

# LAND SOUTH OF HENHAM ROAD, ELSENHAM

## Built Heritage Statement

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Land South Of Henham Road,  
Elsenham  
5.2  
07 July 2022



## Quality Management

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## Approval for issue

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29 July 2022

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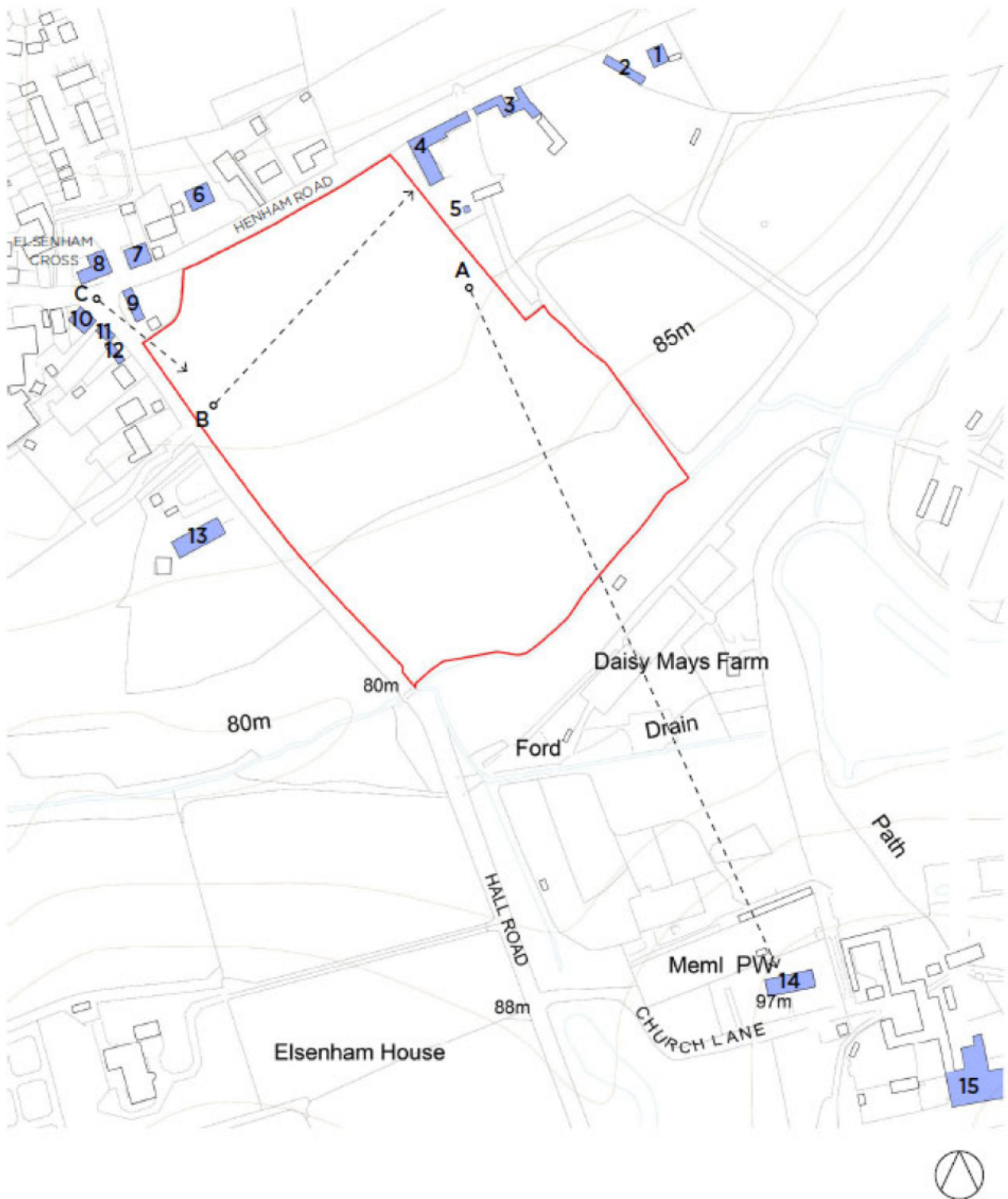
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## EXECUTIVE SUMMARY

- This Built Heritage Statement has been researched and prepared by RPS, on behalf of Countryside. It assesses the impacts of the proposed development on land south of Henham Road in Elsenham (hereafter referred to as ‘the Site’). The masterplan for the Site has been developed following an earlier Built Heritage Assessment which identified the relevant heritage assets and assessed the significance of buildings which have the potential to be impacted.
- Heritage Design Advice was issued at an early stage and can be seen to have strongly informed the layout of current proposal in respect of the identified heritage assets.
- A number of built heritage assets which are within close proximity to the Site and have been considered as part of this report. The listed buildings which have been assessed are:
  - 1) Gardener’s Cottage (Grade II, NHL:1171192)
  - 2) Range of thatched, timber framed outbuildings, and barn to west of Gardeners cottage (Grade II, NHL:1112339)
  - 3) Elsenham place (Grade II, NHL: 1112337)
  - 4) Barns to west of Elsenham place fronting road (Grade II, NHL: 1171188)
  - 5) Dovecote to south west of Elsenham place (Grade II, NHL: 1112338)
  - 6) The Lodge (Grade II, NHL: 1391101)
  - 7) The Stores and House (Grade II, NHL: 1322535)
  - 8) The Crown Inn (Grade II, NHL: 1305698)
  - 9) 1 and 2, the Cross, (Grade II, NHL: 1322511)
  - 10) Village Hall Cottage, (Grade II, NHL: 1305746)
  - 11) 5, The Cross, (Grade II, NHL: 1112368)
  - 12) Tinkers Cottage, (Grade II, NHL: 1305747)
  - 13) Old Vicarage, (Grade II, NHL: 1112334)
  - 14) Church of St Mary the Virgin, (Grade I, NHL: 1112335)
  - 15) Elsenham Hall, (Grade II, NHL: 1112336)
- The proposals are for *“Residential development comprising 130 dwellings, together with a new vehicular access from Henham Road, public open space, landscaping and associated highways, drainage and other infrastructure works (all matters reserved for subsequent approval apart from the primary means of access, on land to the south of Henham Road, Elsenham).”*
- The Assessment of Impact identified that most assets would not be affected by the proposed development. Low levels of less than substantial harm to significance, based on changes within their settings, were identified for three of these assets:
  - Barns to west of Elsenham Place fronting road
  - Dovecote to south west of Elsenham place
  - 1 and 2, the Cross

- This Built Heritage Statement has shown that there are fifteen listed buildings which have the potential to be impacted in some way by the development of the Site. It is concluded that impacts to the identified listed buildings vary between negligible and a low-moderate level of less than substantial harm. This is principally due to their proximity to the Site and changes within their wider settings that affect visual and historical functional connections.
- The potential for impacts on the historic environment has been minimised through design. This includes the layout of the site, positioning of building mass and the establishment of new locations that provide opportunity to experience and appreciate historic assets. Any residual harm will be weighed against the public benefits of the scheme.
- It is concluded that the application proposals would result in less than substantial harm, to the listed buildings and therefore their significance, and that this harm could be described as variable between negligible and low-moderate within the lower end of that wide spectrum of harm. This means that paragraph 202 of the NPPF is engaged. This states that, *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.*
- The wider planning benefits and heritage benefits are set out in the accompanying planning statement prepared by Savills, and as part of their planning assessments, these benefits are weighed against the less than substantial harm identified and described in this heritage statement, including:
  - Provision of Heritage Trail and new opportunities to appreciate local assets;
  - Open space buffer zone to the north and east edges of the Site;
  - Careful massing on single storey buildings adjacent to historic group at Elsenham Cross;
  - Enhancement of Public Right of Way with views to Elsenham Place and Elsenham Cross.
  - Site-wide Biodiversity Net Gain (BNG) of 20%.
- The proposed development's impact on the setting of the identified listed buildings would introduce a change in the experience of those settings but not to the extent that it would outweigh the wider planning benefits of the application proposals.



**Figure 1: Site plan showing relevant heritage assets in vicinity of the Site, refer previous page for historic building references**

# 1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Countryside. It assesses the impacts of the proposed development on land south of Henham Road in Elsenham (hereafter referred to as 'the Site'). The masterplan for the Site has been developed following an earlier Built Heritage Assessment which identified the relevant heritage assets and assessed the significance of buildings which have the potential to be impacted. Heritage Design Advice was issued at an early stage and can be seen to have strongly informed the current proposals.
- 1.2 A 1km search radius has been used to identify Heritage Assets which have the potential to be impacted, however a number of these listed buildings have been subsequently discounted as they share no visual, historical or functional connection with the Site.
- 1.3 This report makes reference 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* and *Conservation Principles* 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 historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.4 Site visits were carried out in February 2021 and March 2021, when weather conditions were overcast, but visibility was good, allowing for a robust appreciation of the Site and surrounding heritage assets. It was also during a seasonal period of low foliage.
- 1.5 This report identifies and assesses 15 designated assets for potential to be impacted by the proposed development.
- 1.6 The Assessment of Impact identified low levels of less than substantial harm to significance based on changes within their settings, for three of these assets:
- Barns to west of Elsenham Place fronting road
  - Dovecote to south west of Elsenham place
  - 1 and 2, the Cross
- 1.7 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. 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 compiled by Local Planning Authorities (LPAs) and incorporated into a Local List 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 the historic environment. 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 in recent cases, 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 189 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 194, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under '*Considering potential impacts*' the NPPF emphasises 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 196 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 in order 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 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 and 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.

### Overview: Historic Environment Good Practice Advice in Planning

- 2.17 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015). Of these, GPA2 and GPA3 are of particular importance in this case and a further description of these follows.

## 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.

## Local Planning Policy

- 2.25 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. In this instance the Local Planning Policy for the Site is set by Uttlesford District Council.
- 2.26 Uttlesford District Council made the decision to withdraw their draft Local Plan and commence work on a new Local Plan in 2020. This is at the issues and Options Stages and there are therefore no policies.
- 2.27 The Development Plan Framework (DPF) for Uttlesford is currently provided by the Uttlesford Local Plan which was adopted in January 2005. In December 2007 all policies were saved and then resaved in 2012.

## Uttlesford Adopted Local Plan (January 2005)

- 2.28 The Local Plan, adopted in January 2005 and saved in 2007, continues to provide the district's principal planning policies. It contains the following policy relevant to the historic built environment and this particular application:

*Policy ENV2 (Development affecting Listed Buildings) states that 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.*

## 3 HISTORIC BUILT ENVIRONMENT APPRAISAL

### Introduction

- 3.1 The Site is centred at NGR TL 53997 26265, to the south-west of Henham Road and to the north-east of Hall Road in Elsenham, Essex. The Site comprises a large open field which is principally laid to grass. It measures 5.3ha in total and is broadly rectangular in shape. The Site is largely one open field, however a line of trees exists at a previous subdivision. To the south-east of the Site dense mature tree planting provides a clear boundary. The south-eastern boundary of the Site is also marked by Stanstead Brook. Other boundaries are marked using a combination of trees and hedgerow. The Site is separated from the Barns at Elsenham Place by a timber fence. Most of the landscape to the east of the Site is made up of open fields, creating an open outlook. Immediately to the east there are several buildings, including the listed Barns and Dovecote at Elsenham Place, and Elsenham Place itself, which are located immediately adjacent to the Site. To the north-east of the Site is the village of Elsenham.
- 3.2 The topography of the Site is undulating, with it dipping down to the south-west corner. The northern edge of the Site is much flatter and is comparatively level with the rest of the street scene around it. A public footpath runs across the north of the Site, from Henham Road to Hall Road, and this exists on early mapping of the area. It is likely that this was a principal route for those walking from Henham Road to the Church of St Mary the Virgin. Principal access to the Site is currently via a gate to the south-west corner of the Site, although pedestrian access is also possible at the points of the footpath entry.

### Historic Development

#### History of Elsenham

- 3.3 The permanent settlement of the area appears to have begun in the Iron Age, as this heavily wooded area was gradually cleared. At the time of the Domesday Survey, Elsenham, then known as Alsenham or Elsingham, was identified along with the nearby parish of Takeley as still largely consisting of dense forest, capable of providing sufficient sustenance to 3,500 swine.
- 3.4 Originally, the village consisted of two small hamlets, one in the area around Elsenham Cross and the other around what is now Robin Hood Lane, north of Fuller's End. The parish church of St Mary the Virgin, rather than standing at the centre of a nucleated settlement, as one might expect, sat across the valley of Stansted Brook from these two small settlements, next to Elsenham Hall. The church itself was first mentioned in 1070, as part of an endowment to the Abbey of St Stephen, in Caen.
- 3.5 The parish contained little more than a small hamlet for much of its existence, and its population of around fifteen in 1086 had only risen to 348 over 700 years later in 1801. The clearance of the land surrounding the village had continued, and it remained, for the whole of this period, a principally agricultural community.
- 3.6 The population remained broadly stable into the twentieth century, so that while by 1848 the population of the parish had risen to 491, between 1851 and 1891 census returns record that the village shrank from 517 to 423 residents. Elsenham Station had opened in 1845, but contrary to patterns found elsewhere, this did not seem to have the positive impact on the village's population. This may be due to its unusual position; historic maps indicate that the village had not spread north from Elsenham Cross at this point, and the station was therefore built substantially beyond the village's edge. It is clear that the village remained a largely agricultural settlement, and probably suffered constant out migration from its residents to larger towns and cities nearby.

- 3.7 Around this time, Elsenham Hall, which had been substantially rebuilt in the eighteenth century, became occupied for much of the late nineteenth and early twentieth century by Sir Walter Gilbey, Bt., who raised Elsenham to national prominence through his manufacture of 'Elsenham Jam' and Gentleman's Relish (Patum Peperium). He was also famous as a horse breeder, and built a large Stud Farm to the west of Elsenham Hall, on rising ground above Fuller's End; this site still survives, although the original buildings do not. His other contribution to the architecture of Elsenham is the Gilbey Memorial, a brick and stone gazebo he erected as a monument to his wife in 1896; the village pump originally stood within it.
- 3.8 Another area in which Sir Walter Gilbey was involved was in the development of the Elsenham and Thaxted Light Railway which ran from 1913 to 1952. Following on from the Light Railways Act in 1896, it was intended to be a 'farmer's line', enabling easier travel between Elsenham, Henham and Thaxted without enormous expenditure, and replaced a horse-drawn omnibus service, that ran until 1913.
- 3.9 The M11 was built in the mid-1970s, opening in 1975 and this, as well as the introduction of mains drainage in the mid-1970s, facilitated a growth in the village's population, from around 1200 in 1971, to more than 2,400 today.

