

BUILT HERITAGE STATEMENT

Land East of Station Road, Elsenham (Phase II)

JAC28338
v.2
September 2022

BUILT HERITAGE STATEMENT

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
V1	Draft For Comment	GB	EH	JC	29.07.22
V2	Final	GB	EH	JC	30.09.22

Approval for issue

Jennifer Cooke

JC

30 July 2022

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:

RPS

Gregory Barrett BA (Hons), MPhil (Cantab), FRSA,
IHBC
Senior Consultant - Heritage

20 Farringdon Street
London, EC4A 4AB

T +44 20 3691 0500

E [REDACTED]

Prepared for:

**Bloor Homes Ltd and Gillian Smith, John
Robert Carmichael Smith, Robert Giles Russell
Smith and Andrew James Smith**

EXECUTIVE SUMMARY

This Built Heritage Statement has been researched and prepared by RPS Consulting Services UK Ltd, on behalf of Bloor Homes Ltd and Gillian Smith, John Robert Carmichael Smith, Robert Giles Russell Smith and Andrew James Smith, regarding Land East of Station Road, Elsenham (hereafter referred to as “the Site”). This report has been prepared to accompany an Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works, and assesses the potential impact of the proposed development on the significance of relevant built heritage assets.

The Site lies within the borough of Uttlesford to the northeast of Elsenham. There are no designated or non-designated built heritage assets within the Site. The Grade II listed The Waiting Room, on the East Side of Line at Elsenham Station (“The Waiting Room”), (NHLE ref.1305711) lies approximately 5m to the west of the Site and has the potential to be affected by the proposed development through the alteration of its setting.

Given the extent of intervening distance, planted boundaries, and surrounding modern built development there are no other designated built heritage assets, buildings identified on Uttlesford District’s local list nor any other non-designated built heritage assets within 500m of the Site that will be affected by the proposed development.

The proposed development would result in a low level of less than substantial harm to the significance of the listed building. This harm would arise from an erosion of the historic rural setting of the listed building, which allows for an understanding of its historic context. This level of harm is considered low as the proposals would develop an area of its historic rural context, but only form the backdrop of views to the listed building. The proposals also offset built form from the boundary to the listed building, retaining an open separation between them, fringed with planting. The proposals would also not affect an understanding of the architectural interest of the listed building, or its functionally related railway setting. In addition, the listed building is already understood more broadly in the context of later development. This low level of harm would engage paragraph 202 of the NPPF, which states the low level of harm will need to be weighed against the public benefits of the scheme in the planning balance.

Contents

1	INTRODUCTION	1
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	2
	Legislation	2
	National Planning Policy.....	2
	National Guidance	3
	Local Planning Policy	5
3	HISTORIC BUILT ENVIRONMENT APPRAISAL	6
	Introduction	6
	Historic Development	6
	Site Assessment.....	6
	Identification of Built Heritage Assets.....	7
	Assessment of Heritage Assets	7
4	PROPOSALS AND ASSESSMENT OF IMPACT	12
	Proposals.....	12
	Assessment of Impact.....	12
5	CONCLUSION	13

Figures

Figure 1: Site Location

Figure 2: HLC Plot

Figure 3: 1777 Chapman and Andre Map

Figure 4: 1840 Henham Tithe Map, Essex

Figure 5: 1850 Henham Enclosure Map

Figure 6: 1875-76 Ordnance Survey Map

Figure 7: 1898 Ordnance Survey Map

Figure 8: 1921 Ordnance Survey Map

Figure 9: 1960 Ordnance Survey Map

Figure 10: 1983 Ordnance Survey Map

Figure 11: 1994 Ordnance Survey Map

Figure 12: 2000 Aerial Photograph (Google Earth Image)

Figure 13: 2017 Aerial Photograph (Google Earth Image)

Figure 14: 2020 Aerial Photograph (Google Earth Image)

Figure 15: Built Heritage Plot

Figure 16: Proposed Development

Appendices

Appendix A Statutory List Description

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS Consulting Services UK Ltd, on behalf of Bloor Homes Ltd and Gillian Smith, John Robert Carmichael Smith, Robert Giles Russell Smith and Andrew James Smith, regarding Land East of Station Road, Elsenham (hereafter referred to as “the Site”). This report has been prepared to accompany an Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works, and assesses the potential impact of the proposed development on the significance of relevant built heritage assets.
- 1.2 The Site lies within the borough of Uttlesford to the northeast of Elsenham. There are no designated or non-designated built heritage assets within the Site. The Grade II listed The Waiting Room, on the East Side of Line at Elsenham Station (“The Waiting Room”), (NHLE ref.1305711) lies approximately 5m to the west of the Site and has the potential to be affected by the proposed development through the alteration of its setting.
- 1.3 Given the extent of intervening distance, planted boundaries, and surrounding modern built development there are no other designated built heritage assets, buildings identified on Uttlesford District’s local list nor any other non-designated built heritage assets within 500m of the Site that will be affected by the proposed development.
- 1.4 The proposed development includes the development of the Site for residential use and forms part of an Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works.
- 1.5 The proposals have the potential to affect the significance of The Waiting Room through alteration of its setting. This report has therefore been prepared in line with paragraph 194 of the National Planning Policy Framework (NPPF) and provides an assessment of the significance of the heritage assets affected, including any contribution made by their setting to this significance. This report also provides an assessment of the impact of the proposals on this significance.
- 1.6 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably *GPA 2: The Setting of Heritage Assets* has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area (undertaken in July 2022), map studies and the application of professional judgement.
- 1.7 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

