

STANSTED SOLAR FARM

Built Heritage Statement

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April 2022

REPORT

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the Proposed Development of the Site, the land east of Parsonage Road.

This report assesses the potential impacts of the Proposed Development on the two listed buildings which are proximate to the Site, Le Knells Cottage and Old House Farmhouse. Due to the separation between the Site and the assets, the established screening and the proposed enhancements to that screening, in addition to the low level of the development, there would be no impact on the significance of either of the listed buildings as a result of the Proposals.

This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Manchester Airports Group/ Stansted Airport Limited, regarding the proposed development of the land east of Parsonage Road (the Site) as a solar farm, with associated planting and enclosure.
- 1.2 This report meets the requirements of paragraph 194 of the NPPF. It also refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably The Setting of Heritage Assets has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.3 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It defines a heritage asset 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*'. This includes both designated and non-designated heritage assets.
- 2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.
- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.11 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is

necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the Proposed Development.

2.12 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

2.13 Paragraph 206 notes that 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. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

2.14 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

2.15 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

2.16 The PPG defines the different heritage interests as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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.
- 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.

2.17 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.18 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand

the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.19 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.20 As with the NPPF the document defines setting as *‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.21 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.
- 2.22 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.23 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.24 Historic England recommends using a series of detailed steps in order to assess the potential effects of a Proposed Development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;

2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the Proposed Development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.25 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.26 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.27 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.28 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.29 The Uttlesford District Local Plan was adopted in January 2005 and contains the following policies relating to the historic environment:
- 2.30 Policy ENV2- Development affecting Listed Buildings

Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.

- 2.31 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.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Historic Development

- 3.1 The parish of Takeley lies to the west of Essex towards the north of the county. The old Roman road called Stane Street forms its southern boundary. The River Roding rises to the north of the parish and flows east and then south to form the northern and the eastern boundary. The western boundary is less well-defined, and lies between Broxted and Stansted Mountfitchet. Pincey Brook rises in the west of the parish and flows down towards Harlow to join the River Stort.
- 3.2 The name Takeley is Saxon in origin and by the time of the Domesday Book, Takeley had broken up into three manors.
- 3.3 Takeley has many beautiful houses still remaining from the Tudor and Elizabethan periods, but it also has several houses which date from the 1300s onwards. LeKnells, Tilty Grange, Sheering Hall, Frogs Hall (Sewers or Mortivals), Fanns and Parkers, Gore Lodge and many others stand in more or less isolated positions, but the greatest concentration of old houses is in Takeley Street.
- 3.4 Takeley is a village of dispersed settlements. The name Brewers End derives from the activities of the Brewer family who were indeed brewers. Bambers Green gets its name from the Banbury or Benn bury family. Mole Hill Green is believed to have been the Site of the early Saxon Manor of Wulfmer, with the River Roding running to its north.
- 3.5 Modern Takeley has seen the loss of many ancient houses and land to Stansted Airport. The industries of chaff manufacture, the nurseries especially connected with rose growing, milling and the sale of antiques and rare books in the 19th and 20th centuries have also now gone.

Assessment of Heritage Assets

- 3.6 There are two designated heritage assets nearby the Site which will be assessed in detail:
- Le Knells Cottage (Grade II, NHLE:1168947)
 - Old House Farmhouse (Grade II, NHLE:1322590)
- 3.7 These were identified in the Place Services Built Heritage Advice Letter dated 14 September 2021 (Ref: UTT/21/2664/SCO).

Le Knells Cottage

- 3.8 The cottage (Fig. 1) was added to the Statutory List on 10 September 1981 at Grade II (NHLE:1168947). It was constructed in the early 17th century. The 1881 OS map (Plate 1) shows the property, then known as Mill End, as two cottages, whereas these appear amalgamated to one cottage from the 1898 OS map (Plate 2) onwards.
- 3.9 It is a two-storey cottage which is timber framed and plastered with weatherboarded ends to the rear and a thatched roof. The red brick chimney stack also dates to the 17th century. The property now has a modern gabled porch with a tiled roof.

Setting and Contribution to Significance

- 3.10 The setting of the cottage is formed by its relationship with Parsonage Road and the surrounding arable land. The setting of the cottage is relatively unaltered and makes a positive contribution towards the significance of the cottage due to its rural and agricultural character.

Contribution of Site to Significance

- 3.11 The Site forms part of the setting of Le Knells Cottage and makes a positive contribution to its rural character. The field immediately adjacent to the cottage can be appreciated from it and there are clear views across it which give a sense of openness to the property. The land which lies beyond the hedged field boundary to the east makes some contribution to the wider character of the

property, but do not directly contribute to its significance in the same way as the near field. The established hedgerow itself also contributes to the rural character of the asset. The near field positively contributes to the significance of the listed building.

