	Much of the flintwork was undatable with any certainty.
428	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Prehistoric	Much of the flintwork was undatable with any certainty.

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429	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Mesolithic	Technology and typology suggest a strong mesolithic element in the flintwork 6 graver spalls, 1 probable micro-burin, 4 flakes snapped across steeply retouched notches were found.
429	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Mesolithic	Technology and typology suggest a strong mesolithic element in the flintwork 6 graver spalls, 1 probable micro-burin, 4 flakes snapped across steeply retouched notches were found.
430	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FEATURE; BUILDING	Early Neolithic	Many excavated features and soilmarks were indicated as being periglacial in origin (see 432).
430	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FEATURE; BUILDING	Early Neolithic	Many excavated features and soilmarks were indicated as being periglacial in origin (see 432).
431	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Early Bronze Age	2 barbed and tanged arrowheads were found.
431	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Early Bronze Age	2 barbed and tanged arrowheads were found.
432	Saffron Walden - Abbey Lane, Elm Grove	PALISADED ENCLOSURE ; POST HOLE; LYNCHET; BOUNDARY MARKER; PIT	Iron Age	Excavated in advance of housing development 1972-1973.
433	Saffron Walden - Abbey Lane, Elm Grove	QUARRY	Roman	Many excavated features and soilmarks were indicated as being periglacial in origin (see 4532).
434	Saffron Walden - Abbey Lane, Elm Grove	FINDSPOT	Medieval	1 hand-made, sand-tempered Saxon sherd was found in a medieval boundary ditch.
435	Saffron Walden - Abbey Lane, Elm Grove	FINDSPOT	Early Medieval	2 sherds in a medieval boundary ditch were of late 10th or early 11th century date (St Neots ware).
436	Saffron Walden - Abbey Lane, Elm Grove	BOUNDARY MARKER; DITCH; PIT; POST HOLE; FEATURE; TOWN DEFENCES; DITCH; FIELD BOUNDARY; FENCE; PALISADE; TRACKWAY; LYNCHET	Medieval	Excavation in advance of housing development in 1972-1973.
437	Saffron Walden - Abbey Lane, Elm Grove	POST HOLE; WATER TANK	Post Medieval	Post medieval features found included a timber-lined well tank, a large feature of unknown function and 2 post-removal cuts.
438	Saffron Walden - Battle or Repell Ditches	FINDSPOT	Post Medieval	Watching brief on excavation of a cable trench from Saxon Road along the west arm of the ditch system to Abbey Lane.
444	Saffron Walden - Cinema Maltings	FINDSPOT	Roman	7 Romano-British sherds were found, 1 from below material from the initial collapse of the bank make-up.
445	Saffron Walden - Cinema Maltings	FINDSPOT	Early Medieval	1 sherd of early-middle Saxon Orton type ware was found in the 'magnum fossatum'.

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446	Saffron Walden - Cinema Maltings	TOWN DEFENCES; HOUSE; SHOP	Medieval	Excavation after demolition of the 'Walden Cinema' and in advance of redevelopment in an area known to contain a major linear feature.
447	Malthouse at junction of High Street and Gold Street, Saffron Walden	PIT; DITCH; BOUNDARY MARKER; MALT HOUSE	Post Medieval	C18 malt complex, now demolished.
448	Saffron Walden - Gibson Way 5	FINDSPOT	Neolithic	Neolithic axehead, partially polished, 6.7" x 3.3" at the cutting edge.
466	Saffron Walden - Ashdon Road	FINDSPOT	Roman	Roman double headed axe (fasces) of iron.
469	Saffron Walden - West Road	CELLAR	Post Medieval	Post medieval (Elizabethan) salt cellar found in digging foundations of a house in 1879 in West Road, Saffron Walden.
499	Near Mount Pleasant Road	WINDMILL	Post Medieval	Windmill.
504	Saffron Walden - Near waterworks	FINDSPOT	Prehistoric	In 1934 much pottery was found near the waterworks.
505	Saffron Walden - Near waterworks	FINDSPOT	Roman	In 1934 a few fragments of millstone were found near the waterworks.
507	Saffron Walden - Pleasant Valley	FINDSPOT	Neolithic	Neolithic site.
508	West Road, Saffron Walden	PIT; DITCH; INHUMATION; CAUSEWAY ED ENCLOSURE	Early Bronze Age to Late Iron Age	Pits found during excavation for houses on the north side of West Road.
509	Within Saffron Walden	FINDSPOT	Mesolithic	Mesolithic flints, tranchet axes, axes, bladed cores.
510	Within Saffron Walden	FINDSPOT	Prehistoric	Post-mesolithic utilised flake.
515	Saffron Walden - Borough Lane	CEMETERY; INHUMATION	Roman	At the west end of Borough Lane near its junction with London Road, c12 skeletons were found in very shallow graves, probably on a generally east- west alignment.
7300	Saffron Walden - Audley Road (SW 11)	CELLAR	Post Medieval	Natural chalk was encountered after removal of topsoil from construction site (300mm).
14594	The Friends School, Saffron Walden (SW24/25)	DITCH; PIT; POST HOLE	Prehistoric	Archaeological evaluation of the proposed development area at the Friends School revealed dispersed archaeological features in five of the eight trenches excavated.
14906	Saffron Walden - Gold Street Maltings Site	TOWN DEFENCES; DITCH	Medieval	The soilmark was found of the continuation of the ditch excavated on the Cinema-Maltings Site.
14907	Saffron Walden - 47-49 Gold Street		Unknown	A watching brief was undertaken on the construction of several houses to the rear of 47-49 Gold St.
14913	Saffron Walden - Station Rd/Station St (SW17)	FINDSPOT	Unknown	A site area of c.440 sq.m.
14916	Saffron Walden - 1 Gibson Close (SW21)		Unknown	Watching brief. No archaeological features were visible.
16851	Allotments between Saxon Way and Gibson Gardens (SW 13)	FINDSPOT	Medieval	Evaluation on former allotment sites, prior to development.