### Map Regression of the Site

- 3.10 The 1840 Elsenham Tithe Map of the area demonstrates that at this time the Site was largely in the same layout as now. The south-western corner of the Site was subdivided, and this is the principal difference. This small area of the Site was under the same ownership as the Church and Vicarage and is marked as Vicarial Glebe. The rest of the Site was under the ownership of Daniel Mumford and was also occupied by him. Mumford also owned The Barns at Elsenham Place, the Dovecote, Elsenham Place, Gardeners Cottage and Associated Outbuildings and 1 and 2 The Cross. This shows a historical functional connection between these listed buildings and the Site. Elsenham at the time of the Tithe Map was little more than those buildings which immediately surround the Site, along with the Church and Elsenham Hall. This shows it to be a small agricultural community.
- 3.11 The 1898 Ordnance Survey (OS) Map of the area shows a much similar layout to the Tithe, with the Site being in much the same layout as today. The bottom south-west corner of the Site does not appear to be subdivided at this point. A public footpath is shown running from Henham Road to Hall Road, and this likely provided access across the field for a route to the Church from Elsenham Place. Elsenham station is shown to the north-west of the majority of the village, with the settlement being the same size as is shown on the Tithe Map.
- 3.12 On the 1923 OS map Elsenham has started to spread along Park Road adjacent to the train tracks. This shows the beginning of expansion of the settlement. The expansion at this time however is still slow, and by the 1951 OS map the settlement has not spread much further along this road, although a few further properties have been constructed along Henham Road between Gardeners Cottage and Pennington Hall.
- 3.13 Little appears to change on the OS maps until the 1982-1983 map where a rapid expansion is seen. This took place in the 1970s. An extensive development has taken place to the west of the trainline, moving the focus of the village entirely away from its historic centre. To the east of the trainline there appears to have been little change, and the Site remains in the same layout as earlier.
- 3.14 The 2021 OS map shows continued expansion to the west of the trainline, in addition to some expansion to the north-west of the Site. The Site remains as open land in the same layout. Elsenham school to the west of the Site has expanded in order to accommodate the extra children associated with the rapid expansion of the settlement.

## Assessment of Heritage Assets

3.15 Within 1km of the Site there are 32 Listed Buildings. No Conservation Areas or locally listed assets have been identified in proximity to the Site. Some of the Listed Buildings have been discounted from further study due to lack of any visual or functional connection with the Site. It is therefore considered that they will not be impacted in any way by the proposed development of the Site and do not need to be assessed within this report. There are fifteen built heritage assets which are within close proximity to the Site and which have been considered as part of this report. Section 4 identifies only three assets (asterisked below) with the potential to be impacted by the proposed development. For completeness the assessments of significance for all of the identifies assets are included here in Section 3:

- Gardener's Cottage (Grade II, NHL:1171192)
- Range of thatched, timber framed outbuildings, and barn to west of Gardeners cottage (Grade II, NHL:1112339)
- Elsenham place (Grade II, NHL: 1112337)
- Barns to west of Elsenham place fronting road (Grade II, NHL: 1171188)\*
- Dovecote to south west of Elsenham place (Grade II, NHL: 1112338)\*
- The Lodge (Grade II, NHL: 1391101)
- The Stores and House (Grade II, NHL: 1322535)
- The Crown Inn (Grade II, NHL: 1305698)
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- Elsenham Hall, (Grade II, NHL: 1112336)

### Gardener's Cottage (Grade II, NHL:1171192)

3.16 **Significance:** Gardener's Cottage is a small cottage which principally dates to the late sixteenth and early seventeenth centuries. It is a timber framed property, which is plastered in most places, although with some weather boarding on the west elevation. The building has a half-hipped roof at the east and west end, which is covered with plain tiles. The building is two storeys in height, with simple and sparse fenestration on the front elevation, one timber casement on each storey and a simple off-centre plank door. Between the ground and first floor there is a simple sill band. On the front elevation of the building there is a twentieth century projection with a weather boarded front and a catslide roof. The chimney stack is located at the east end of the building and is constructed in brick.

3.17 The significance of the building is principally derived from the historic values embodied within the age of the built fabric. The building also presents aesthetic values, and the architecture of the asset demonstrates vernacular architecture during the sixteenth and seventeenth centuries. The cottage demonstrates rural agricultural workers cottages at the time of its construction and as such can provide an understanding of both the settlement and the architecture of the time.

- 3.18 **Setting:** The immediate setting of the heritage asset from where it is most readily appreciated is the residential garden to the front and rear. This places the cottage within a verdant setting and allows for an understanding of the qualities of the building. The immediately adjacent barns (separately listed) are also within this immediate setting and contribute to the understanding of the asset as a residential property serving agricultural land. These have a high level of group value, being both aesthetically and functionally historically connected. Whilst the barns are thatched and Gardener's Cottage is tiled, the roof shape of the two tie in together, with half hips apparent on both. This mirroring allows for an understanding of the buildings being functionally connected.
- 3.19 The wider setting of the heritage asset is made up of the surrounding landscape, which is mostly agricultural but also includes part of the village of Elsenham. The edge of village location allows for an understanding of the asset as a farm cottage. Other properties in proximity of a similar age demonstrate the general historical character of the assets. The agricultural landscape surrounding the asset contributes to the asset, both aesthetically in providing a rural outlook, but also through allowing for an understanding of the former function of the building.
- 3.20 The Site forms a part of this wider setting, and historically was under the same ownership, as shown on the Elsenham Tithe Map of 1840. It's peripheral relationship therefore makes a small positive contribution to the understanding of the asset. However there is no visible connection between the cottage and the Site due to the intervening Elsenham Place and associated outbuildings, so the contribution is reduced to being only historical.
- 3.21 **Summary:** Gardener's Cottage is an asset of high significance as demonstrated by its designation as a Grade II listed building. Its significance is primarily derived from the built fabric of the asset, however a secondary positive contribution is made by setting, including the Site which makes a very small, peripheral contribution to the its setting.

### **Range of thatched, timber framed outbuildings, and barn to west of Gardeners cottage (Grade II, NHL:1112339)**

- 3.22 **Significance:** The barns adjacent to Gardener's Cottage are separately listed as Grade II. They are formed of a range of seventeenth century timber framed and weather boarded outbuildings, with thatched roofs. The buildings are single storey, with steeply pitched roofs, which are half hipped at the northern elevation of the building. The doors are comprised of simple timber plank doors and there are no apparent windows within the building.
- 3.23 The significance of the asset lies within the clear historical value, with it revealing illustrative value of rural functionality. It also has aesthetic value. The building is considered to be of historic and architectural special interest, which is embodied within the fabric of the asset.
- 3.24 **Setting:** The setting of the barns is largely similar to that of Gardener's Cottage, with the cottage and immediate garden falling within the primary setting. The connection with the cottage is important in demonstrating its role as part of a complex of agricultural buildings. From this immediate setting the barns can be most easily appreciated.
- 3.25 The wider setting, as with Gardener's Cottage is made up of the surrounding agricultural fields, in addition to the adjacent parts of Elsenham village. The fields place the building within an edge of settlement location and allow for an understanding of the building as agricultural in function. This is therefore a contributor to the significance of the asset. The Site forms a peripheral part of this agricultural setting and as such it makes a very small, positive contribution to the significance of the asset. As with Gardener's Cottage views between the asset and the Site are deprived due to intervening buildings, so the very small, peripheral contribution is largely derived from the historic functional connection.
- 3.26 **Summary:** The significance of the asset is principally derived from the values embodied within the building's fabric. The Site makes a very small contribution through representing part of the open agricultural land, and through historically being under the same ownership, however contribution is



limited to historical functional connection, with visual connection being blocked by intervening buildings.

## Elsenham Place (Grade II, NHL: 1112337)

- 3.27 **Significance:** Elsenham Place is a sixteenth to seventeenth century timber-framed house, which has been plastered, with elements of ornamental pargeting. The roof is gabled and covered in plain tiles. The building appears to have originally been laid out in an 'H' shape, with gable wings extending at the west and east, however this has been later adapted with a further extension to the east wing and a perpendicular extension off the west wing, parallel to the road. This extension is constructed in red brick with diapering work in a blue brick. The gabled wings on the north façade of the building are jettied at the first storey. The house is two stories and attic. The windows vary in size, however they principally consist of timber casements with ornamental leaded lights.
- 3.28 The significance of the building is principally derived from the historic and architectural special interest of the asset which is embodied within the historic fabric of the asset. The building has a high degree of illustrative value, demonstrating popular decorative techniques of the region at the time and showing architectural styles. The building also has a high level of aesthetic value. The scale of the house, with some elements of formal design demonstrate the wealth of the owner and show the importance of agricultural trade when the property was built and altered.
- 3.29 **Setting:** The immediate setting of the building is made up of the now residential garden within which it is located, as well as the separately listed barns. The house, along with the barns make up a three-sided courtyard which demonstrates the agricultural nature of the barns and the associated house. Despite the house having some formal elements, the close proximity and connection to the adjacent barns are important as they demonstrate that this house did serve the agricultural land. The gardens are now residential private gardens, which whilst altered in function, contribute to the aesthetics of the asset. From this immediate setting the values and significance of the building can be most readily experienced.
- 3.30 The wider setting of the asset is comprised of the nearby properties within the village of Elsenham, as well as open agricultural land which surrounds it. This demonstrates the importance of the building, both as part of the local community and as a building with agricultural ties. The Site forms a small part of the wider agricultural landscape, with close proximity and therefore represents more importance. There is some tree screening between the asset and the Site, however glimpsed views are still possible between the two. In addition, the Site was historically under the same ownership as Elsenham Place, and this furthers the functional connection. It is likely that the farmer associated with the Site resided in Elsenham Place. It is therefore considered that the Site makes a positive contribution to the significance of the asset and allows for an understanding of the building's history.
- 3.31 **Summary:** The building's fabric is the principal contributor to the significance of the heritage asset, with this embodying the architectural, historic values of the building. The Barns and Dovecote in its immediate setting also contribute much to the understanding of the asset as a substantial house for its time which was serviced with a number of ancillary buildings providing various functions to the household. The Site makes a positive contribution to the significance of the asset, both aesthetically and functionally through representing part of the open agricultural land, and through historically being under the same ownership. This contribution is positive.

## Barns to west of Elsenham Place fronting road (Grade II, NHL: 1171188) and Dovecote to south west of Elsenham place (Grade II, NHL: 1112338)

- 3.32 The Barns to the West of Elsenham Place and the Dovecote share the same setting and so have been grouped together for the purposes of this report. Their individual significance is discussed below but their setting is considered in unison.
- 3.33 **Barns Significance:** The Barns are principally constructed in timber framing with weatherboarding, although with some elements of brick to the east and plaster to the west. They are an L-shaped range which date to the seventeenth and eighteenth centuries. The road facing elevation is seventeenth century in date with the south projecting range at the west being eighteenth century in age. The building has a hipped and half hipped roof covered with plain tiles. The west facing elevation has a central gabled entrance bay which projects from the main range. Openings vary in size from small first storey windows to large double height entrances, but all are covered with timber plank openings on hinges.
- 3.34 The building's significance is principally derived from the architectural and historic special interest of the asset. It has a high level of illustrative value, through demonstrating historic agricultural practices. It also possesses a high degree of aesthetic value.
- 3.35 **Dovecote Significance:** The Dovecote is a square timber framed building. It is set on a brick base topped with a weather-boarded plinth, and then plastered above. The pyramidal roof is topped with an open cupola, which has a further pyramid roof set on timber framing. The whole roof is tiled. In the northern elevation there is a timber door, and in the southern there is an arched window. The listing description (appendix B) states that internally there are the original nesting boxes.
- 3.36 The significance of the Dovecote is principally derived from the built fabric itself, including the architectural and historic values of the building. The asset demonstrates the use of architecture within functional buildings, with the building clearly having been designed to be aesthetically pleasing despite its utilitarian nature. The building has a high degree of aesthetic value, despite its relatively small scale.
- 3.37 **Setting:** The Setting of the two assets is largely the same. The two buildings are within the same curtilage, and also share this curtilage with Elsenham Place. This immediate setting makes a strong contribution to the assets, with the understanding of the buildings within their historical setting as a group of interrelated functions. The group value of the buildings makes an important contribution to the overall significance. This immediate setting is from where the buildings can be most readily understood.
- 3.38 The wider setting also makes an important contribution to the understanding of the assets, with the buildings being linked to their agricultural landscape. The open fields which surround the buildings therefore play a role in the significance of the assets and this includes the Site. The past shared ownership of the Site and these assets shows that it is likely that the barn served the fields within the Site. In addition to historical functional contribution, the Site also makes a contribution to the aesthetic interest of the building, with views across the Site to the assets being an important contributor to the aesthetic understanding of these buildings in their rural context. It is considered that the Site makes a moderate, positive contribution to the overall significance of the two listed buildings.
- 3.39 **Summary:** The listed buildings have a high degree of architectural and historic significance, which is principally embodied within their built fabric. The Site makes a positive contribution to the understanding of the assets, both functionally and aesthetically.

## The Lodge (Grade II, NHL: 1391101)

- 3.40 **Significance:** The Lodge is a grade II listed building which principally dates to the seventeenth century. The building is timber framed with white painted plaster. The roof is a hipped peg tile roof. The building is three uneven bays, with most windows being leaded light casements. On the ground floor the right-hand bay has a hipped roofed bay window. Within the central bay there is a leaded window but also left of centre a nineteenth century hipped roofed porch. The building has two internal gable end stacks in addition to one ridge stack which sits right of centre. To the rear of the building there are a number of perpendicular offshoots to the building, which cannot be appreciated from publicly accessible locations, nor are they mentioned in the listing description. They can however be experienced from aerial photography, and they appear to vary in age and style.
- 3.41 The significance of the listed building is principally derived from its architectural and historic special interest, which is embodied within the fabric of the building. The building demonstrates architecture during the seventeenth century, and how this developed to become more formal in later periods, with the addition of a bay and hipped porch. The building also has a high degree of aesthetic value.
- 3.42 **Setting:** The immediate setting of the heritage asset is made up of the plot within which it sits, which is where the asset can be most readily appreciated from. The high brick wall which surrounds the asset limits clear appreciation from the road, and so therefore within this wall there is a much greater understanding of the asset. The surrounding garden has been formalised into a residential garden, with a large drive at the front of the asset and a garden to the rear, which cannot be appreciated from publicly accessible locations, but which can be seen in aerial images. There are some other buildings within the immediate setting of The Lodge: one is a garage, which whilst constructed in a sympathetic manner, dates to the latter half of the twentieth century. To the east there is also a smaller outbuilding which does appear on some historic mapping and appears to be historic. This therefore contributes to the significance of the asset. Historically there were further large buildings within the curtilage of the asset, however these were demolished in the early twentieth century.
- 3.43 The wider setting of the asset is made up of the settlement of Elsenham, with other historic buildings within the setting contributing to the understanding of the asset. The Lodge is removed from the street and village by a substantial solid, brick wall. This is likely to shield the front garden from the busy collector road which functionally severs the Lodge from the Site with high volume, fast moving traffic. The area of Elsenham in proximity to the Lodge still allows for some understanding of the asset within a historically rural village setting. The wider setting also includes areas of fields to the north east providing a rural outlook, with the Site on the south side partially obscured by the solid brick wall. The Site makes a small, positive contribution to the heritage asset through providing an understanding of the asset within its edge of settlement, semi-rural location. It also aesthetically provides open outlook for the asset, though this is deprived through the presence of the solid brick wall.