Old House Farmhouse

- 3.12 The farmhouse (Fig. 3) was added to the Statutory List on 10 September 1981 at Grade II (NHLE:1322590). The farmhouse dates to the early 19th century and is constructed from stock brick with a grey slate hipped roof. The property is two storeys in height with a three-window range. The farmhouse has a square plan, with central wall chimney stacks. The property features a central Doric portico.

Setting and Contribution to Significance

- 3.13 The setting of the building is formed by the former farmyard (now business park), its frontage onto Parsonage Road and views to the arable land beyond. The original arrangement of the former farmyard can be seen on the 1881 OS map (Plate 1). It now accommodates a small business park comprising a number of modern, barn-style buildings. When Parsonage Road was upgraded as part of the A120 works, the road was realigned to 'bypass' Old House Farm with a new access created north of the farmhouse which connects to the old road. As such, the setting of the farmhouse has undergone substantial alteration. Nevertheless, the setting still makes a positive contribution towards the significance of the asset, in reinforcing its rural and agricultural character.

Contribution of Site to Significance

- 3.14 The Site forms part of the rural setting of Old House Farmhouse. The field immediately opposite the farmhouse contributes to the sense of openness, although the realigning of the road has separated the farmhouse from the field somewhat, particularly as the new road begins to climb to accommodate the bridge over the A120. The more distant field contribute to the wider rural setting of the farmhouse, as does their hedged boundary, while not directly forming part of the setting of the farmhouse. The field immediately opposite the farmhouse makes a positive contribution to its agricultural character and the significance of the listed building.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 The Site is proposed to be developed as a solar farm (see Fig. 6 – Proposed Site Plan). The majority of the Site would be given over to solar panels, with a small area reserved for energy storage. The energy storage would be contained within a dark green steel building. Field boundaries would be strengthened and reinstated to screen the solar panels. The Site boundary would be secured with a 2.45 metre deer fence.

Assessment of Impact

- 4.2 As set out in Section 3, there are two designated heritage assets with the potential to be affected by the Proposed Development, Le Knells Cottage and Old House Farmhouse, both Grade II listed.

Le Knells Cottage

- 4.3 The field immediately adjacent to Le Knells Cottage would not be affected by the Proposals, rather, the next field east (and the fields immediately south and east of this) would become a solar farm.
- 4.4 The boundary to this field would be strengthened with additional planting, including tree species, which will screen the cottage from the Site and limit any visual impacts. While the character of the land will also change from being purely agricultural to that of renewable energy production, the land will also be used for grazing livestock, and as such its use would remain in keeping with its rural situation. Given the low level of the Proposed Development, the screening already in existence around the cottage and the enhanced screening, there would be no impact on the significance of Le Knells Cottage.

Old House Farmhouse

- 4.5 As above, the field east of the farmhouse would not be affected by the Proposals. The next field east (and the fields immediately north and north-east of this) would become a solar farm.
- 4.6 The boundary to this field would be strengthened with additional planting, including tree species, which will screen the farmhouse from the Site. The change in use of the land from purely agricultural to renewable energy production would alter its character, however, the land is also intended to be used for grazing livestock, which is in keeping with its rural location. As such, the change in use of the land would not affect the significance of the farmhouse, and given the low level of the Proposed Development and the enhanced screening proposed around its boundary, there would be no visual impact on the significance of the farmhouse.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the Proposed Development of the Site, the land east of Parsonage Road.
- 5.2 This report has assessed the potential impacts of the Proposed Development on the two listed buildings which are proximate to the Site, Le Knells Cottage and Old House Farmhouse. Due to the separation between the Site and the assets, the established screening and the proposed enhancements to that screening, in addition to the low level of the proposals, there would be no impact on the significance of either of the listed buildings as a result of the Proposals.
- 5.3 This Built Heritage Statement meets the requirements of the NPPF, the 1990 Town and Country Planning Act and local planning policy, and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

FIGURES



Figure 1: Le Knells Cottage (Grade II)



Figure 2: Le Knells Cottage with the control tower of Stansted Airport.



Figure 3: Old House Farmhouse (Grade II)



Figure 4: Views towards the site from Bamber's Green Road



Figure 5: View towards the site from Parsonage Road where it crossed the A120.