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Former Friends' School, Saffron Walden



16852	Allotments between Saxon Way and Gibson Gardens (SW13)	FINDSPOT	Prehistoric	Two patinated flint flakes recovered.
18544	100 High Street/1 Debden Road, Saffron Walden	WELL	Unknown	During the construction of an extension the owner discovered a well.
18972	22 Gibson Way, Saffron Walden	PIT?; DITCH?; GULLY; POST HOLE; DITCH; PIT	Roman	Roman ditch/pit post holes
17579	County High School, Audley End Road, Saffron Walden	DITCH	Post Medieval	Archaeological evaluation identified a single ditch containing fragments of post medieval tile .
17408	1 Park Lane, Saffron Walden		Unknown	Archaeological brief monitoring groundworks
17771	5 Borough Lane, Saffron Walden		Unknown	Evaluation comprising three trenches of the site to the rear of 5 Borough Lane, proved to be negative.
17773	33- 5 High Street, Saffron Walden, Essex.	DITCH	Roman	An archaeological evaluation by trial trenching recorded a single feature of Roman (C1- C4) date.
17774	33- 5 High Street, Saffron Walden, Essex.	CELLAR; BUILDING	Post Medieval	An Archaeological evaluation by trial trenching recorded wholesale redevelopment of the site during the late C16th and early C17th
17943	11- 17 High street, Saffron Walden (Raynhams Garage) Site Code SW35	WALL; WALL	Post Medieval	Excavation revealed post- Medieval levelling layers and a brick wall fitting.
15906	Saffron Walden Railway Station	RAILWAY STATION	Post Medieval	Mid C19 railway station.
18040	31 Church Street, Saffron Walden, Essex	CHALK PIT; POST HOLE; LINEAR FEATURE	Post Medieval	Evaluation found 18th century activity, including chalk extraction and possibly lime production or filling
15068	Railway Foundry	IRON FOUNDRY	Post Medieval	Mid C19 iron foundry, demolished and site re-developed.
15029	Gold Street Malthouse	MALTINGS	Post Medieval	C17/C18 maltings.
15030	High Street Malthouse	MALT HOUSE	Post Medieval	C19 or earlier malthouse.
15039	Former Malthouse at Station Road, Saffron Walden	MALT HOUSE	Post Medieval	C19 malthouse, now demolished.
15040	Church Street Malthouse, Saffron Walden	MALT HOUSE	Post Medieval	C18 brick and weatherboarded malthouse, now demolished.
15041	Central Arcade Malthouse, Saffron Walden	MALT HOUSE	Post Medieval	Mid C19 three-storey brick built malthouse
15042	Debden Road Malt kiln, Saffron Walden	MALT KILN	Post Medieval	Mid C19 malt kiln.
15043	West Road Malthouse, Saffron Walden	MALT HOUSE	Post Medieval	Mid C19 malthouse.
19769	Cucking-Stool Pond or ducking stool pond	POND	Medieval	Site of a ducking stool.
19770	Congregational church and grave yard, Saffron Walden	BURIAL; CONGREGATIONAL CHAPEL; CHURCH	Post Medieval to Modern	Congregational church. Excavation in grounds found evidence of multi-level burials.

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Former Friends' School, Saffron Walden