**Summary:** The significance of the listed building is principally derived from its architectural and historic special interest from the fabric of the building. The immediate setting of the asset makes a positive contribution to the significance of the listed building, and the Site's contribution is largely diminished through the severance created by the solid brick wall and busy road.

## The Stores and House (Grade II, NHL: 1322535)

- 3.44 **Significance:** The Stores and House is a Grade II listed building which dates to the late eighteenth/early nineteenth century. It is a timber framed building which has been plastered and painted white, with a hipped tiled roof. The building is two storeys and a four-window range. The central two bays each have a small nineteenth century shop bay window with glazing bars on shaped brackets, with a central doorway set between them. The first-floor windows are double hung sashes, three-over-three. On the ground floor the left bay has a large garage entrance and the right has a timber door. The right two bays break slightly forward of the left two. There are two brick ridge stacks.

- 3.45 The significance of the listed building is principally derived from its architectural special interest, and from its historical interest as a former shop. The aesthetic value of the building clearly demonstrates its former function, with the shop windows contributing to the significance of the asset. The building would have had some communal value from it serving a public function, however the appreciation of this is now limited.
- 3.46 **Setting:** The immediate setting of the building is made up of the road which the asset fronts, as well as a small residential garden to the rear of the asset. This immediate setting is from where the asset and its values can be most readily appreciated. The road frontage somewhat diminishes the values of the asset, as although it would always have been set immediately fronting the road, the increase in traffic has had some impact. Despite this, a visible location would have been important to the function of the building as a shop and so therefore this an important part of the significance of the asset.
- 3.47 The wider setting of the Stores and House is the village of Elsenham, which it would have served. The historic properties surrounding the asset make a contribution to the asset as they allow for an understanding of the building within its historical setting. The Site is part of the wider setting of the asset, and through representing an open field, it shows the edge of settlement location of the asset so contributes functionally. In addition, the views over the open fields of the Site will make an aesthetic contribution to the significance of the listed building. The Site therefore contributes positively to the significance of the asset.
- 3.48 **Summary:** The House and Stores derive most of their value from the fabric of the listed building, which demonstrate architectural and historic importance. The wider setting, which includes the Site contributes positively to the asset, with the Site providing an edge of settlement context for the asset.

### **The Crown Inn (Grade II, NHL: 1305698), 5 The Cross, (Grade II, NHL: 1112368), Village Hall Cottage, (Grade II, NHL: 1305746) and Tinkers Cottage, (Grade II, NHL: 1305747)**

- 3.49 The Crown Inn, 5 The Cross Village Hall Cottage and Tinkers Cottage share similar settings and will be impacted in the same way by any proposed development. These have therefore been grouped for the purposes of this assessment.
- 3.50 **Significance of the Crown Inn:** The Crown Inn is an eighteenth-century building which has been designated as a Grade II listed building. It is a timber framed and plastered building with a gabled tiled roof. The Crown is two storeys and is a four-window range across the front facing southern façade. The upper storey consists of small casement windows. The ground floor has 3 canted bays with double-hung sashes. The right hand two bays are larger in size, with a doorway set between them. This has an architrave and a hood on brackets. The left bay has a small double hung sash. There is one ridge stack set left of centre and a further gable end stack. The asset has decorative panelling to the front elevation however this has been added in recent years and is not historic.
- 3.51 The significance of the listed building is principally derived from its historic and architectural special interest which is embodied within its fabric. The building has a high degree of architectural and aesthetic value, with it representing a public house building from the eighteenth century. The asset also has communal value through having served as a pub through its history.
- 3.52 **Significance of 5 The Cross:** 5 The Cross is a late eighteenth/early nineteenth century asset which has been Grade II listed due to its group value with the other surrounding heritage assets. It is a small timber framed and plastered residential building. There is some decorative pargetting which resembles panels on the building. The building is one storey and attic and is two bays. Each bay has one small timber casement. The roof is tiled with a gambrel at the south-east end. To the north-eastern end of the property there is a small attached single storey flat roofed garage.

- 3.53 The property possesses significance principally from its group value with the surrounding heritage assets. There is also some value of the building derived from its architectural and historic special interest, with it representing an example of small rural village architecture of the late eighteenth century. The building takes design cues from the other buildings on this street. And as such the decorative pargetting shows a movement away from simple agricultural workers cottages to something a little more stylised. This adds to the value of the building.
- 3.54 **Significance of Village Hall Cottage:** Village Hall Cottage is a Grade II listed early eighteenth-century residential property. It is one storey and attic and is three bays. The building is timber framed and plastered and as with 5 The Cross there is some minor decorative pargetting. The fenestration in the Village Hall Cottage is two-light casement windows on the front facing elevation. To right of centre there is a simple boarded door. The property has a tiled roof which dates to the twentieth century, and within this there is one sloping roofed dormer on the front elevation. There is a central ridge chimney stack. To the rear of the property there are two projecting perpendicular extensions, which are late twentieth/ early twenty-first century additions.
- 3.55 The significance of the listed building derives from its architectural and historic special interest, representing a rural residential building serving an agricultural community. It has a high degree of aesthetic value, despite its comparatively recent alterations. The decorative pargetting demonstrates a desire to formalise a simple rural cottage which adds to the understanding of the building.
- 3.56 **Significance of Tinkers Cottage:** Tinkers Cottage was constructed in the seventeenth-eighteenth centuries and is a timber framed plastered building with a thatched, half hipped roof. It is designated as a Grade II listed building. The asset is one storey and attic and is three bays. As with some of the above buildings the asset has some decorative pargetting, within which the date 1600 is inscribed. The listing description describes this as modern. Within the thatched roof there is a small thatched dormer. There are chimney stacks at each gable.
- 3.57 The building represents an example of a rural residential cottage and therefore has historic value through demonstrating the building styles and techniques at this time. This also provides architectural value to the building. As with the other assets discussed above, the decorative pargetting is likely a later addition, in order to provide a more formal appearance to these largely simple buildings, and these changing styles add to the understanding and significance of the building. The building has a high degree of aesthetic value which is furthered when viewed in conjunction with the other buildings within this grouping.
- 3.58 **Setting:** The setting of these buildings is largely similar, with all having rear gardens of varying sizes, but with all immediately fronting the road or having very small front gardens at their principal elevation. To the rear the gardens are residential in nature, except to The Crown Inn, but are all grassed. The garden for the Crown Inn has several mature trees and is comparatively large. This contributes to the understanding of the asset as a communal building, with a large space to the rear. The immediate settings, in the cases of 5 The Cross, Village Hall Cottage and Tinkers Cottage, allow for an understanding of the buildings as residential buildings within a rural setting.
- 3.59 The wider setting of the heritage assets is formed from the connection with the other buildings within this group, as well as the rest of the built form of Elsenham. At their construction these assets were comparatively isolated and formed a group with each other. Infill development has impacted this somewhat, however the assets are arranged to face the street fronts and retain visibility between the group demonstrating the group value. The Site forms a part of the wider setting and contributes peripherally to this character through providing views of open land. This makes a small positive contribution as it represents the historical agricultural setting of these buildings.
- 3.60 **Summary:** The significance of the listed buildings is principally derived from their architectural and historic special interest embodied within the fabric of the assets, but also from their group value as a cluster of historic buildings. The wider setting makes a small positive contribution, and the Site

provides an area of open space which allows for an understanding of the assets in their rural context. This is a secondary contributor to the values derived from the built fabric.

## 1 and 2, the Cross, (Grade II, NHL: 1322511)

- 3.61 **Significance:** 1 and 2 The Cross is an early eighteenth-century timber-framed building with plaster. This plastering features decorative pargetting which is likely a later addition to upgrade the property from a basic agricultural cottage to something with a little more architectural styling. The cottages are principally made up of one long range, with a projecting gable wing to the front, west elevation. The building is one storey and attic. The fenestration across the building is casement windows in a variety of sizes, and mostly late-twentieth century. The roof is gabled and tiled, with two gabled dormers on the west side and two on the east and a gambrel roof to the south. To the far-right bay where the entrance of the property is, the roof continues down to form an open sided porch over the main entrance. There is one brick ridge stack on the main wing, with a further internal stack within the projecting west wing. To the Rear of the property there is a large external stack.
- 3.62 The significance of the listed building is principally derived from the building's architectural and historic interest, which is embodied within the fabric of the building itself. It reflects architectural building styles of rural agricultural cottages and the changes to the building such as the extensions and pargetting demonstrate the changes in architecture within this area. The building has a high degree of aesthetic interest, which can be experienced from a number of different angles. It groups together with the other listed properties discussed above, as it formed a small hamlet settlement and was a largely rural community.
- 3.63 **Setting:** The immediate setting of the listed building is comprised of the residential garden to the east which is laid to lawn and the small area of grass to the front. From this immediate setting the significance of the listed building can be most easily appreciated. The garden appears to be the same layout to that shown on the Tithe Map of 1840 and that demonstrates a continuity in the property. This historic setting is currently clearly demarcated with perimeter planting.
- 3.64 The wider setting of the asset is made up of the settlement of Elsenham, which includes the surrounding listed buildings. This makes a contribution to the significance of the asset as these properties possess group value through showing the small rural hamlet which they were originally located within. The wider setting also includes the surrounding agricultural landscape and established mature tree line to the hinterland. The property backs immediately on to the Site and is partially separated by hedge planting. This provides a rural outlook to the cottage and allows for an understanding of it within a rural settlement. The Site was also historically under the same ownership as 1 and 2 the Cross and it therefore shows historical functional connection. The Site therefore makes a positive contribution to the significance of the heritage asset.
- 3.65 **Summary:** The significance of 1 and 2 The Cross is largely derived from the historic and architectural special interest embodied within the fabric of the asset. The asset also shares group values with the other historic assets which surround it, representing a small rural community. The Site contributes to the overall significance through providing an open backdrop to the listed building, and through the historic functional connection between the Site and the listed building.

## Old Vicarage, (Grade II, NHL: 1112334)

- 3.66 **Significance:** The Old Vicarage is a Grade II listed early nineteenth century property. It is a stuccoed property with a tiled roof, which is principally gabled. The building is two storeys. The main façade of the property is south facing and has two double storeyed bows, each with a three-window range. Set between these is a central entrance with a Doric portico with fluted columns and a double hung sash above. To the left of the left bow there is a further one window range bay. Set back from this there is a further two window range, and then a protruding one window range with a hipped roof. To the north of the property three gabled wings extend perpendicular to the main range. The property

has several chimney stacks in a variety of locations, all of which are brick built, and most with two brick flues.

- 3.67 The significance of the listed building derives from its historical and architectural special interest embodied in the fabric of the Old Vicarage. It has a high degree of architectural and aesthetic value, demonstrating the building practices and styles of the early nineteenth century. The use of the property as a Vicarage demonstrates the status that Vicars held at this time, with this being a relatively large and formal property set within a large garden. The property appears to have undergone a number of extensions and this shows the continued importance of vicarage through the nineteenth and early twentieth centuries. The building possesses a degree of communal value, with the vicarage being a focal point for the Christian community.
- 3.68 **Setting:** The immediate setting of the building is the residential garden within which it is located and this is the only place where the property can be easily appreciated due to the dense screening which surrounds the curtilage of the building. To the north-west there is a large driveway and to the south-east a grassed garden. This contributes to the significance of the building as mentioned above as it shows the importance of the vicarage set within a large residential garden.
- 3.69 The wider setting of the asset is principally derived from historical functional connection with the rest of Elsenham, and with the Church of St Mary the Virgin. The Vicarage would have served an important role within the community and as such the setting extends beyond the visible reaches. The enclosed nature of the asset means that there is little visual connection between the asset and most of the village of Elsenham. The Site is located immediately to the north-east of the Old Vicarage, over Hall Road. Despite the proximity, the contribution made to the significance of the asset is mainly functional due to the lack of visual connection due to planting. Even during winter months the screening was dense. There is some functional connection derived from the southern corner of the Site being under the same ownership as the Vicarage on the 1840 Elsenham Tithe Map. The Site does therefore make a small positive contribution to the listed building, particularly as it is shown on the Tithe Map.
- 3.70 **Summary:** The significance of the listed building is principally derived from the architectural and historic special interest of the asset, with it demonstrating high architectural values. The setting of the asset makes a positive contribution, principally the immediate setting, with this being where the asset is most readily appreciated from. The wider setting makes a small positive contribution from historical functional connection, however visual contribution is limited due to the dense vegetation which screens the listed building from its surrounds.

## Church of St Mary the Virgin, (Grade I, NHL: 1112335)

- 3.71 **Significance:** The Church of St Mary the Virgin is a Grade I listed building which in large dates to the twelfth century. The Church was also constructed on the site of an earlier Church, which the listed building description states was likely Saxon, due to a record from 1070 showing the gifting of the church as an endowment to the Abbey of St Stephen, at Caen in Normandy. The building has undergone alterations, with the chancel being altered in the fifteenth century, as well as the west tower being added in the early fifteenth century. This tower is of three stages with an embattled parapet and a stair turret rising to halfway up the second stage on the south-east corner. The south porch dates to c.1500 and has embattled wall plates and a tie beam with octagonal crown posts. The south doorway is Norman, with columns carved with zig-zag ornamentation and carved capitals. Above the door there is a tympanum which is carved with saltire crosses. Within the nave there are Norman windows.
- 3.72 The significance of the listed building is principally derived from its architectural and historical special interest, as well as its high level of aesthetic values. The building has a high degree of architectural value, with features of importance demonstrating twelfth century church construction, as well as further changes to the Church, particularly in the fifteenth century, demonstrating changing styles of Church architecture. The historical values of the building are also of importance, with a Church of

this date showing a resilience within history. The building also has evidential value, with its location on the Site of an earlier church having the potential to reveal further information about past human activity. The Communal value of the Church is more intangible, with the Church having represented an important space within the community of Elsenham for many centuries. The continued use of the Church in a religious function shows that this is both historic and current communal value. There is also a high degree of aesthetic value derived from the fabric of the Church.