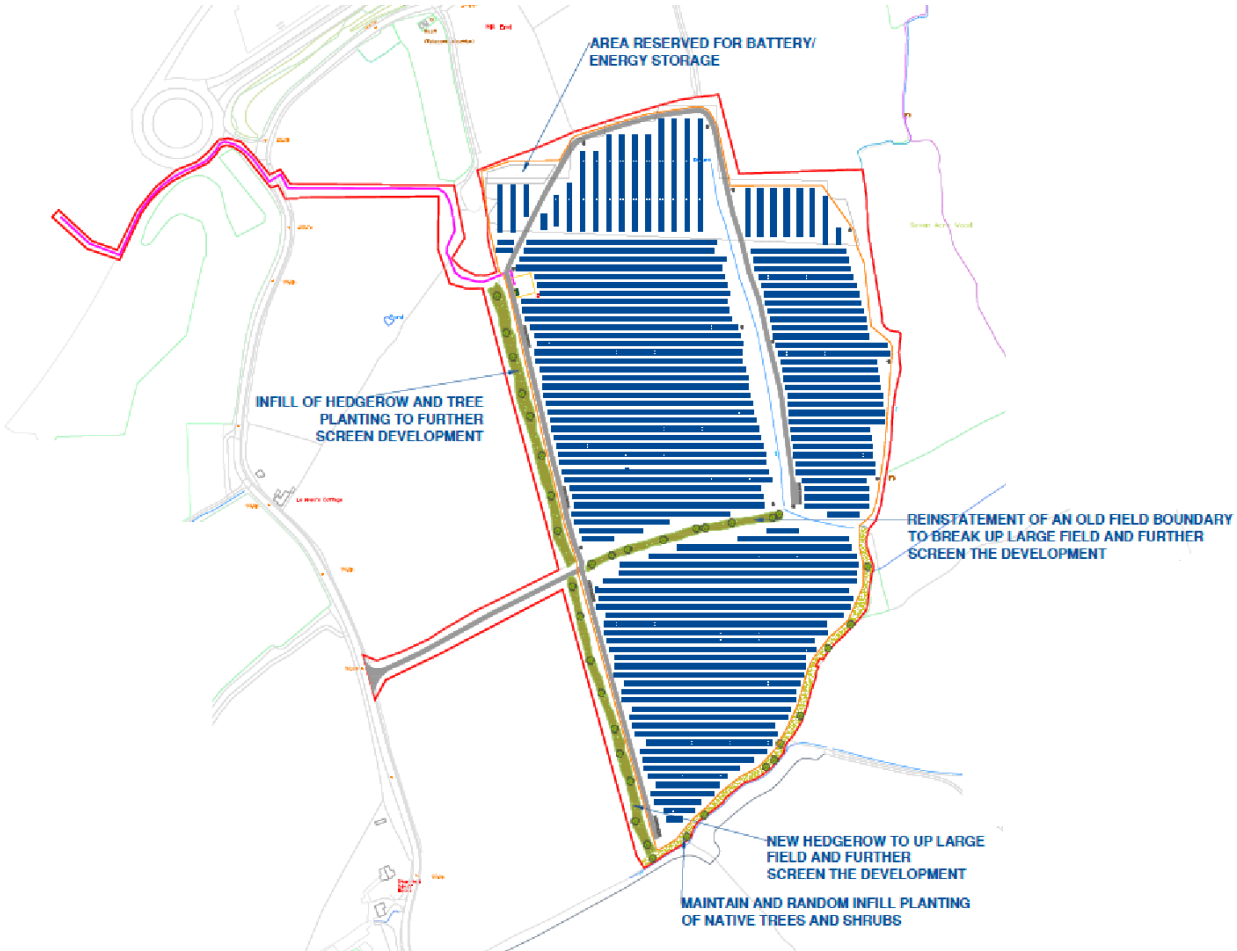


Figure 6: Proposed Site Plan.