19771	Baptist Church, Saffron Walden	BAPTIST CHAPEL	Post Medieval to Modern	Baptist Church
19772	Friends Meeting House, Saffron Walden	FRIENDS MEETING HOUSE	Post Medieval to Modern	Friends Meeting House
19773	Saffron Walden, Almshouses	ALMSHOUSES	Medieval to Post Medieval	Almshouse
15974	Anchor Brewery	BREWERY	Post Medieval	C19 brewery and maltings complex.
15646	Saffron Walden District Infirmary	INFECTIOUS DISEASES HOSPITAL	Post Medieval	Late C19 isolation hospital.
18545	2 Borough Lane and 1 Newport Road	DITCH	Unknown	4 shallow ditch like features were excavated, none with any finds.
19840	Cropmarks-Saffron Walden	FIELD BOUNDARY	Unknown	Possible field boundaries
40456	Debden Road Overbridge	RAILWAY BRIDGE	Post Medieval to Modern	Mid C19 former Saffron Walden Branch Railway bridge
40458	The Railway Tavern	RAILWAY HOTEL	Post Medieval to Modern	Mid C19 hotel/Inn built by the Saffron Walden Railway Company
40459	South Road Overbridge	RAILWAY BRIDGE	Post Medieval to Modern	Mid C19 Saffron Walden Branch Line bridge carrying South Road. Bridge recorded in detail before infilling due to safety concerns
40460	Thaxted Road Underbridge	RAILWAY BRIDGE	Post Medieval to Modern	Mid C19 remains of former SW Branch line railway
40457	Weighbridge Court	WEIGHBRIDGE	Modern	Interwar cast-iron weighbridge surviving within former railway sidings.
46210	1 Maynards, Museum Street, Saffron Walden	BUILDING	Post Medieval to Modern	Late 19th/early 20th century remains of a building
46209	1-3 Fairycroft Road, Saffron Walden	YARD?; CELLAR	Post Medieval	Excavation found remnants of postmedieval/modern roadside buildings in an area where it was expected to locate the Magnum Fossatum.
46242	20 King Street (rear of), Saffron Walden	BUILDING; MARKET PLACE; PIT	Medieval	Two phases of archaeological investigation. (1) Several medieval layers and two rubble filled pits possibly associated with the C13 market place. (2) Outer Bailey ditch identified along with 16th century buildings
46243	Land at Elm Grove (off Goul Lane), Saffron Walden	ENCLOSURE ; PIT; GULLY	Medieval to Post Medieval	Part of the southern side of the town enclosure ditch was revealed.
46244	7 Margaret Way, Saffron Walden	BANK (EARTHWORK)?	Medieval	No archaeological deposits visible but great depth of soil with peg tile shoring in section.
46250	13 West Road, Saffron Walden		Unknown	Watching brief found no evidence of archaeology.
46251	15 Gibson Way, Saffron Walden		Unknown	No archaeological deposits were encountered

Archaeological Desk-Based Assessment

Former Friends' School, Saffron Walden



46249	Friend's School, Saffron Walden, Essex	PLOUGH MARKS	Post Medieval	Archaeological evaluation in friends School only identified a series of plough scars in one trench as well as modern service trenches.
46247	Gibson House (former sanitorium), Friend's School, Saffron Walden, Essex	SANATORIUM; SCHOOL BOARDING HOUSE	Modern	Former school sanitorium completed in 1913
46248	Octopus Gallery, Friend's School, Saffron Walden, Essex	RESERVOIR; RECREATION CENTRE; ART GALLERY	Post Medieval to Modern	Former mid C19 water reservoir converted into a school recreational centre in 1975.
46246	Abbey Lane Sewer Scheme, Saffron Walden		Unknown	Excavations of a sewer found no archaeological finds or features
46553	Land to the rear of the former White Horse Public House, Saffron Walden	YARD	Post Medieval	Post-medieval features and deposits which included several wall alignments, associated post-holes and floor surfaces.
40675	Barnards Mill	STEAM MILL; FLOUR MILL	Post Medieval	mid-late C19 steam powered corn mill
47113	29 West Road, Saffron Walden, Essex	GARDEN	Post Medieval	Only a layer of 19th century garden soil was encountered.
47291	Lancaster House, Saffron Walden	SCHOOL	Post Medieval to Modern	Building Recording at Lancaster House, Saffron Walden
48579	Tudor Works Site Saffron Walden		Unknown	Human Remains Identified at the Tudor Works Site Saffron Walden
48591	62 Gold Street, Saffron Walden	STRUCTURE; WELL	Post Medieval	Archaeological monitoring identified post medieval or later features indicative of a structure and 19th century well
48802	Friends' School Saffron Walden		Unknown	Features identified during geophysics survey in playing fields at the Friends School Saffron Walden
372	Saffron Walden Railway	RAILWAY	Post Medieval	Dismantled railway running from Audley End to Saffron Walden, opened in 1865 Extended from Saffron Walden to Bartlow in 1866.
408	Saffron Walden	TOWN; TOWN DEFENCES; TOWN DEFENCES; TOWN DEFENCES	Medieval	Medieval town area. Various excavations have taken place on both the defences and town interior
428	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Prehistoric	Much of the flintwork was undatable with any certainty.
429	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Mesolithic	Technology and typology suggest a strong mesolithic element in the flintwork 6 graver spalls, 1 probable micro-burin, 4 flakes snapped across steeply retouched notches were found.
430	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FEATURE; BUILDING	Early Neolithic	Many excavated features and soilmarks were indicated as being periglacial in origin (see 432).
431	Saffron Walden - Abbey Lane - Elm Grove, Cinema Maltings	FINDSPOT	Early Bronze Age	2 barbed and tanged arrowheads were found.