- 3.73 **Setting:** The immediate setting of the asset is the curtilage of the Church, which is mostly laid to grass, with some areas of vegetation and several gravestones. This places the Church within its historical and functional setting and contributes to the overall significance of the asset. From here the values of the Church derived from its built fabric can be most readily appreciated, as an up-close understanding of the aesthetics and architectural features of the asset is possible.
- 3.74 The wider setting of the heritage asset covers a large area. The placement of the Church in an out of settlement location is unusual, and this creates a high level of historic interest to the asset. Despite this, the asset can be seen from a large area due to its raised location, and this means that visual setting extends to a wide area. The Site forms a part of this, with views from the Site to the Church possible, and return views from the Church back to the Site. The visibility of the Church within the wider landscape is only apparent as glimpsed views during winter months when foliage leaves the tree belt to the south of the Site. The southern corner of the Site was shown as being under the ownership of The Reverend Thomas Canning as Vicarial Glebe on the 1840 Elsenham Tithe Map, and this provides a degree of functional connection as it was under Church Ownership. The wider setting of the Church extends further than where it can be viewed from, due to its historical functional connection with the village of Elsenham. The important role that the Church played, and still plays, within the community means that its setting includes the entire village and does not necessarily rely on visual connection to express its contribution to significance.
- 3.75 **Summary:** The significance of the Church of St Mary the Virgin is principally derived from the values embodied within the built fabric of the asset. It is considered however that the setting does also play an important part in contributing to the significance of the asset, and this includes the Site which allows for an understanding of the Church as serving a rural community. Whilst this contribution is secondary, it is still an important part of the significance.

## Elsenham Hall, (Grade II, NHL: 1112336)

- 3.76 **Significance:** Elsenham Hall is a Grade II listed building located in close proximity to The Church of St Mary the Virgin. It is a large mansion house constructed in red brick which dates to the nineteenth century. The building is three storeys, with an embattled parapet obscuring the roof from ground level view. The building has now been converted to flats. The south frontage of the building is the principal façade and is three bays across the main expanse of the facade. The centre bay has a three-window range, with the bays either side being a one window range. Most of the fenestration within the building comprises double hung sashes with glazing bars, and the windows on the ground floor are tripartite with elliptical heads. The outer bays project at the front elevation, and between these on the central bay there is a stuccoed porch with 3 flat arches and an embattled parapet. There are several large brick stacks across the building with each stack having several chimney pots. This gives the roofscape of the building a high degree of aesthetic value. To the right of this main range is a further two storey projecting range, and then a further set back range to the right of that. To the rear of the building there is a complex pattern of building form, including further buildings which lie immediately to the east of the Church and appear from aerial imagery to have originally formed outbuildings and stables. These form a part of the curtilage of the building and are therefore included within the listing.
- 3.77 The significance of the building is principally derived from the built fabric of the asset which embodies the architectural and historical values of the building. The building demonstrates formal architecture within the nineteenth century and shows changing styles of mansion buildings. Archaeological work



carried out in the late nineteenth century showed that Elsenham Hall was located on the Site of the Ancient Manor Hall, and there is therefore evidential value, derived from the possibility of further archaeological work revealing more about the historical Manor. The Building was resided in and improved by Sir Walter Gilbey, who was a wine merchant, horse breeder and philanthropist and as such possesses a degree of associative value through this connection.

- 3.78 **Setting:** The immediate setting of Elsenham Hall is large due to the large area of garden which surrounds it. This is open land laid to grass and with a high number of fields, it is not formal garden area. From this immediate setting the significance of the building can be most readily appreciated. The trees within this setting create a degree of isolation and therefore contributes to the separation between the hall and the rest of the village.
- 3.79 The wider setting of the asset includes the Church which lies in close proximity to the Hall. The Church contributes to the significance of the listed building as it provides it with a sense of superiority in relation to the other historic buildings in the village. This pairing with the church almost gives the Manor a feeling of a country estate with an estate Church. The wider setting also includes the fields surrounding the asset, and these show the isolated and rural situation of the Hall, contributing to its understanding as distinct from the village of Elsenham. The Site forms a part of the wider setting, and from the Site glimpsed views of the chimneys of the hall are occasionally possible. This is limited to the winter months where these can be seen between the trees. This contribution to significance is very small, as part of the wider landscape, but positive.
- 3.80 **Summary:** The significance of the asset is principally derived from the architectural and historic special interest embodied within the fabric of the building. There is also associative value derived from the residence of Sir Walter Gilbey in the building. The Site makes a very minor contribution to the significance of the asset, through providing a small part of the open space which surrounds the Site, however this is secondary.

## 4 PROPOSALS AND ASSESSMENT OF IMPACT

- 4.1 *“Residential development comprising 130 dwellings, together with a new vehicular access from Henham Road, public open space, landscaping and associated highways, drainage and other infrastructure works (all matters reserved for subsequent approval apart from the primary means of access, on land to the south of Henham Road, Elsenham).”*
- 4.2 The outline proposals are more fully described in the Design and Access Statement prepared by DAP Architects and submitted in support of this application. The outline proposals have been carefully considered in relation to the historic environment and the constraints therein, as well as opportunities to enhance and reveal aspects of place that are not currently appreciable. RPS was consulted prior to the master planning design phase and heritage design advice was issued to inform the design process.
- 4.3 The following design principles and objectives were identified during the course of the design process and have helped to shape the proposal:
- To be sympathetic and responsive to the nearby heritage assets such as St Marys Church, the barns at Elsenham Place and the important grouping around Elsenham Cross.
  - Appreciate the site’s landscape setting, reinforced by new green infrastructure.
  - Incorporate buffers of open space with frontage set back to reflect existing built form and respect natural features.
  - Integrate the on-site public right of way and create new routes that connect with the wider footpath network.
  - Specify vernacular building materials and naturalistic hard landscaping suited to a rural location.
  - Consider the sites topography.
  - Provide vehicular access from Henham Road.
  - Consider on-site utilities and easements.
  - Implement a SUDS strategy to manage surface water run-off.
  - Offer ecological enhancements to achieve biodiversity net gain.
  - Deliver the right mix of housing in a sustainable location.
- 4.4 This site presents an opportunity to create a genuinely unique and contextually relevant addition to the village of Elsenham. The development proposal centres on the Site’s historical context, with respect for nearby heritage assets providing the setting to everyday life. Situated within a historic landscape setting with access to countryside walks and nearby amenity, the proposal puts placemaking at the centre of the development process.

### Assessment of Impact

- 4.5 Impact to some degree will be unavoidable due to the proximity of the Site to the listed buildings, and the historic functional connection with the Site. This will need to be weighed against the public benefits of the scheme. However, there are some measures that have been incorporated into the current proposals in order reduce the potential for impact, which are included in the following assessments of harm to Significance.

### Elsenham Place, Barns and Dovecote at Elsenham Place, Gardeners Cottage and Barns at Gardeners Cottage

- 4.6 The buildings are currently separated from the rest of Elsenham by the Site, and therefore the Site allows for an understanding of these assets as distinct from the rest of Elsenham. In addition, the Site also contributes to their significance through functional connection, having historically been under the same ownership. The development of the Site could potentially alter understanding of the

listed buildings through an erosion of the functional connection, and through bringing the built form of the village of Elsenham closer to these heritage assets.

- 4.7 The potential to cause harm to significance through changes within the setting of these assets has been mitigated and reduced through a considered and collaborative design process. An area of open land would be retained at the north-eastern corner of the Site, which would be presented as grassland with some planting. This would maintain the functional separation of the heritage assets from the built form of the village thereby maintaining an understanding of building hierarchy and chronology. Between this and the edge of the proposed new development a tree buffer could further reduce impact by creating a visual separation between the assets and the proposed new development, however the proposal is currently left open to allow for enhanced appreciation of the heritage assets from the public realm within the Site. Development will be low density at the part of the Site closest to these assets and does not exceed two storeys in height at this edge. Lighting at this edge of development would be angled into the Site rather than out of it, in order to minimise light spill to the heritage assets. The Public Right of way would be retained across the Site allowing for a continued access from these buildings to Hall Road and to provide for historical continuity.
- 4.8 The proposed development would cause a moderate level of harm as a result of changes to the setting to the west of the listed buildings. This would be partly alleviated by the provision of open space buffers immediately adjacent to the assets.

## **The Lodge, The Stores and House, 1 and 2 The Cross, The Crown Inn, 5 The Cross, Village Hall Cottage, and Tinkers Cottage**

- 4.9 The Lodge currently has an open outlook from its upper storey over the Site, and this makes a minor contribution to the significance of the asset. The loss of this view is unavoidable with the proposed development of the Site, however there are some mitigation measures which would lessen the impact. The development would be low density on the edge of Henham Road thereby maintaining some understanding of this area as an edge of settlement location. A buffer of open land would be left at the north east corner of the Site with some tree planting to allow for some historical understanding of this as previously open land. Properties at this edge would also be lower in height to allow for The Lodge to have some degree of physical dominance. The proposed built form positions a substantial gap on the axis of the Lodge to maintain a long view into the Site. These mitigation strategies would also lessen the impact on The Stores and House, and would allow for some retained understanding of this asset in its edge of settlement location
- 4.10 There would be a negligible level of harm to the significance of The Lodge related to changes within its wider setting and would be limited to changes to its southern prospect.
- 4.11 In the land behind 1 and 2 The Cross, development would not immediately front the garden of the asset. A generous set back is proposed to reduce potential impact on the asset through changes within its setting. This asset is only one storey plus attic so new built form is proposed in proportion to this element. The proposals to the south are shown as single level bungalows which are positioned away from the Hall Street edge to ensure the listed buildings at Elsenham Cross maintain their prominence as a legible, historic grouping at the intersection. Taller parts of the development are positioned deeper within the Site, to ensure this grouping is not overwhelmed. Tree planting along the Hall Road edge allows for this area to feel less dense and would lessen the potential for impact of the proposed changes within the setting of the listed buildings.
- 4.12 Whilst views are less prominent as with 1 and 2 The Cross, there is still some experience of the openness of the Site from The Crown Inn, 5 The Cross, Village Hall Cottage and Tinkers Cottage. All of these other than The Crown Inn are very small-scale residential buildings, and as such dense, tall development would create an enclosed and overwhelming character for these assets. The proposed development in the areas immediately adjacent to these properties, which is also the area

of land behind 1 and 2 The Cross, uses open buffers and built-form that is low-height to minimise the potential impact. The properties to the south of the intersection are proposed as single storey bungalows to defer to the scale of the listed buildings. Development at this point is proposed as low density with proportionate spaces between building platforms, and could be further separated by planting, however it is not considered essential.

- 4.13 Overall, appreciation of the proposed development would be limited from the principal views from and towards this group of listed buildings at Elsenham Cross, which would retain their legibility and prominence in the townscape. There would be a negligible level of harm brought about by changes within the wider setting of The Crown Inn, 5 The Cross, Village Hall Cottage and Tinkers Cottage. 1 and 2 The Cross would experience a slightly higher level of low-moderate harm due to its proximity to the development Site. This would be partly minimised through the setting back of development from the southern and eastern boundary of the listed building.

### **The Old Vicarage**

- 4.14 The old vicarage is only glimpsed from the Site due to the dense tree screening which surrounds it. This visibility would be lessened even further in the summer months with full foliage. The asset already experiences increased noise and light through the location on the well trafficked Hall Road. The proposed development has the potential to further impact on the asset through a proportionately small increase in noise, light, erosion of functional connection to the church and through a low degree of visual impact. Potential impact would be managed by ensuring that lighting is arranged to be inwards facing towards the Site. The proposed development would be set back from the road and proportionate vegetation buffers, combined with the natural contours, would shield the development from Hill Road. This area has less limitation in storey height due to the limited visual connection and also the scale of the Vicarage. A heritage trail for pedestrians is proposed in this zone which allows a functional connection to remain between all of the identified heritage assets.
- 4.15 The proposed development would result in a negligible level of harm to significance of the Old Vicarage.

### **The Church of St Mary the Virgin and Elsenham Hall**

- 4.16 There are seasonal, glimpsed views through from the Site to the Church of St Mary the Virgin and to the chimneys of Elsenham Hall. It is considered that potential impact on the hall would be very limited, however the change in character of this views would have a small impact on the Church of St Mary the Virgin as these views serve to connect the village with the Church.
- 4.17 The development proposals include a viewing corridor that retains a view through from Henham Road to the Church which would be accessible during winter months. The public right of way retained through the Site and extended onto a heritage trail and a new Orchard, enhances the functional and visual connection between the Church and village. The proposed road, arrival point and basin also maintain the view to the Church from the Site and would offer increased opportunities to experience the asset and its connection to the local area.
- 4.18 Lighting within the Site would be considered so that it does not diminish the experience from the viewing corridor. Subject to other planning constraints, appropriate architectural lighting could be offered to the church to augment the visual connection if it is felt that further mitigation is necessary.

There would be a negligible level of less than substantial harm to both Elsenham Hall and the Church of St Mary, related to changes within their wider setting to the north including development on land that was once owned by the Church. The historical, functional link is not currently evident within the landscape and would not be lessened through development. The proposed heritage trail brings about additional opportunities to appreciate views to the Church and Hall and could provide further interpretation to aid understanding of the history of the area, thereby minimising harm to a negligible level.