APPENDICIES

Appendix A
List Descriptions



LE KNELLS COTTAGE

Overview

Heritage Category:
Listed Building

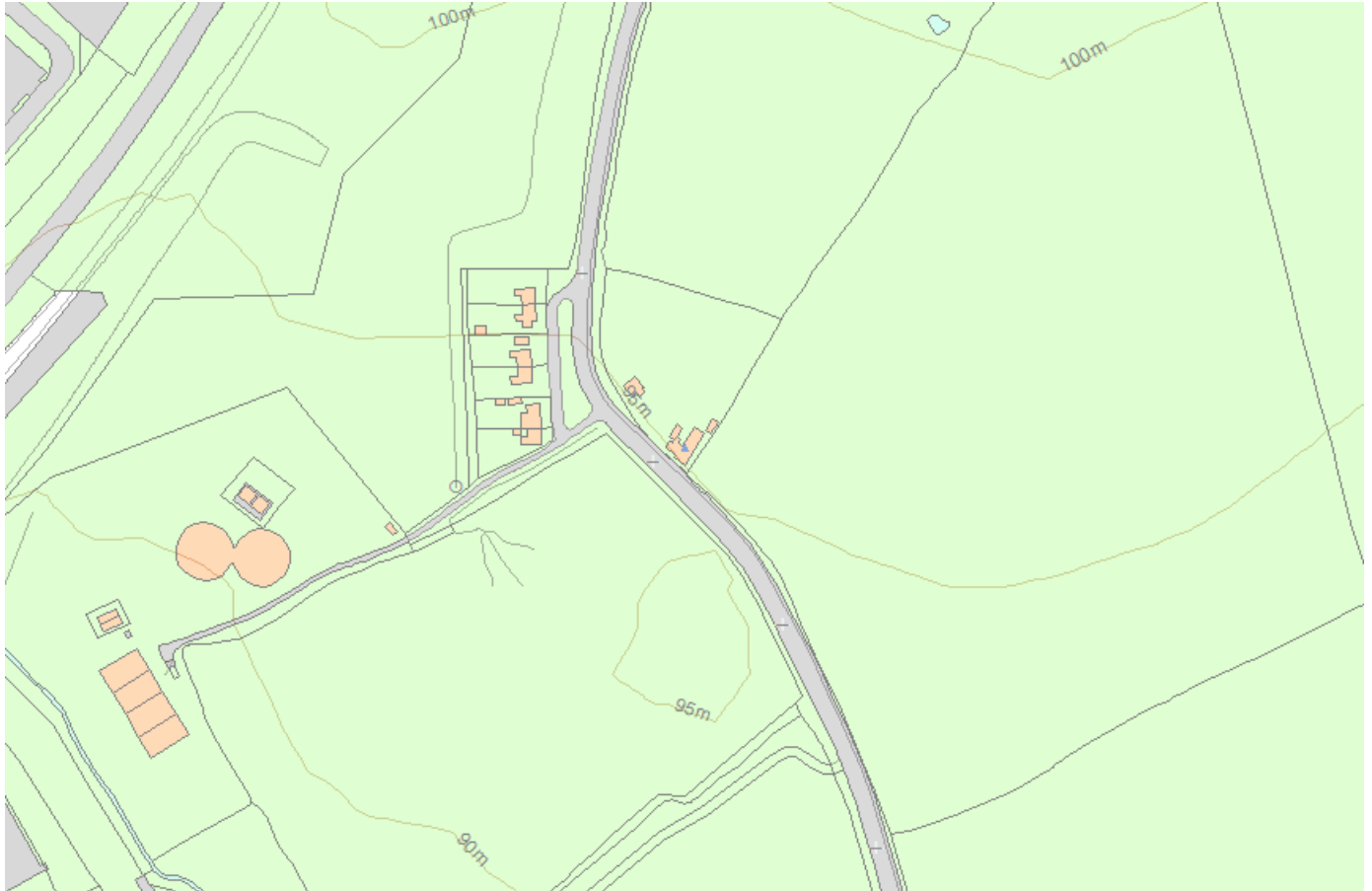
Grade:
II

List Entry Number:
1168947

Date first listed:
10-Sep-1981

Statutory Address:
[REDACTED]

Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 05-Nov-2021 at 09:25:33.

Location

Statutory Address:

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Takeley

National Grid Reference:

TL 55625 22817

Details

TL 52 SE 9/29

II Early C17 house, timber framed and plastered with weatherboarded ends rear, and dado. Thatched roof. Two storeys. Five window range, leaded casements. C17 red brick chimney stack. Modern gabled porch with tiled roof.