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432	Saffron Walden - Abbey Lane, Elm Grove	PALISADED ENCLOSURE ; POST HOLE; LYNCHET; BOUNDARY MARKER; PIT	Iron Age	Excavated in advance of housing development 1972-1973.
433	Saffron Walden - Abbey Lane, Elm Grove	QUARRY	Roman	Many excavated features and soilmarks were indicated as being periglacial in origin (see 4532).
434	Saffron Walden - Abbey Lane, Elm Grove	FINDSPOT	Medieval	1 hand-made, sand-tempered Saxon sherd was found in a medieval boundary ditch.
435	Saffron Walden - Abbey Lane, Elm Grove	FINDSPOT	Early Medieval	2 sherds in a medieval boundary ditch were of late 10th or early 11th century date (St Neots ware).
436	Saffron Walden - Abbey Lane, Elm Grove	BOUNDARY MARKER; DITCH; PIT; POST HOLE; FEATURE; TOWN DEFENCES; DITCH; FIELD BOUNDARY; FENCE; PALISADE; TRACKWAY; LYNCHET	Medieval	Excavation in advance of housing development in 1972-1973.
437	Saffron Walden - Abbey Lane, Elm Grove	POST HOLE; WATER TANK	Post Medieval	Post medieval features found included a timber-lined well tank, a large feature of unknown function and 2 post-removal cuts.
438	Saffron Walden - Battle or Repell Ditches	FINDSPOT	Post Medieval	Watching brief on excavation of a cable trench from Saxon Road along the west arm of the ditch system to Abbey Lane.
439	Saffron Walden - Battle or Repell Ditches	FINDSPOT	Neolithic	A 'denticulate' tool was probably Late Neolithic.
440	Saffron Walden - Battle or Repell Ditches	FINDSPOT	Prehistoric	There is a Late Neolithic element in the flintwork from the Battle Ditches..
441	Saffron Walden - Battle or Repell Ditches	FINDSPOT	Roman	A few Roman sherds found in the 1959 excavations.
442	Saffron Walden - Battle or Repell Ditches	FINDSPOT	Medieval	Saxo-Norman features and finds were given a date range of c1050-1150 by the 1959 excavators.
443	Saffron Walden - Battle or Repell ditches	TOWN DEFENCES; DITCH; BANK (EARTHWORK)	Medieval	A substantial mound and ditch running south.
444	Saffron Walden - Cinema Maltings	FINDSPOT	Roman	7 Romano-British sherds were found, 1 from below material from the initial collapse of the bank make-up.
445	Saffron Walden - Cinema Maltings	FINDSPOT	Early Medieval	1 sherd of early-middle Saxon Orton type ware was found in the 'magnum fossatum'.

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Former Friends' School, Saffron Walden



446	Saffron Walden - Cinema Maltings	TOWN DEFENCES; HOUSE; SHOP	Medieval	Excavation after demolition of the 'Walden Cinema' and in advance of redevelopment in an area known to contain a major linear feature.
447	Malthouse at junction of High Street and Gold Street, Saffron Walden	PIT; DITCH; BOUNDARY MARKER; MALT HOUSE	Post Medieval	C18 malt complex, now demolished.
499	Near Mount Pleasant Road	WINDMILL	Post Medieval	Windmill.
508	West Road, Saffron Walden	PIT; DITCH; INHUMATION; CAUSEWAY ED ENCLOSURE	Early Bronze Age to Late Iron Age	Pits found during excavation for houses on the north side of West Road.
515	Saffron Walden - Borough Lane	CEMETERY; INHUMATION	Roman	At the west end of Borough Lane near its junction with London Road, c12 skeletons were found in very shallow graves, probably on a generally east- west alignment.
7300	Saffron Walden - Audley Road (SW 11)	CELLAR	Post Medieval	Natural chalk was encountered after removal of topsoil from construction site (300mm).
14594	The Friends School, Saffron Walden (SW24/25)	DITCH; PIT; POST HOLE	Prehistoric	Archaeological evaluation of the proposed development area at the Friends School revealed dispersed archaeological features in five of the eight trenches excavated.
14906	Saffron Walden - Gold Street Maltings Site	TOWN DEFENCES; DITCH	Medieval	The soilmark was found of the continuation of the ditch excavated on the Cinema-Maltings Site.
14907	Saffron Walden - 47-49 Gold Street		Unknown	A watching brief was undertaken on the construction of several houses to the rear of 47-49 Gold St.
14913	Saffron Walden - Station Rd/Station St (SW17)	FINDSPOT	Unknown	A site area of c.440 sq.m.
14914	Saffron Walden - Fairycroft (SW18)	DITCH	Post Medieval	In May 1990 2 trial trenches were cut in the grounds of Fairycroft House to intersect the suspected line of the medieval defences (the magnum fossatum).
14916	Saffron Walden - 1 Gibson Close (SW21)		Unknown	Watching brief . No archaeological features were visible.
15007	Saffron Walden - Thaxted Road limekilns (SW27)	LIME KILN	Post Medieval	Pair of limekilns built against the sides of a former chalk pit and cement works.
16851	Allotments between Saxon Way and Gibson Gardens (SW 13)	FINDSPOT	Medieval	Evaluation on former allotment sites, prior to development.
16852	Allotments between Saxon Way and Gibson Gardens (SW13)	FINDSPOT	Prehistoric	Two patinated flint flakes recovered.