## 5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared to provide an assessment of the significance of the built heritage assets and the degree to which this could potentially be affected by the proposed development of the Site to the south of Henham Road in Elsenham, Essex.
- 5.2 It has been written with regard to primary legislation (The Planning (Listed Buildings and Conservation Areas) Act 1990), the relevant heritage requirements of the National Planning Policy Framework, and local policy and guidance.
- 5.3 This statement has shown that there are fifteen listed buildings which have the potential to be impacted in some way by the development of the Site. It is concluded that impacts to the identified listed buildings vary between negligible and a low-moderate level of less than substantial harm. This is principally due to their proximity to the Site and changes within their wider settings that affect visual and historical functional connections.
- 5.4 The potential for impacts on the historic environment has been minimised through design. This includes the layout of the site, positioning of building mass and the establishment of new locations that provide opportunity to experience and appreciate historic assets. Any residual harm will be weighed against the public benefits of the scheme.
- 5.5 It is concluded that the application proposals would result in less than substantial harm, to the listed buildings and therefore their significance, and that this harm could be described as variable between close to negligible and within the lower end of that wide spectrum of harm. This means that paragraph 202 of the NPPF is engaged. This states that, *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.*
- 5.6 Paragraphs 202 and 203 of the NPPF address the balancing of harm against public benefits. If a balancing exercise is necessary, it is acknowledged that considerable weight and importance should be applied to the statutory duty. In this instance, the statutory duty is to preserve the setting of the listed buildings (S66 of the P(LB&CA) Act 1990). Proposals that would result in less than substantial harm should be weighed against the public benefits of a proposal, including its retention in its optimum viable use.
- 5.7 The guidance sets out to explain how proposals can avoid or minimise harm to the significance of a heritage asset or the wider historic environment. It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. This heritage assessment and the accompanying application documents set out the way in which the significance has been assessed and understood and how this has shaped the development of the application proposals.
- 5.8 The Planning Practice Guidance reiterates that the crucial issue in the assessment of proposals is whether development would cause substantial harm to the significance of the heritage asset (para 18 of the PPG). It states that, *In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*
- 5.9 The guidance addresses the sometimes confusing policy in the NPPF that relates to substantial or less than substantial harm as set out in paragraph 201 of the Framework. Paragraph 202 notes that where development *will lead to less than substantial harm... this harm should be weighed against the public benefits of the proposal...*
- 5.10 The guidance does seek to explain the concept of “public benefits” and what are the practical implications of this test. In paragraph 20 of the guidance it refers to paragraph 8 of the NPPF. It states that,

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.*

The wider planning benefits and heritage benefits are set out in the accompanying planning statement prepared by Savills, and as part of their planning assessments, these benefits are weighed against the less than substantial harm identified and described in this heritage statement, including:

- Provision of Heritage Trail and new opportunities to appreciate local assets;
- Open space buffer zone to the north and east edges of the Site;
- Careful massing on single storey buildings adjacent to historic group at Elsenham Cross;
- Enhancement of Public Right of Way with views to Elsenham Place and Elsenham Cross;
- Site-wide Bio-diversity Net Gain of 20%.

The proposed development's impact on the setting of the identified listed buildings would introduce a change in the experience of those settings but not to the extent that it would outweigh the wider planning benefits of the application proposals.

# PLATES





**Plate 1: The Site**



**Plate 2: Gardeners Cottage and Barns**





**Plate 3: Elsenham Place**



**Plate 4: The Barns and Dovecote at Elsenham Place**



**Plate 5: The Lodge**



**Plate 6: The Stores and House**



**Plate 7: The Crown Inn**



**Plate 8: 5 The Cross and Tinkers Cottage**



**Plate 9: Village Hall Cottage**



**Plate 10: 1 and 2 The Cross**



**Plate 11: The Old Vicarage**



**Plate 12: The Church of St Mary the Virgin**



**Plate 13: The View of the Church of St Mary the Virgin from Site**



**APPENDICES**

## Listed Buildings Descriptions

### GARDENERS COTTAGE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1171192

Date first listed:

22-Feb-1980

Statutory Address:

GARDENERS COTTAGE, HENHAM ROAD

Location

Statutory Address:

GARDENERS COTTAGE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54151 26472

Details

ELSENHAM HENHAM ROAD 1. 5222 Gardeners Cottage TL 52 NW 22/1113

II GV

2. C16-C17 timber-framed and plastered house with some weather-boarding. Two storeys. Casement windows. Roof tiled, half-hipped at the east and west ends. A C20 addition projects on the front, with a weather-boarded front and a catslide roof above.

Listing NGR: TL5415126472



## REPORT

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### RANGE OF THATCHED, TIMBER FRAMED OUTBUILDINGS, AND BARN TO WEST OF GARDENERS COTTAGE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112339

Date first listed:

22-Feb-1980

Statutory Address:

RANGE OF THATCHED, TIMBER FRAMED OUTBUILDINGS, AND BARN TO WEST OF GARDENERS COTTAGE, HENHAM ROAD

Location

Statutory Address:

RANGE OF THATCHED, TIMBER FRAMED OUTBUILDINGS, AND BARN TO WEST OF GARDENERS COTTAGE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54135 26459

Details

ELSENHAM HENHAM ROAD 1. 5222 Range of thatched, timber-framed outbuildings, and barn to west of TL 52 NW 22/1114 Gardeners Cottage

II GV

2. Range of C17-C18 timber-framed and weather-boarded outbuildings and barn with thatched roofs.

Listing NGR: TL5413526459

### ELSENHAM PLACE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112337

Date first listed:

26-Nov-1951

Statutory Address:

ELSENHAM PLACE, HENHAM ROAD

Location

Statutory Address:

ELSENHAM PLACE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54067 26441

Details

ELSENHAM HENHAM ROAD 1. 5222 Elsenham Place TL 52 NW 22/248 26.11.51

II GV

2. C16-C17 timber-framed and plastered house. Cabled wings extend at the east and west ends of the north front. The east wing also extends to the south at the rear with exposed timber-framing on the west side. The gabled wings on the north front are jettied on the first storey. The house was renovated in the C20, with panels of ornamental pargetting. Two storeys and attics. The windows are modern casements with ornamental leaded lights. Roofs tiled. The interior has some woodwork which came from The Close, High Street, Saffron Walden, when it was demolished in 1937, and a wood overmantle which came from Beaufort House, Chelsea. (RCHM 3).

## REPORT

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Listing NGR: TL5406726441

Sources

Other

An Inventory of the Historical Monuments in Essex North West, (1916)

BARNS TO WEST OF ELSENHAM PLACE FRONTING ROAD

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1171188

Date first listed:

22-Feb-1980

Statutory Address:

BARNS TO WEST OF ELSENHAM PLACE FRONTING ROAD, HENHAM ROAD

Location

Statutory Address:

BARNS TO WEST OF ELSENHAM PLACE FRONTING ROAD, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54016 26405

Details

ELSENHAM HENHAM ROAD 1. 5222 Barns to west of Elsenham Place fronting road TL 52 NW 22/249

II GV

## REPORT

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2. An L-shaped range of C17 and C18 timber-framed and weather-boarded barns, with some plaster on the west side. Roofs tiled. A large C17 barn extends to the east and west with a half hipped roof and C18 barns extends to the south at the west end. There are gabled entrance bays on the east, west and south sides.

Listing NGR: TL5401626405

### DOVECOTE TO SOUTH WEST OF ELSENHAM PLACE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112338

Date first listed:

26-Nov-1951

Statutory Address:

DOVECOTE TO SOUTH WEST OF ELSENHAM PLACE, HENHAM ROAD

Location

Statutory Address:

DOVECOTE TO SOUTH WEST OF ELSENHAM PLACE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54028 26390

Details

ELSENHAM HENHAM ROAD 1. 5222 Dovecote to south-west of Elsenham Place TL 52 NW 22/250  
26.11.51

II GV

## REPORT

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2. C17 square timber-framed dovecote with a brick base, a weather-boarded plinth and plastered above. A pyramid tiled roof is surmounted by an open cupola with a small pyramid tiled roof. The interior has the original nesting boxes.

Listing NGR: TL5402826390

### THE LODGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1391101

Date first listed:

17-Jun-1982

Statutory Address:

THE LODGE, HENHAM ROAD

Location

Statutory Address:

THE LODGE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53882 26384

Details

1. ELSENHAM HENHAM ROAD 5222 The Lodge

TL 52 NW 48/1115A

II

## REPORT

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2. 17th century or earlier, timber framed and plastered two storey house. Hipped, peg tile roof. Hipped roofed off-centre 19th century porch and hipped roofed bay window on south elevation. Plaster coving under eaves and modern leaded light casements. Three red brick stacks, one rebuilt.

### THE STORES AND HOUSE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1322535

Date first listed:

22-Feb-1980

Statutory Address:

THE STORES AND HOUSE, HIGH STREET

Location

Statutory Address:

THE STORES AND HOUSE, HIGH STREET

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53847 26351

#### Details

ELSENHAM HIGH STREET 1. 5222 The Stores and house TL 5326 48/1115

### II GV

2. Late C18 or early C19 timber-framed and plastered building. Two storeys. Four window range, double-hung sashes, with vertical glazing bars. The ground storey has 2 small C19 shop bay windows with glazing bars, on shaped brackets, and a central doorway. There is a garage entrance at the west end. Roof tiled, hipped.

## REPORT

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Listing NGR: TL5384726351

THE CROWN INN

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1305698

Date first listed:

03-Jul-1974

Statutory Address:

THE CROWN INN, HIGH STREET

Location

Statutory Address:

THE CROWN INN, HIGH STREET

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53822 26342

Details

ELSENHAM HIGH STREET 1. 5222 The Crow Inn TL 5326 48/251 3.7.74

II GV

2. C18 timber-framed and plastered building. Two storeys. Four window range. The upper storey has small casements and the ground storey has 3 canted bays with double-hung sashes with glazing bars. There is a 6-panel door with architrave and a hood on brackets. Roof tiled, with one central and one end external chimney stack to the front block.

Listing NGR: TL5382226342

VILLAGE HALL COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1305746

Date first listed:

03-Jul-1974

Statutory Address:

VILLAGE HALL COTTAGE, THE CROSS

Location

Statutory Address:

VILLAGE HALL COTTAGE, THE CROSS

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53815 26316

Details

ELSENHAM THE CROSS 1. 5222 Village Hall Cottage TL 5326 48/253 3.7.74

II GV

2. Early C18 timber-framed and plastered house. One storey and attics. Casement windows. Boarded door. Roof tiled, (C20), with one sloping roofed dormer on the front and a central chimney stack. A modern weather-boarded addition extends at the south end, with a lean-to roof.

Listing NGR: TL5381526316

5, THE CROSS





## REPORT

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Be the first to contribute

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112368

Date first listed:

03-Jul-1974

Statutory Address:

5, THE CROSS

Location

Statutory Address:

5, THE CROSS

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53828 26306

Details

ELSENHAM THE CROSS 1. 5222 No 5 TL 5326 48/1100 3.7.74

II GV

2. Small timber-framed and plastered house with late C18 or early C19 external features. One storey and attics. Small casement windows. Roof tiled, with a gambrel roof at the south-east end. Included for group value.

Listing NGR: TL5382826306

TINKERS COTTAGE

Overview

## REPORT

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Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1305747

Date first listed:

22-Feb-1980

Statutory Address:

TINKERS COTTAGE, THE CROSS

Location

Statutory Address:

TINKERS COTTAGE, THE CROSS

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53832 26295

Details

ELSENHAM THE CROSS 1. 5222 Tinkers Cottage TL 5326 48/254 3.7.74

II GV

2. Small C17-C18 timber-framed and plastered building. Renovated. One storey and attics. On the front there is a modern date 1600 scratched into the plaster. Modern casements. Roof thatched, half hipped, with end external chimney stacks and one modern dormer.

Listing NGR: TL5383226295

1 AND 2, THE CROSS

Overview

Heritage Category:

Listed Building

## REPORT

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Grade:

II

List Entry Number:

1322511

Date first listed:

03-Jul-1974

Statutory Address:

1 AND 2, THE CROSS

Location

Statutory Address:

1 AND 2, THE CROSS

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53842 26325

Details

ELSENHAM THE CROSS 1. 5222 Nos 1 and 2 TL 5326 48/252 3.7.74

II GV

2. Early C18 timber-framed and plastered cottages on a T shaped plan with a gabled wing extending to the west. One storey and attics. Casement windows. Roof tiled, with one gabled dormer on the west side and a gambrel roof at the south end.

Listing NGR: TL5384226325

OLD VICARAGE

Overview

Heritage Category:

Listed Building

Grade:

II

## REPORT

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List Entry Number:

1112334

Date first listed:

22-Feb-1980

Statutory Address:

OLD VICARAGE, HALL ROAD

Location

Statutory Address:

OLD VICARAGE, HALL ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53883 26184

Details

ELSENHAM HALL ROAD 1. 5222 Old Vicarage TL 5326 48/1111

II

2. Early C19 stuccoed Regency house. Two storeys. The south front has 2 large 2 storeyed bows, each with 3 window range and a central doorway with a Doric portico with fluted columns, and one double-hung sash above. All the windows have glazing bars (narrow section). A wing of 4 window range extends to the west and the west end, of one window range, breaks forward, with a hipped roof. Gabled wings extend to the north. The windows are mainly double-hung sashes with glazing bars (some casements). Roofs tiled.

Listing NGR: TL5388326184

## CHURCH OF ST MARY THE VIRGIN

Overview

Heritage Category:

Listed Building

Grade:

I

List Entry Number:

1112335

Date first listed:

## REPORT

---

21-Feb-1967

Statutory Address:

CHURCH OF ST MARY THE VIRGIN, HALL ROAD

Location

Statutory Address:

CHURCH OF ST MARY THE VIRGIN, HALL ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54228 25924

Details

ELSENHAM HALL ROAD 1. 5222 Church of St Mary the Virgin TL 52 NW 22/247 21.2.67

I

2. Much of this church is of the C12. The nave and chancel were built early in the C12 on the site of an earlier church, probably Saxon. A record of 1070 exists of the gift of the church as an endowment to the abbey of St Stephen, at Caen in Normandy. The chancel was altered in the C15 and the west tower of 3 stages without buttresses, with an embattled parapet and a stair turret rising to the second stage on the south-east corner was added early in the C15. The south porch was added about 1500 and has embattled wall plates and tie beam, with octagonal crown posts. The spandrels of the curved braces to the tie beams are carved. The south doorway is Norman with columns carved with zig-zag ornamentation and carved capitals. The tympanum is carved with saltire crosses. Inside the doorway a stone coffin lid carved with bands of saltire crosses is inserted in the tympanum. The nave has some Norman windows and a fine chancel arch ornamented with zig-zag carving and bands of saltire crosses. The nave has a C15 king post roof and the chancel has a fine double arched piscina with dog tooth ornamentation. The pulpit has an early C17 octagonal stem. The church is situated away from the village centre. Graded for its architectural and historical value. (RCHM 1).

Listing NGR: TL5422825924

Sources

Other

An Inventory of the Historical Monuments in Essex North West, (1916)

ELSENHAM HALL

Overview

Heritage Category:

## REPORT

---

Listed Building

Grade:

II

List Entry Number:

1112336

Date first listed:

22-Feb-1980

Statutory Address:

ELSENHAM HALL, HALL ROAD

Location

Statutory Address:

ELSENHAM HALL, HALL ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54337 25866

Details

ELSENHAM HALL ROAD 1. 5222 Elsenham Hall TL 52 NW 22/1112

II

2. Large C19 red brick mansion with an embattled parapet. Now converted into flats. Three storeys. One:three:one window range on the south front, the window generally are double-hung sashes with glazing bars. The ground storey windows are tripartite with elliptical heads. The outer bays, of one window range, project on the front with a stuccoed porch with 3 flat arches and an embattled parapet between them. Brick bands extend between the storeys.

Listing NGR: TL5433725866

Proposed Development

GARDENERS COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1171192

Date first listed:

22-Feb-1980

Statutory Address:

GARDENERS COTTAGE, HENHAM ROAD

Location

Statutory Address:

GARDENERS COTTAGE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54151 26472

Details

ELSENHAM HENHAM ROAD 1. 5222 Gardeners Cottage TL 52 NW 22/1113

II GV

2. C16-C17 timber-framed and plastered house with some weather-boarding. Two storeys. Casement windows. Roof tiled, half-hipped at the east and west ends. A C20 addition projects on the front, with a weather-boarded front and a catslide roof above.