Listing NGR: TL5562522817

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

122083

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



OLD HOUSE FARMHOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1322590

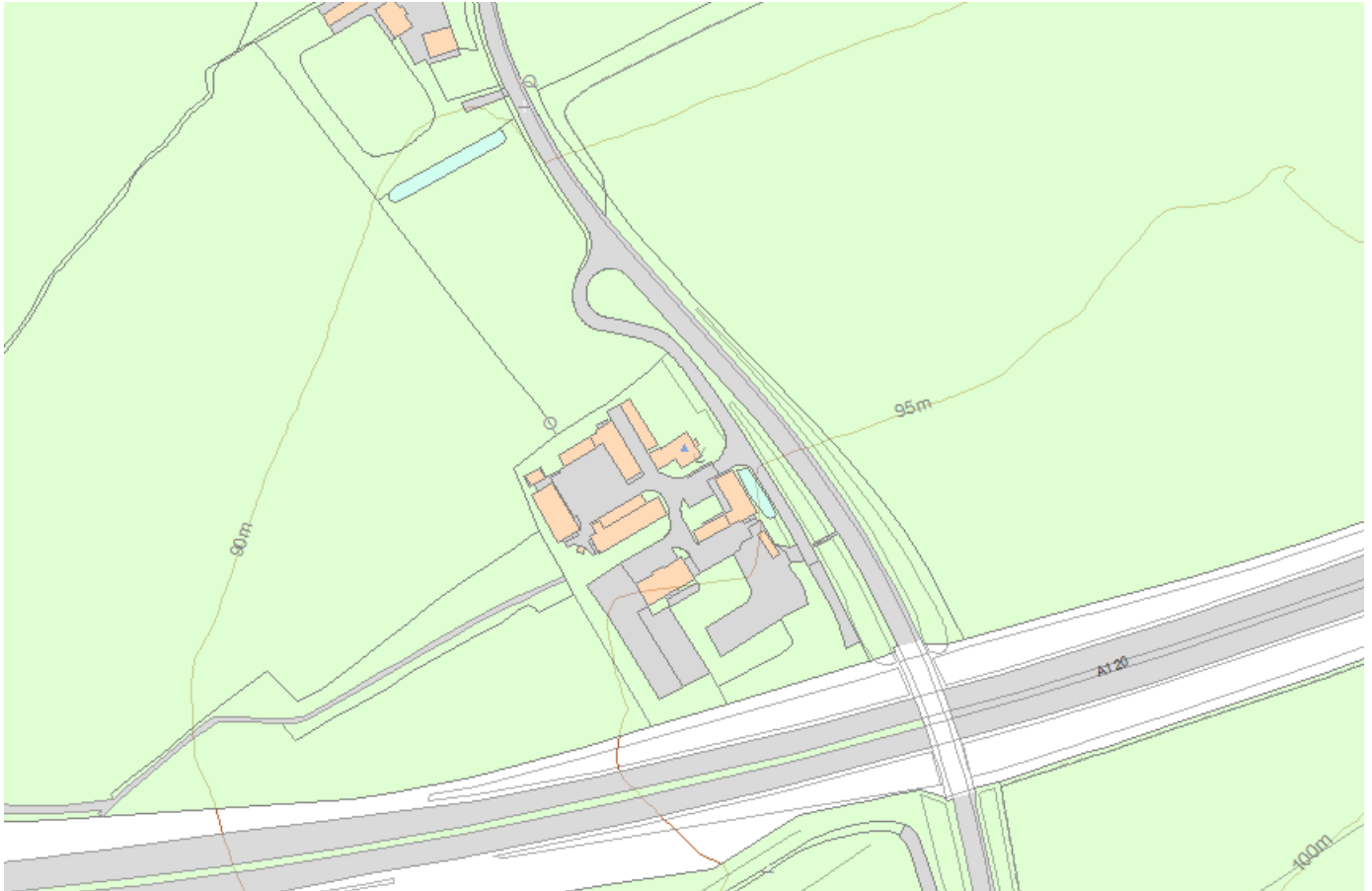
Date first listed:

10-Sep-1981

Statutory Address:



Map



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Location

Statutory Address:

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Takeley

National Grid Reference:

TL 55831 22191

Details

[REDACTED] TL 52 SE 9/30 II 2. Early C19 house in grey brick, with grey slate hipped roof. Two storeys. Three window range, double hung vertical sliding sashes with glazing bars. Square plan, with centre wall chimney stacks. Central Doric portico.

Listing NGR: TL5583122191

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

122082

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

[REDACTED]