9.0 Appendix 2: Figures



Figure 1: Site location and designated heritage assets

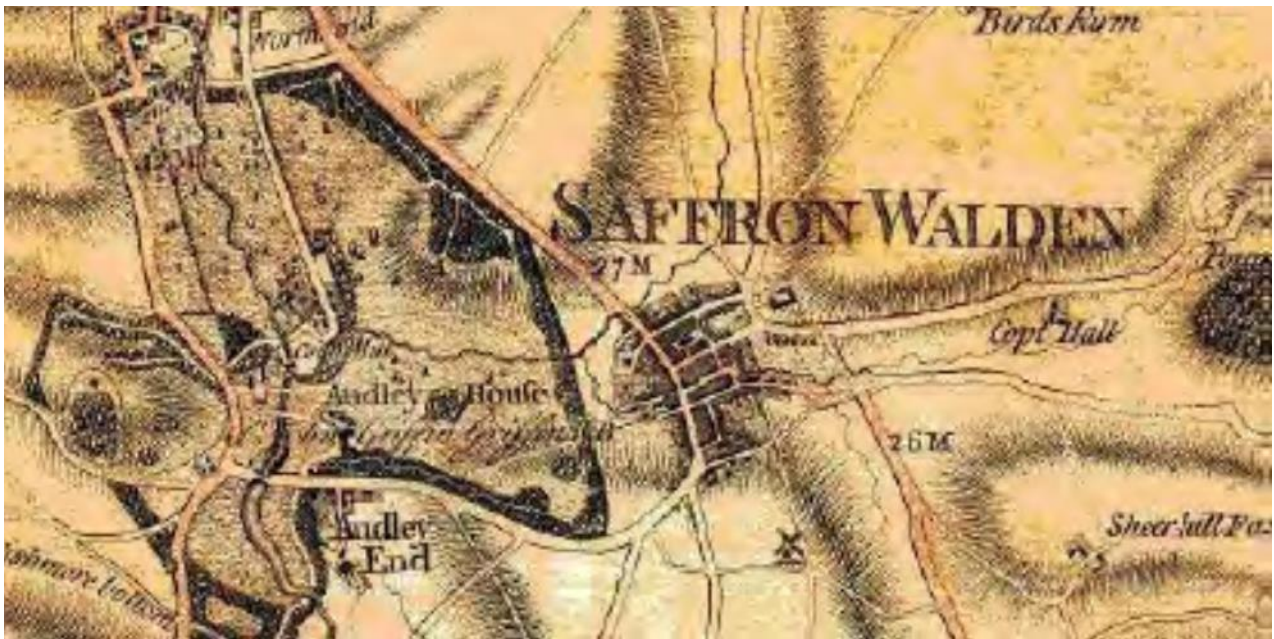


Figure 2: Chapman and Andre map of Essex (1777)



Figure 3: Site location on Tithe Map (1843)