Listing NGR: TL5415126472



## REPORT

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### RANGE OF THATCHED, TIMBER FRAMED OUTBUILDINGS, AND BARN TO WEST OF GARDENERS COTTAGE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112339

Date first listed:

22-Feb-1980

Statutory Address:

RANGE OF THATCHED, TIMBER FRAMED OUTBUILDINGS, AND BARN TO WEST OF GARDENERS COTTAGE, HENHAM ROAD

Location

Statutory Address:

RANGE OF THATCHED, TIMBER FRAMED OUTBUILDINGS, AND BARN TO WEST OF GARDENERS COTTAGE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54135 26459

Details

ELSENHAM HENHAM ROAD 1. 5222 Range of thatched, timber-framed outbuildings, and barn to west of TL 52 NW 22/1114 Gardeners Cottage

II GV

2. Range of C17-C18 timber-framed and weather-boarded outbuildings and barn with thatched roofs.

Listing NGR: TL5413526459



ELSENHAM PLACE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112337

Date first listed:

26-Nov-1951

Statutory Address:

ELSENHAM PLACE, HENHAM ROAD

Location

Statutory Address:

ELSENHAM PLACE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54067 26441

Details

ELSENHAM HENHAM ROAD 1. 5222 Elsenham Place TL 52 NW 22/248 26.11.51

II GV

2. C16-C17 timber-framed and plastered house. Cabled wings extend at the east and west ends of the north front. The east wing also extends to the south at the rear with exposed timber-framing on the west side. The gabled wings on the north front are jettied on the first storey. The house was renovated in the C20, with panels of ornamental pargetting. Two storeys and attics. The windows are modern casements with ornamental leaded lights. Roofs tiled. The interior has some woodwork which came from The Close, High Street, Saffron Walden, when it was demolished in 1937, and a wood overmantle which came from Beaufort House, Chelsea. (RCHM 3).

## REPORT

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Listing NGR: TL5406726441

Sources

Other

An Inventory of the Historical Monuments in Essex North West, (1916)

BARNS TO WEST OF ELSENHAM PLACE FRONTING ROAD

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1171188

Date first listed:

22-Feb-1980

Statutory Address:

BARNS TO WEST OF ELSENHAM PLACE FRONTING ROAD, HENHAM ROAD

Location

Statutory Address:

BARNS TO WEST OF ELSENHAM PLACE FRONTING ROAD, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54016 26405

Details

ELSENHAM HENHAM ROAD 1. 5222 Barns to west of Elsenham Place fronting road TL 52 NW 22/249

II GV

## REPORT

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2. An L-shaped range of C17 and C18 timber-framed and weather-boarded barns, with some plaster on the west side. Roofs tiled. A large C17 barn extends to the east and west with a half hipped roof and C18 barns extends to the south at the west end. There are gabled entrance bays on the east, west and south sides.

Listing NGR: TL5401626405

### DOVECOTE TO SOUTH WEST OF ELSENHAM PLACE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112338

Date first listed:

26-Nov-1951

Statutory Address:

DOVECOTE TO SOUTH WEST OF ELSENHAM PLACE, HENHAM ROAD

Location

Statutory Address:

DOVECOTE TO SOUTH WEST OF ELSENHAM PLACE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54028 26390

Details

ELSENHAM HENHAM ROAD 1. 5222 Dovecote to south-west of Elsenham Place TL 52 NW 22/250  
26.11.51

II GV

## REPORT

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2. C17 square timber-framed dovecote with a brick base, a weather-boarded plinth and plastered above. A pyramid tiled roof is surmounted by an open cupola with a small pyramid tiled roof. The interior has the original nesting boxes.

Listing NGR: TL5402826390

### THE LODGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1391101

Date first listed:

17-Jun-1982

Statutory Address:

THE LODGE, HENHAM ROAD

Location

Statutory Address:

THE LODGE, HENHAM ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53882 26384

Details

1. ELSENHAM HENHAM ROAD 5222 The Lodge

TL 52 NW 48/1115A

II

## REPORT

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2. 17th century or earlier, timber framed and plastered two storey house. Hipped, peg tile roof. Hipped roofed off-centre 19th century porch and hipped roofed bay window on south elevation. Plaster coving under eaves and modern leaded light casements. Three red brick stacks, one rebuilt.

### THE STORES AND HOUSE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1322535

Date first listed:

22-Feb-1980

Statutory Address:

THE STORES AND HOUSE, HIGH STREET

Location

Statutory Address:

THE STORES AND HOUSE, HIGH STREET

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53847 26351

Details

ELSENHAM HIGH STREET 1. 5222 The Stores and house TL 5326 48/1115

II GV

2. Late C18 or early C19 timber-framed and plastered building. Two storeys. Four window range, double-hung sashes, with vertical glazing bars. The ground storey has 2 small C19 shop bay windows with glazing bars, on shaped brackets, and a central doorway. There is a garage entrance at the west end. Roof tiled, hipped.

## REPORT

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Listing NGR: TL5384726351

THE CROWN INN

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1305698

Date first listed:

03-Jul-1974

Statutory Address:

THE CROWN INN, HIGH STREET

Location

Statutory Address:

THE CROWN INN, HIGH STREET

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53822 26342

Details

ELSENHAM HIGH STREET 1. 5222 The Crow Inn TL 5326 48/251 3.7.74

II GV

2. C18 timber-framed and plastered building. Two storeys. Four window range. The upper storey has small casements and the ground storey has 3 canted bays with double-hung sashes with glazing bars. There is a 6-panel door with architrave and a hood on brackets. Roof tiled, with one central and one end external chimney stack to the front block.

Listing NGR: TL5382226342

## REPORT

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### VILLAGE HALL COTTAGE

#### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1305746

Date first listed:

03-Jul-1974

Statutory Address:

VILLAGE HALL COTTAGE, THE CROSS

Location

Statutory Address:

VILLAGE HALL COTTAGE, THE CROSS

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53815 26316

Details

ELSENHAM THE CROSS 1. 5222 Village Hall Cottage TL 5326 48/253 3.7.74

II GV

2. Early C18 timber-framed and plastered house. One storey and attics. Casement windows. Boarded door. Roof tiled, (C20), with one sloping roofed dormer on the front and a central chimney stack. A modern weather-boarded addition extends at the south end, with a lean-to roof.

Listing NGR: TL5381526316

5, THE CROSS

## REPORT

---

Be the first to contribute

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112368

Date first listed:

03-Jul-1974

Statutory Address:

5, THE CROSS

Location

Statutory Address:

5, THE CROSS

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53828 26306

Details

ELSENHAM THE CROSS 1. 5222 No 5 TL 5326 48/1100 3.7.74

II GV

2. Small timber-framed and plastered house with late C18 or early C19 external features. One storey and attics. Small casement windows. Roof tiled, with a gambrel roof at the south-east end. Included for group value.

Listing NGR: TL5382826306

TINKERS COTTAGE

Overview



## REPORT

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Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1305747

Date first listed:

22-Feb-1980

Statutory Address:

TINKERS COTTAGE, THE CROSS

Location

Statutory Address:

TINKERS COTTAGE, THE CROSS

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53832 26295

Details

ELSENHAM THE CROSS 1. 5222 Tinkers Cottage TL 5326 48/254 3.7.74

II GV

2. Small C17-C18 timber-framed and plastered building. Renovated. One storey and attics. On the front there is a modern date 1600 scratched into the plaster. Modern casements. Roof thatched, half hipped, with end external chimney stacks and one modern dormer.

Listing NGR: TL5383226295

1 AND 2, THE CROSS

Overview

Heritage Category:

Listed Building

## REPORT

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Grade:

II

List Entry Number:

1322511

Date first listed:

03-Jul-1974

Statutory Address:

1 AND 2, THE CROSS

Location

Statutory Address:

1 AND 2, THE CROSS

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53842 26325

Details

ELSENHAM THE CROSS 1. 5222 Nos 1 and 2 TL 5326 48/252 3.7.74

II GV

2. Early C18 timber-framed and plastered cottages on a T shaped plan with a gabled wing extending to the west. One storey and attics. Casement windows. Roof tiled, with one gabled dormer on the west side and a gambrel roof at the south end.

Listing NGR: TL5384226325

OLD VICARAGE

Overview

Heritage Category:

Listed Building

Grade:

II

## REPORT

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List Entry Number:

1112334

Date first listed:

22-Feb-1980

Statutory Address:

OLD VICARAGE, HALL ROAD

Location

Statutory Address:

OLD VICARAGE, HALL ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 53883 26184

Details

ELSENHAM HALL ROAD 1. 5222 Old Vicarage TL 5326 48/1111

II

2. Early C19 stuccoed Regency house. Two storeys. The south front has 2 large 2 storeyed bows, each with 3 window range and a central doorway with a Doric portico with fluted columns, and one double-hung sash above. All the windows have glazing bars (narrow section). A wing of 4 window range extends to the west and the west end, of one window range, breaks forward, with a hipped roof. Gabled wings extend to the north. The windows are mainly double-hung sashes with glazing bars (some casements). Roofs tiled.

Listing NGR: TL5388326184

CHURCH OF ST MARY THE VIRGIN

Overview

Heritage Category:

Listed Building

Grade:

I

## REPORT

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List Entry Number:

1112335

Date first listed:

21-Feb-1967

Statutory Address:

CHURCH OF ST MARY THE VIRGIN, HALL ROAD

Location

Statutory Address:

CHURCH OF ST MARY THE VIRGIN, HALL ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54228 25924

Details

ELSENHAM HALL ROAD 1. 5222 Church of St Mary the Virgin TL 52 NW 22/247 21.2.67

I

2. Much of this church is of the C12. The nave and chancel were built early in the C12 on the site of an earlier church, probably Saxon. A record of 1070 exists of the gift of the church as an endowment to the abbey of St Stephen, at Caen in Normandy. The chancel was altered in the C15 and the west tower of 3 stages without buttresses, with an embattled parapet and a stair turret rising to the second stage on the south-east corner was added early in the C15. The south porch was added about 1500 and has embattled wall plates and tie beam, with octagonal crown posts. The spandrels of the curved braces to the tie beams are carved. The south doorway is Norman with columns carved with zig-zag ornamentation and carved capitals. The tympanum is carved with saltire crosses. Inside the doorway a stone coffin lid carved with bands of saltire crosses is inserted in the tympanum. The nave has some Norman windows and a fine chancel arch ornamented with zig-zag carving and bands of saltire crosses. The nave has a C15 king post roof and the chancel has a fine double arched piscina with dog tooth ornamentation. The pulpit has an early C17 octagonal stem. The church is situated away from the village centre. Graded for its architectural and historical value. (RCHM 1).

Listing NGR: TL5422825924

Sources

Other

## REPORT

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An Inventory of the Historical Monuments in Essex North West, (1916)

ELSENHAM HALL

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1112336

Date first listed:

22-Feb-1980

Statutory Address:

ELSENHAM HALL, HALL ROAD

Location

Statutory Address:

ELSENHAM HALL, HALL ROAD

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Elsenham

National Grid Reference:

TL 54337 25866

Details

ELSENHAM HALL ROAD 1. 5222 Elsenham Hall TL 52 NW 22/1112

II

2. Large C19 red brick mansion with an embattled parapet. Now converted into flats. Three storeys. One:three:one window range on the south front, the window generally are double-hung sashes with glazing bars. The ground storey windows are tripartite with elliptical heads. The outer bays, of one window range, project on the front with a stuccoed porch with 3 flat arches and an embattled parapet between them. Brick bands extend between the storeys.