Appendix B
Historic Maps

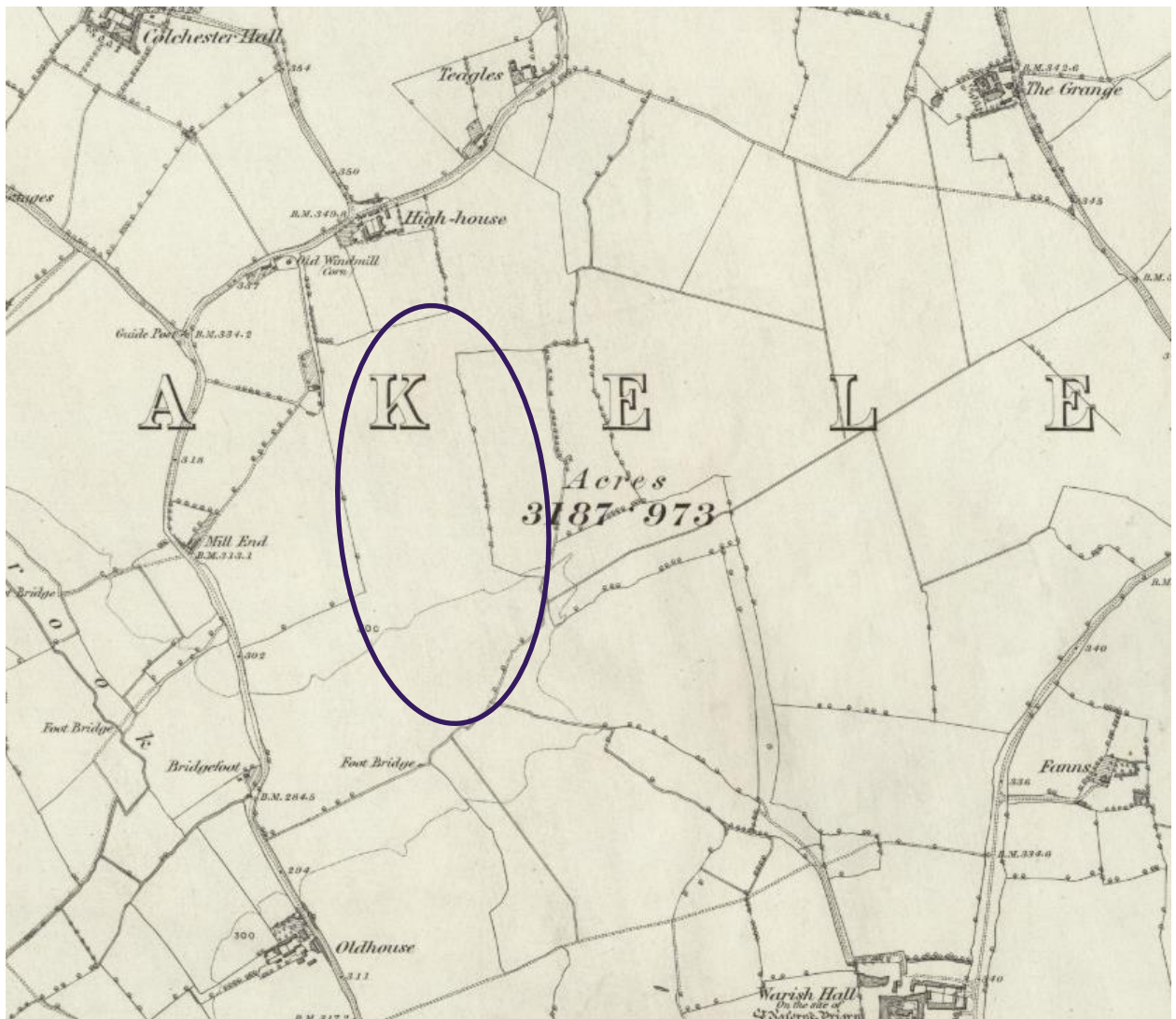


Plate 1: Essex Sheet XXIII

Surveyed: 1875 to 1876, Published: 1881

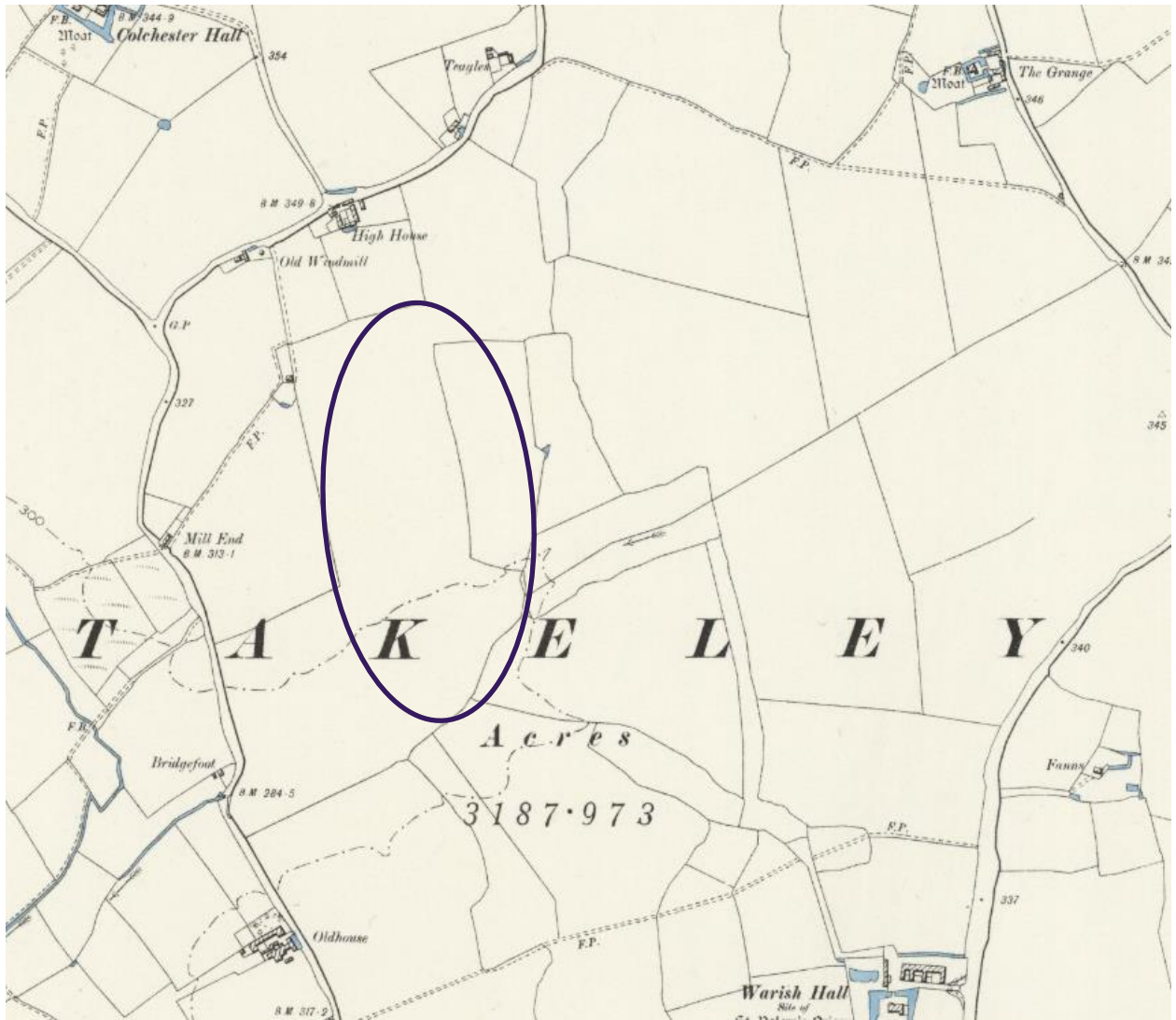