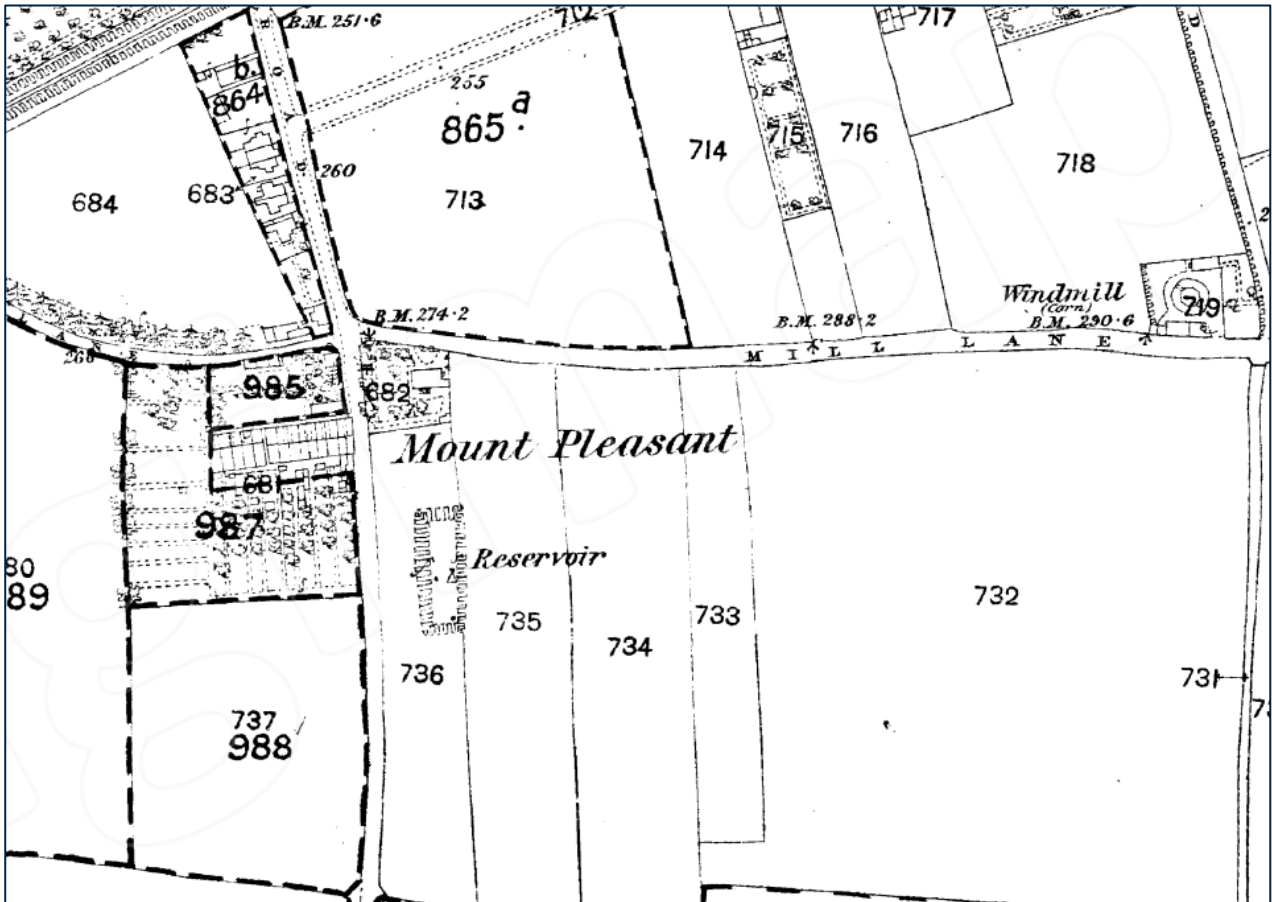


Figure 4: Site location on Ordnance Survey mapping (1870)

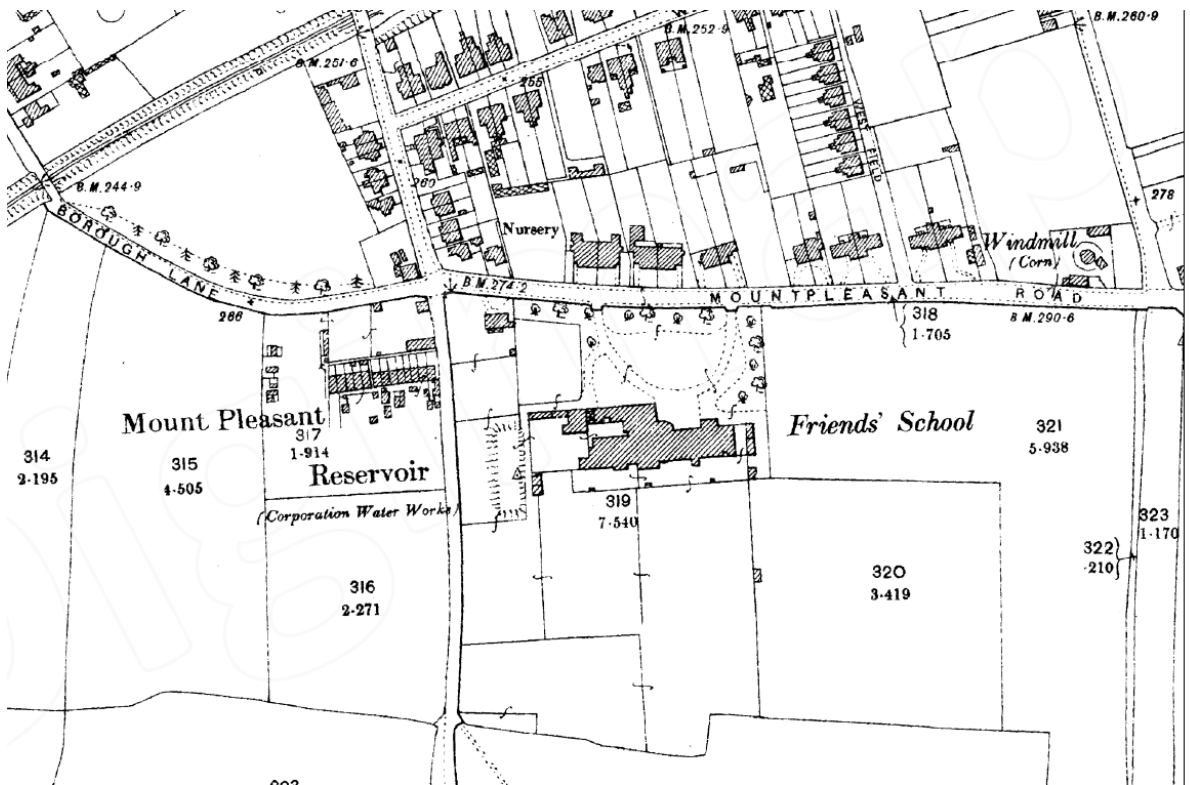


Figure 5: Site location on Ordnance Survey mapping (1890s)