Listing NGR: TL5433725866





**FIGURES**

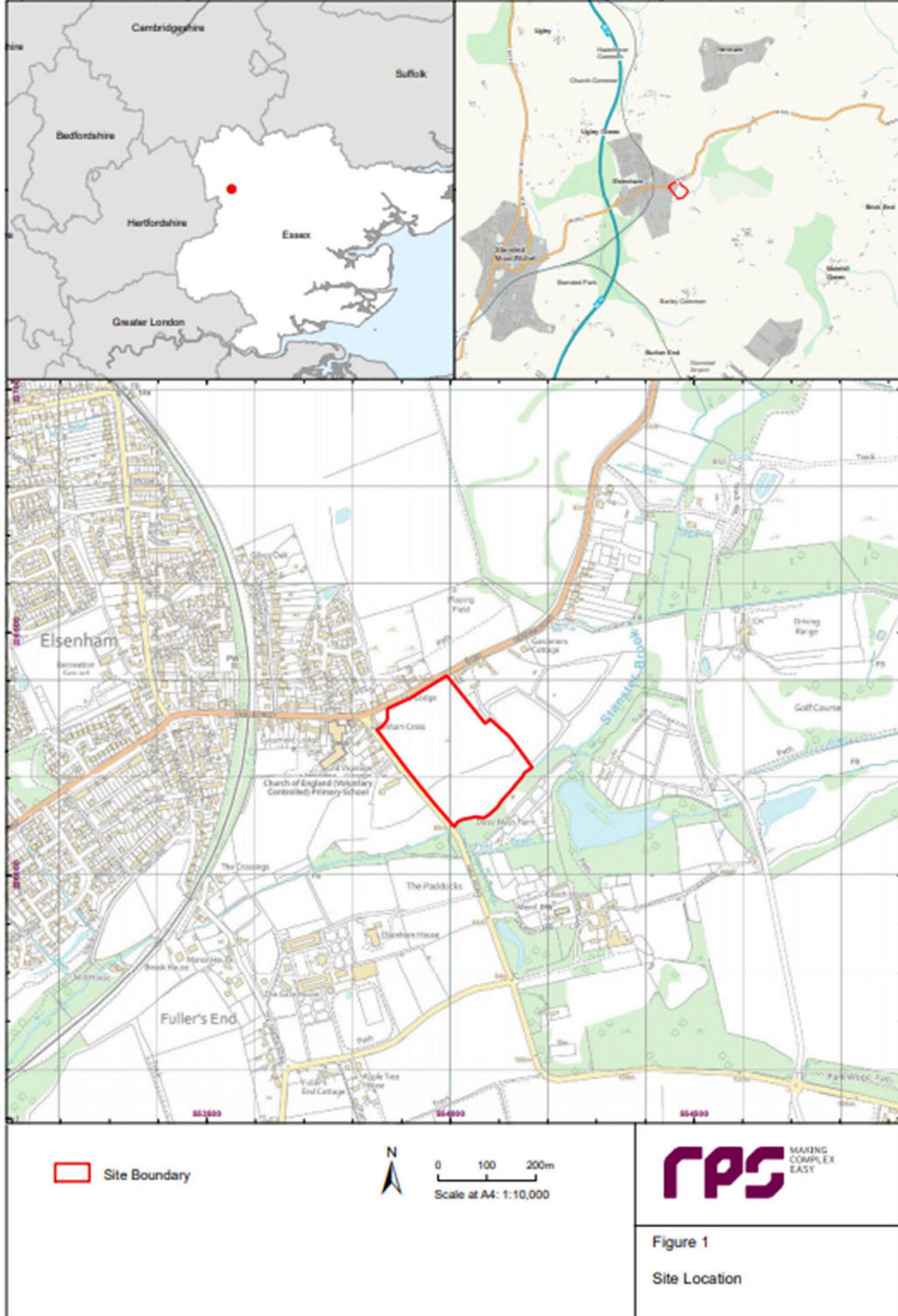


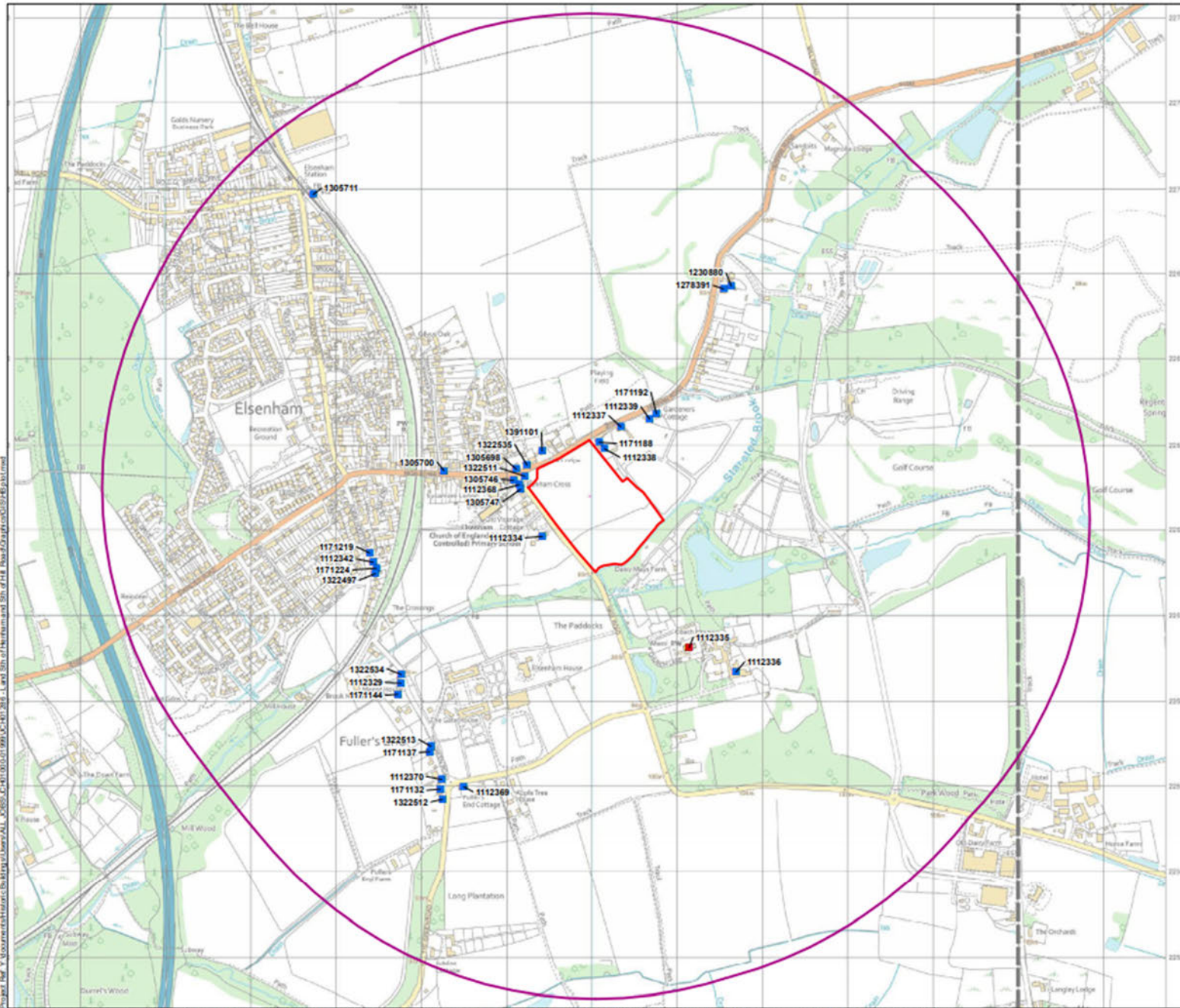
**FIGURES**











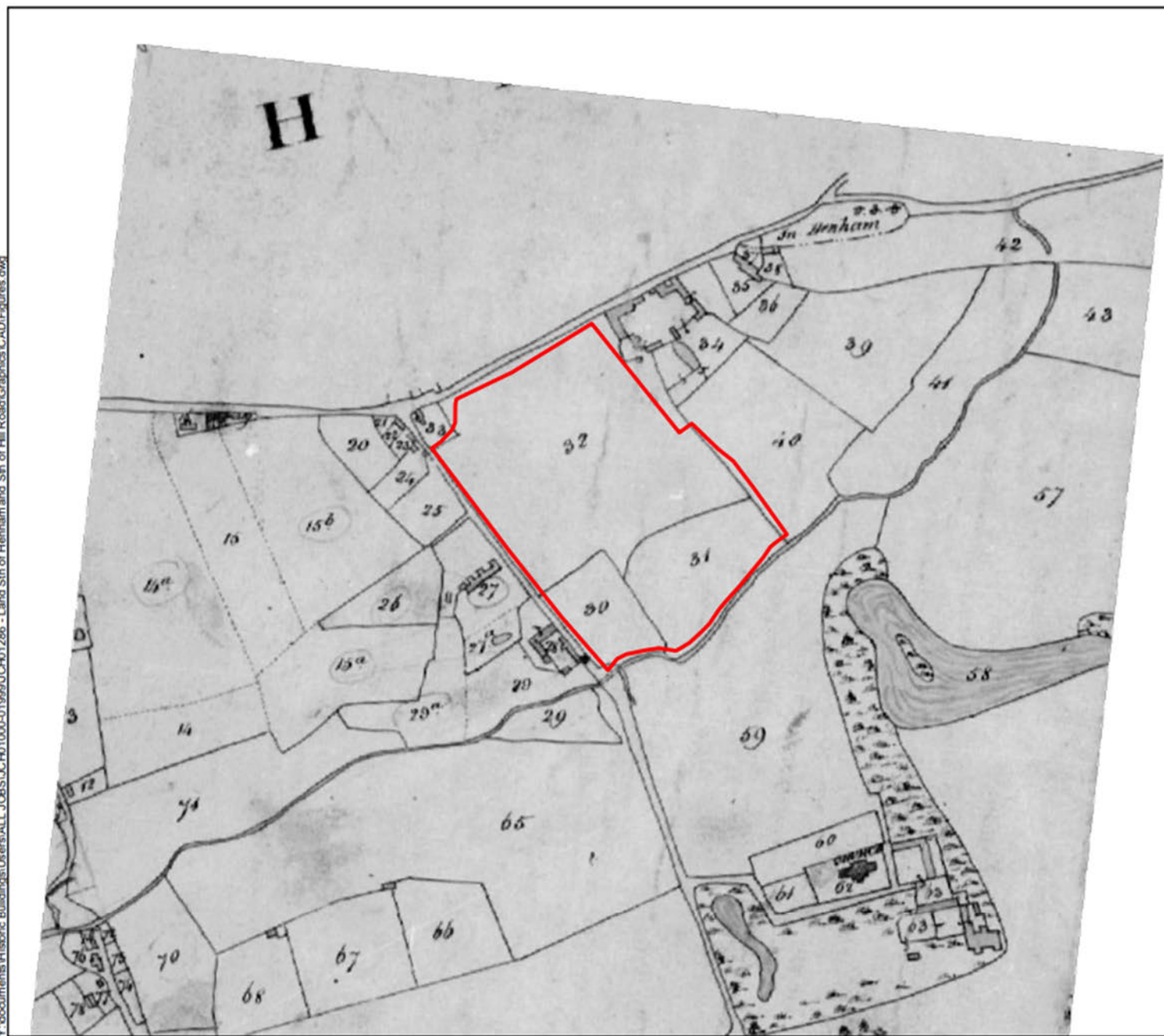
**Legend**

- Site Boundary
  - 1km search radius
- Designated Heritage Assets:**
- Listed Buildings**
- Grade**
- I
  - II



Figure 2:  
Listed Building Location Plan

Y:\documents\Historic Buildings\Users\ALL\_JOBS\UC\H01000-01999\UC\H01286 - Land Sth of Henham and Sth of Hill Road\Graphics\CAD\Figures.dwg



Site Boundary

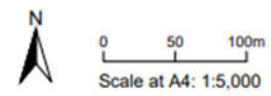
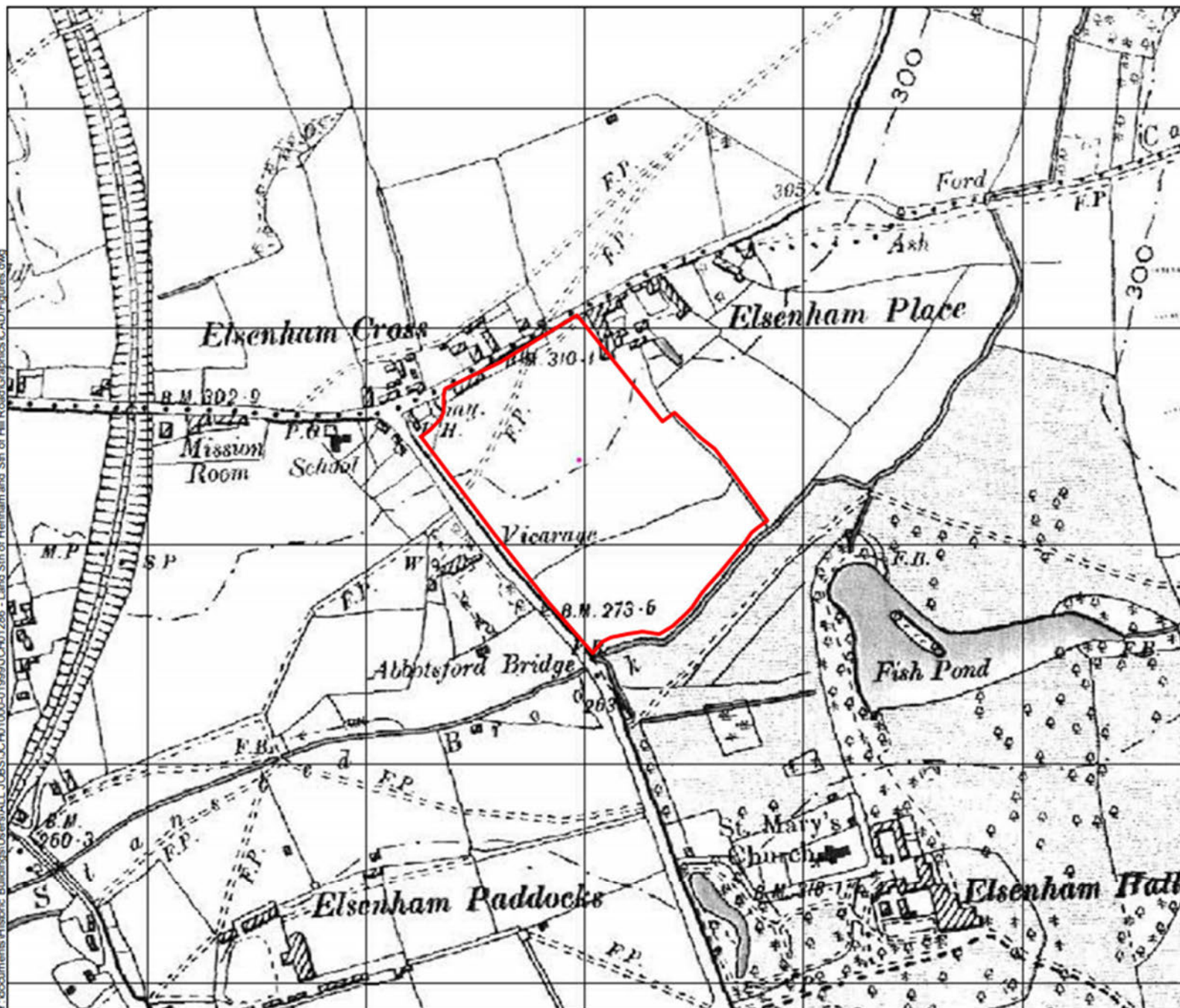


Figure 3:  
1840 Plan of the Parish of Elsenham, Tithe Map



Site Boundary

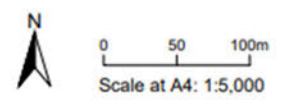


Figure 4:  
1898 Ordnance Survey Map

Y:\documents\Historic Buildings\Users\ALL\_JOBS\UC\_H01000-01999\UC\_H01286 - Land Sth of Henham and Sth of Hill Road\Graphics\CAD\Figures.dwg