Plate 2: Essex Sheet XXIII.SW

Revised: 1896, Published: 1898



Plate 3: Essex Sheet nXXXIII

Revised: 1915 to 1916, Published: 1923

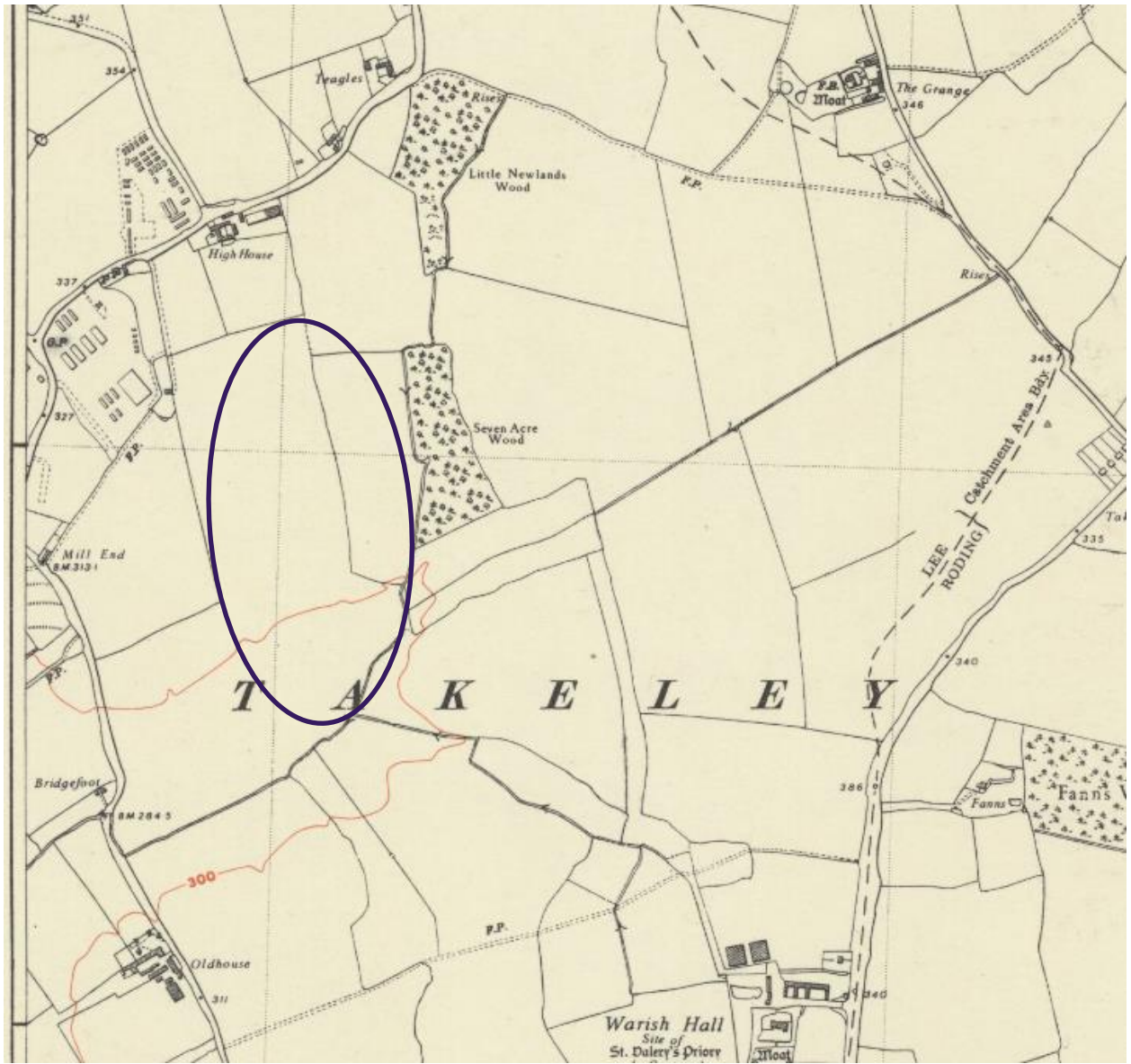