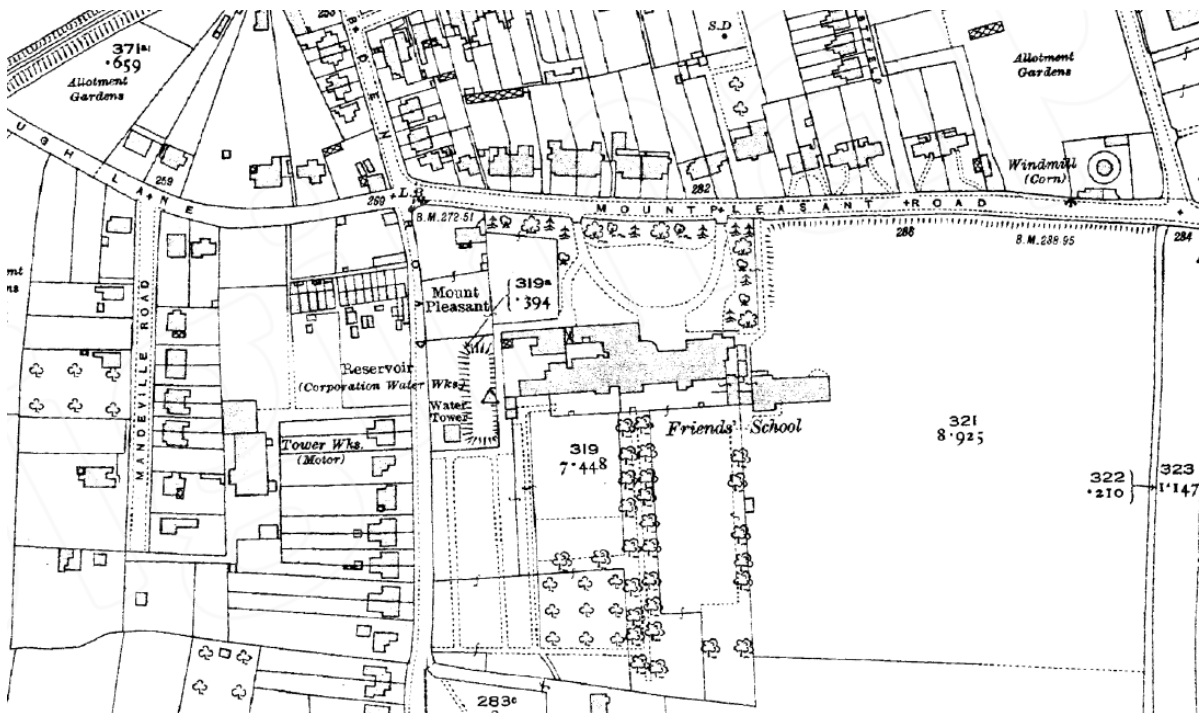


Figure 6: Site location on Ordnance Survey mapping (1920)

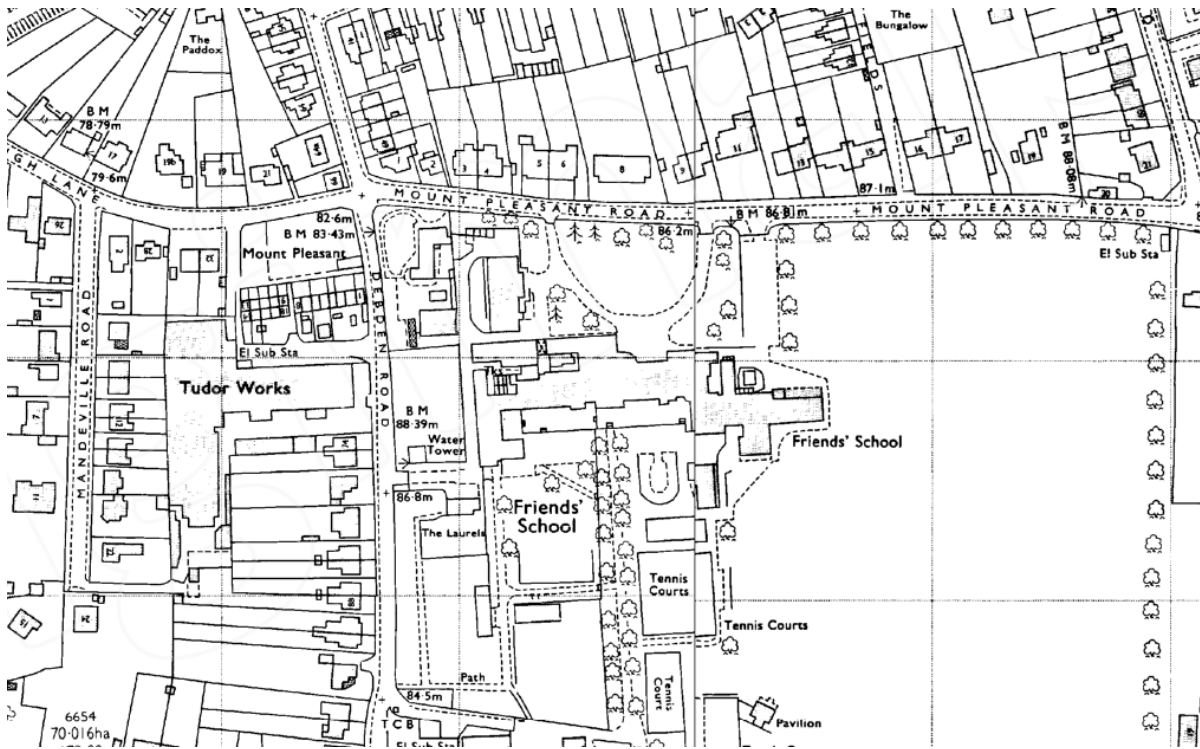


Figure 7: Site location on Ordnance Survey mapping (1970)