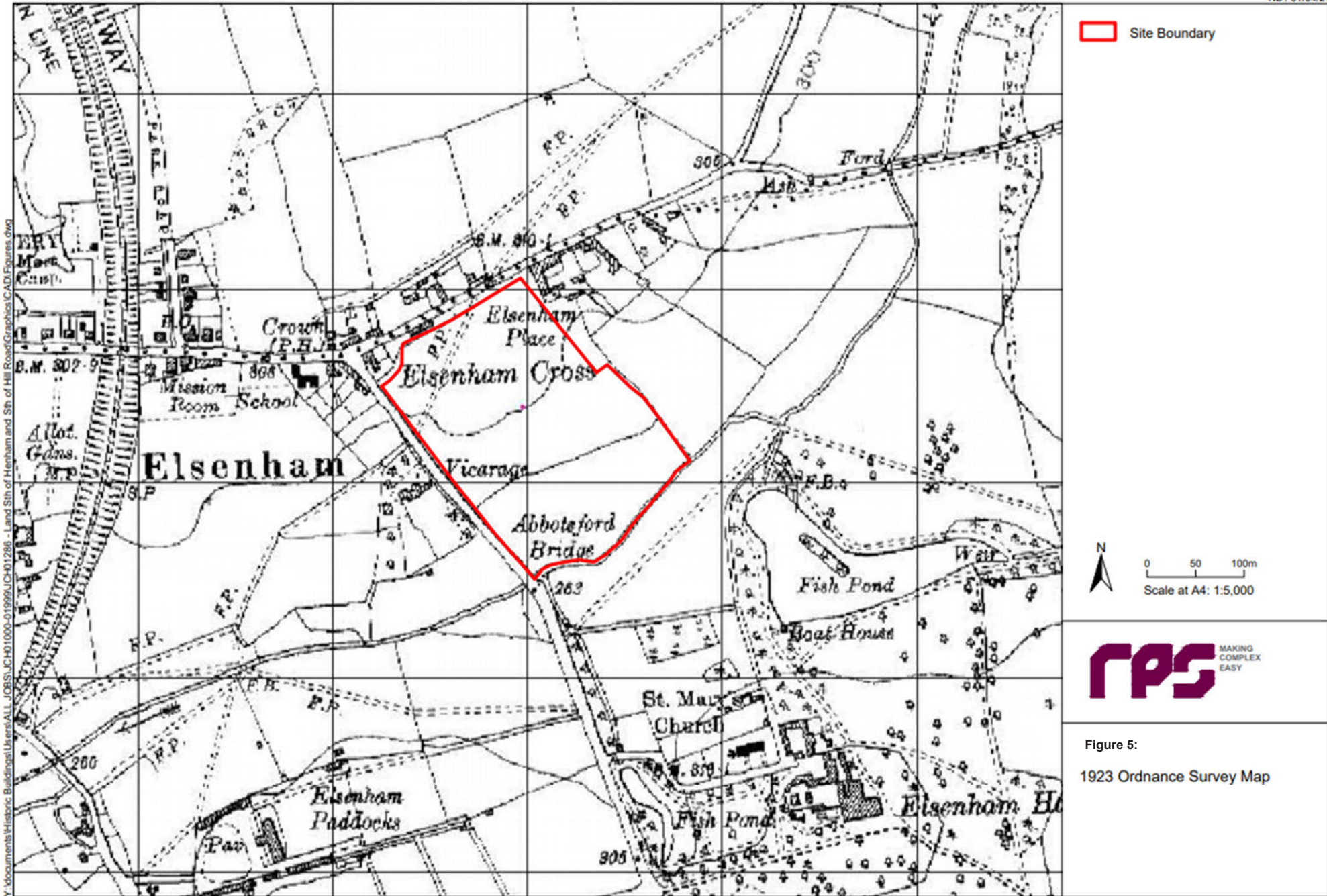


Figure 5:  
1923 Ordnance Survey Map

Y:\documents\Historic Buildings\Users\ALL\_JOBS\UC-H01000-01999\UC-H01286 - Land Stn of Henham and St. of Hill Road\Graphics\CAD\Figures.dwg

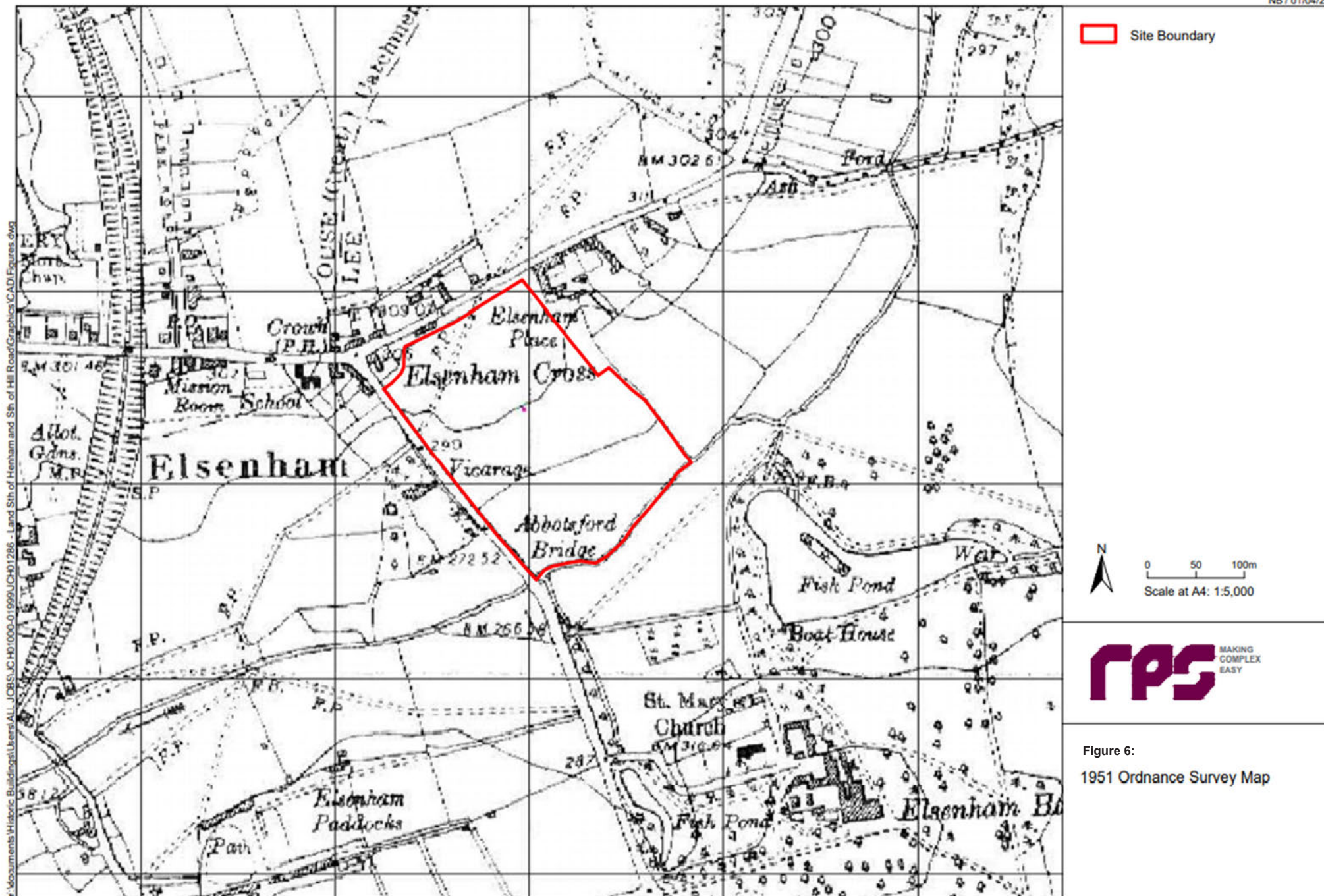
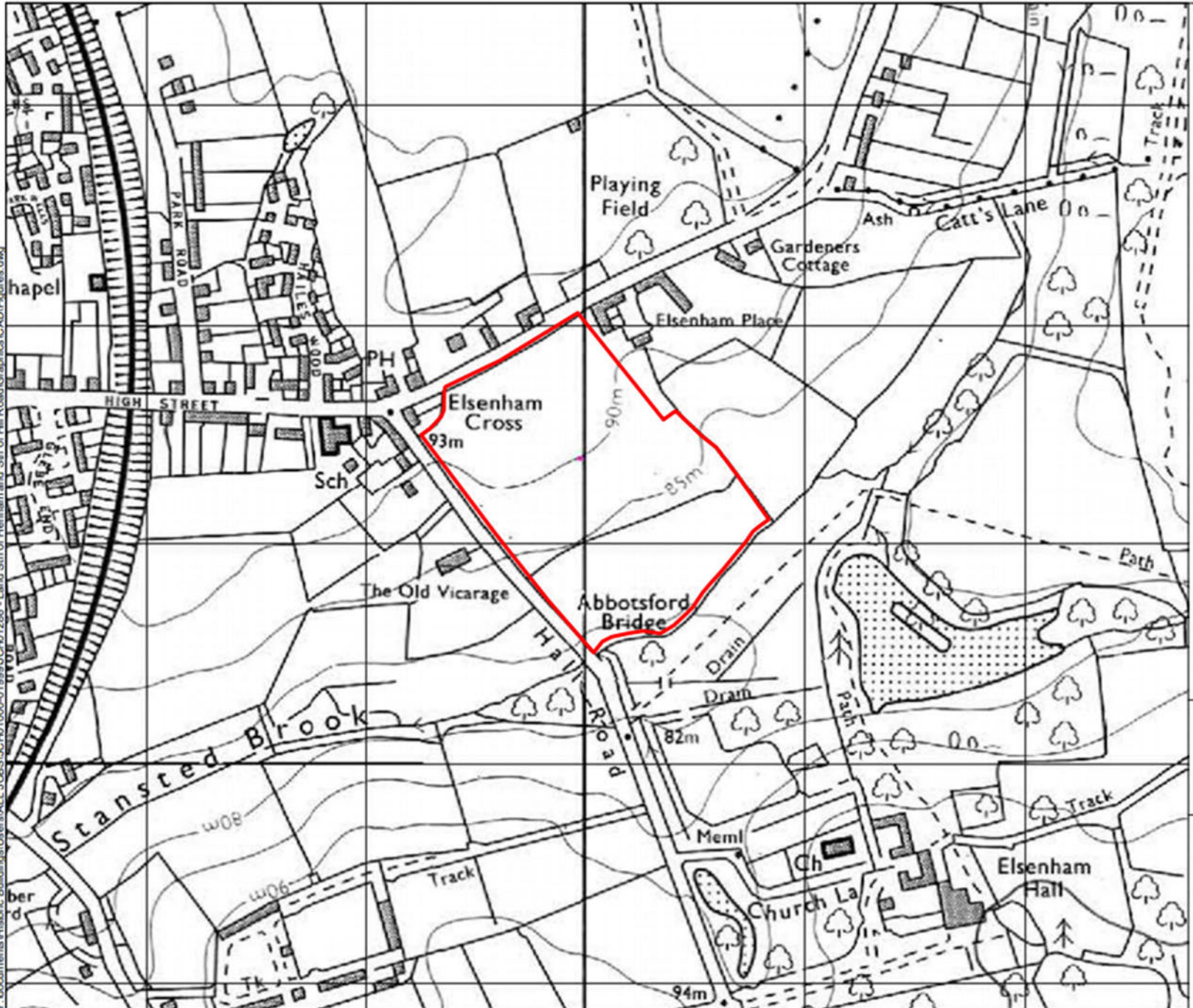


Figure 6:  
1951 Ordnance Survey Map





 Site Boundary

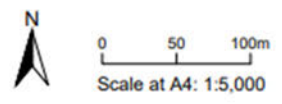
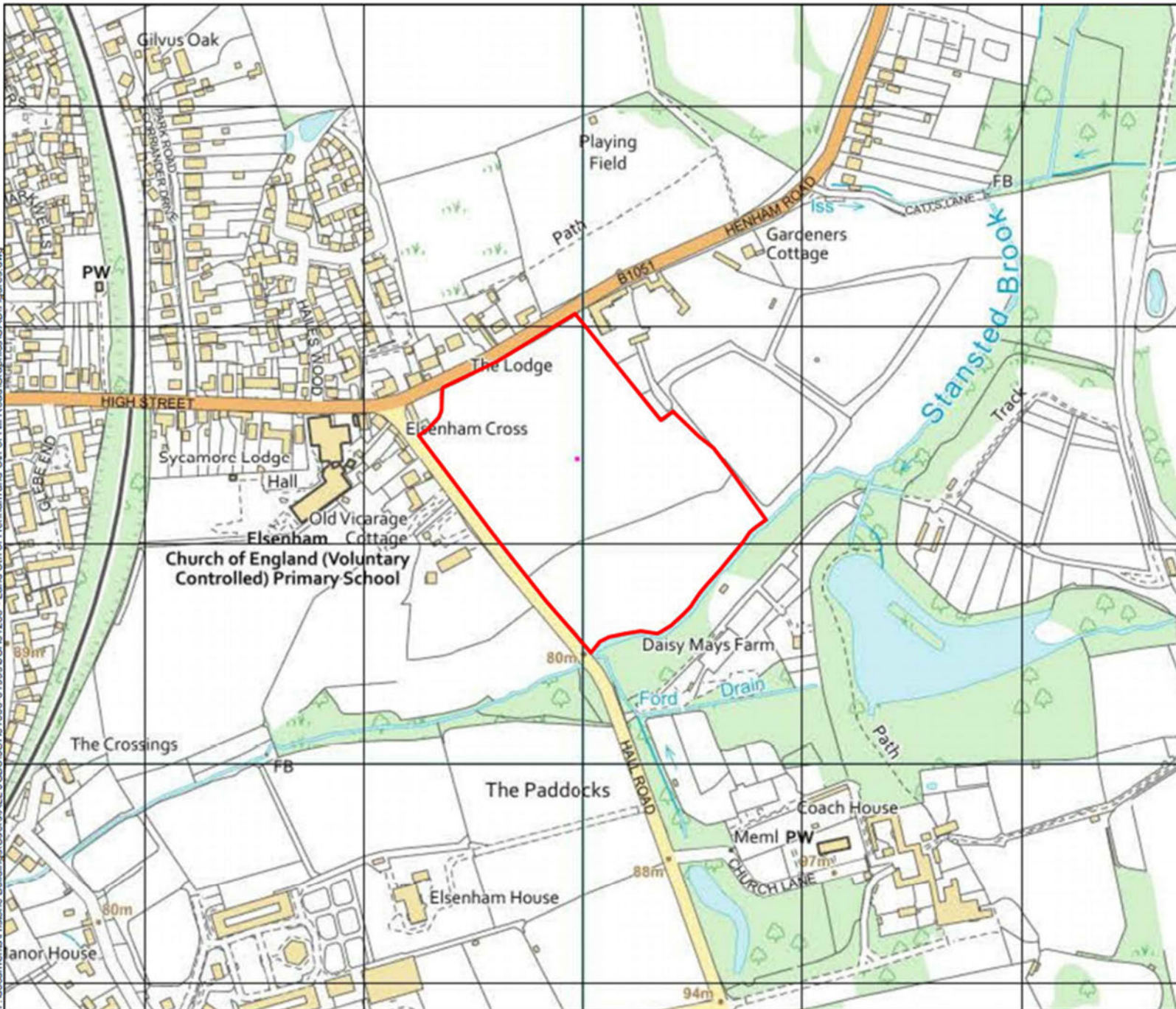


Figure 7:  
1982 Ordnance Survey Map

Y:\documents\Historic Buildings\Users\ALL\_JOBS\UC\HD\1000-01699\UC\FD\1286 - Land Sth of Henham and Sth of Hill Road\Graphics\CAD\Figures.dwg



Site Boundary



Figure 8:  
2021 Ordnance Survey Map

Y:\documents\Historic Buildings\Users\ALL\_JOBS\UC:H01000-01999\UC:H01286 - Land Stn of Henham and Stn of Hill Road\Graphics\CAD\Figures.dwg