Plate 4: Essex Sheet nXXXIII

Revised: 1946 to 1947, Published: 1951

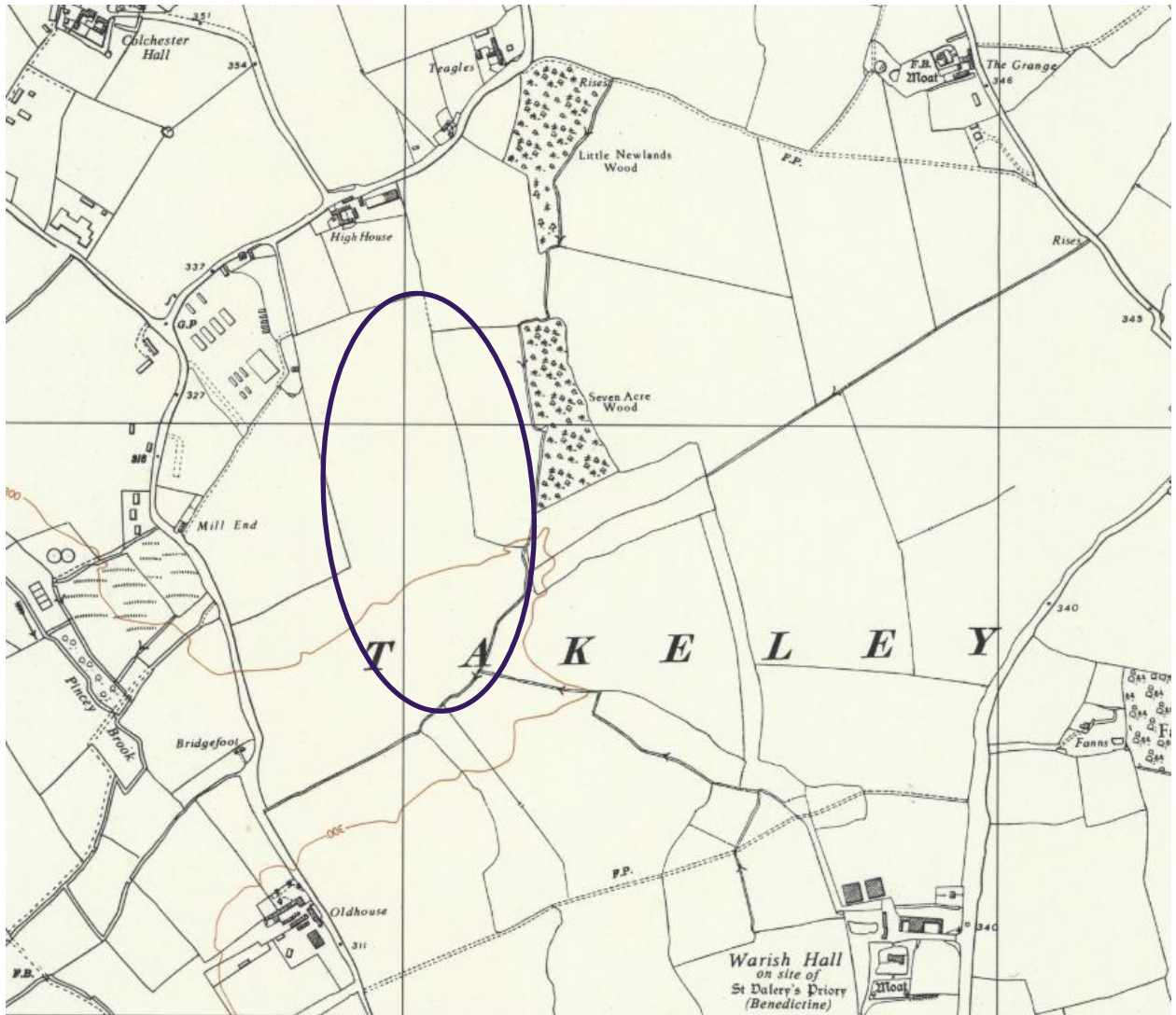


Plate 5: TL52SE - A

Surveyed / Revised: Pre-1930 to 1959, Published: 1960