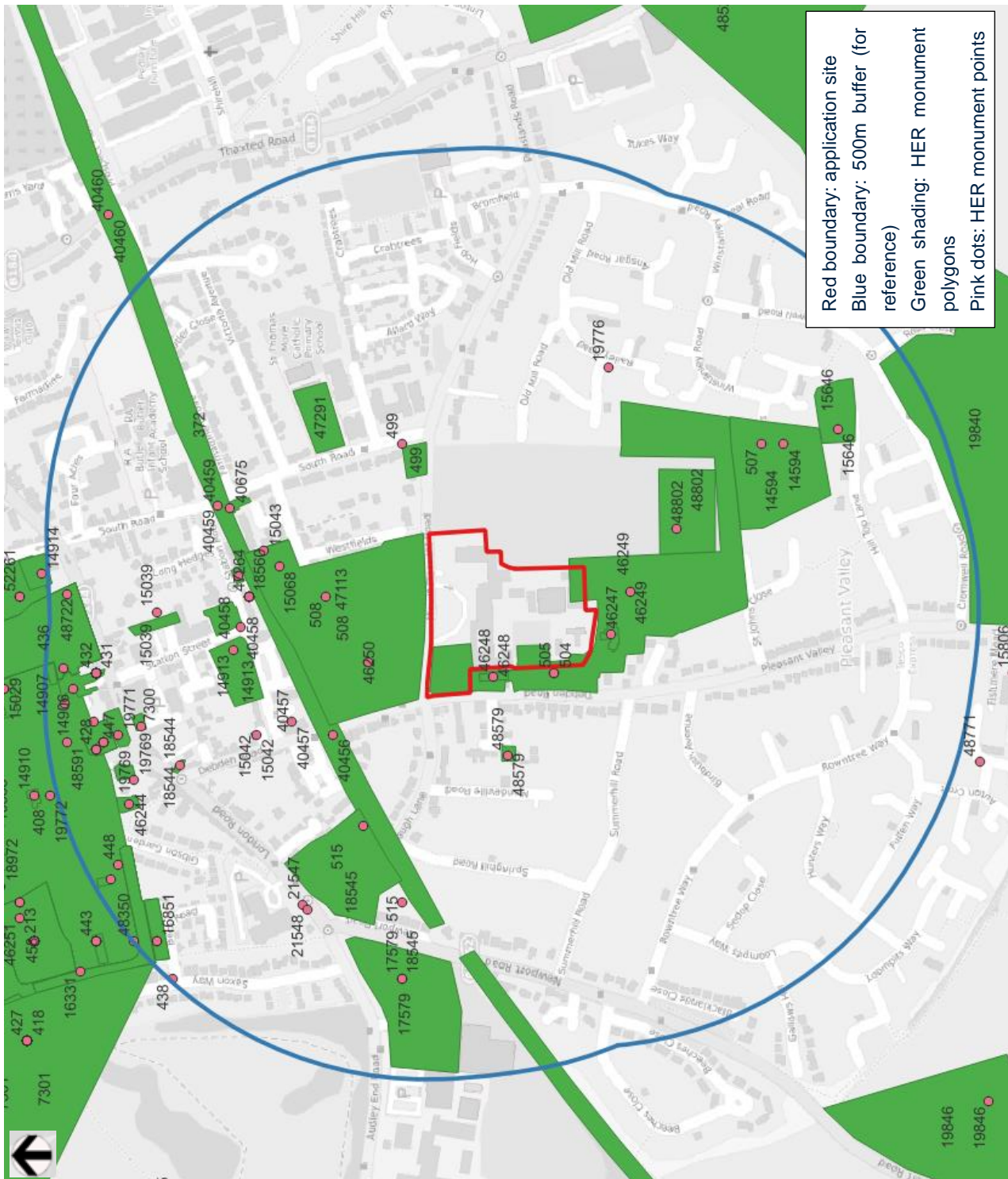


Figure 8: Essex HER dataset.

10.0 Appendix 3: Planning policy

National Planning Policy Framework

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, July 2021). Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy and includes the following policy text:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 189).

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPA's should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 194).

In para 197 it states that 'In determining applications, local planning authorities should take account of:

- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- 3) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 199).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 200).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 201).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 203).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable

steps to ensure the new development will proceed after the loss has occurred (para 204).

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 206).

Local planning policy

The Uttlesford Local Plan was adopted by Uttlesford District Council in 2005. It includes the following policies which are relevant to the current application in terms of built heritage

Policy ENV1 - Design of Development within Conservation Areas. Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted

Policy ENV4 Ancient Monuments and Sites of Archaeological Importance. Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ. The preservation in situ of locally important archaeological remains will be sought unless the need for the development outweighs the importance of the archaeology. In situations where there are grounds for believing that sites, monuments or their settings would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined thus enabling an informed and reasonable planning decision to be made. In circumstances where preservation is not possible or feasible, then development will not be permitted until satisfactory provision has been made for a programme of archaeological investigation and recording prior to commencement of the development.



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