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

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

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

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 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.
- 2.10 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*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

National Guidance

Planning Practice Guidance (DCLG)

- 2.14 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.15 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.16 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. It also states that that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.17 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

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

- 2.18 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

- 2.19 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.20 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.21 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.22 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.23 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different

heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.24 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

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

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

2.25 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

2.26 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

2.27 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

2.28 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Uttlesford Local Plan (Adopted January 2005)

2.29 With the withdrawal of the previous draft local plan, the Uttlesford Local Plan of 2005 is still the adopted source of development management policy.

Policy ENV2- Development affecting Listed Buildings

2.30 This policy 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 This section describes the historical development of the Site and the surrounding area. It identifies the built heritage assets that have the potential to be affected by the proposed development and provides an assessment of the significance of those built heritage assets, including any contribution made by their setting.

Historic Development

The Site & Immediate Surroundings

- 3.2 The Site is located to the north of Elsenham and the southwest of Henham. Historically agricultural land, the Site has seen boundary loss over time (see HLC data, fig. 2). Chapman and Andre's 1777 map of the Site (see fig. 3) shows the area before any urbanisation. This map illustrates the historic rural character of the Site and its environs. The Tithe map of 1840 illustrates the former field boundaries within the Site, which today have been lost (see fig. 4).
- 3.3 The West Anglian Railway (laid out in the 1840s) is shown in the map dating from 1875-1876 (see fig. 6). This map is also the first to show the station at Elsenham, which can be seen in greater detail in later mapping from 1898 (see fig. 7). Unusually, the station was located at some distance to the north of the settlement. Elsenham remained a small settlement at this point (located to the south, beyond the extents of the map), with little development having taken place closer to the station.
- 3.4 The Elsenham and Thaxted Light Railway is shown in historic mapping from 1923 (see fig. 8). This railway ran to the north of the Site boundary from 1913 to 1952. Following the Light Railways Act in 1896, it was intended to be a 'farmer's line'. This was intended to enable easier, cheaper, travel between Elsenham, Henham and Thaxted. By this time, the area around the junction with the West Anglian Railway had been developed with large buildings marked as cattle pens. This development is a reflection of the agricultural use of the branch line and surrounding area.
- 3.5 Mapping from 1960 (see fig. 9) is the first to show housing within the environs of the Site. By this time dwellings had been constructed around the junction of Station Road and New Road and further south. This residential development had comprehensively expanded by 1983, as shown by figure 10. This altered the previously rural surroundings of the station. In addition to residential development to the south and west of the Site, the Elsenham and Thaxted Light Railway had been dismantled with the line closed in 1952. A depot had been constructed at the former junction of this railway and the West Anglian Line. The boundaries within the Site have been entirely removed by this period. Later mapping and aerial photography show little change in the Site and the surrounding area (see figs 12 -14), which remains the urban edge of Elsenham.

Site Assessment

- 3.6 The Site comprises part of an arable field to the north of Elsenham (See plate 1). The Site is bounded by the station car park and commercial buildings to its north western corner, although these buildings are partially screened by trees. To the north lies the remainder of the field, a mature hedgerow, a public right of way, and a poultry farm. To the west the Site is separated from the West Anglian Railway Line by a small strip of land (This strip is an unbuilt part of the consented outline development of 350 homes to the south ref: UTT/17/3573/OP. This land is to be used as a pedestrian and cycle link to the station). To the south lies the remainder of the agricultural field, with residential development beyond. However, this area is also accepted to change due to the consented

residential development and associated landscape as part of the consented outline scheme (ref: UTT/17/3573/OP). To the east lies agricultural land.



Plate 1 The Site from its north west corner looking east

Identification of Built Heritage Assets

- 3.7 A search area of 500 metres from the Site boundary was used to identify any built heritage assets that may have the potential to be affected by the proposed development through alteration of their setting (Fig.15). This radius is proportionate to the size of the Site and scale of proposed development to identify potentially relevant built heritage assets. Not all built heritage assets shown on Fig.15 have the potential to be affected by the proposals. The search area contains two Grade II listed buildings: Pennington Hall (NHLE ref 1278391) and The Waiting Room (NHLE ref: 1305711). Uttlesford District Council maintain a local list of non-designated built heritage assets. No locally listed buildings lie within the search area and no other non-designated built heritage assets have been identified as being relevant to this assessment.
- 3.8 Due to interceding planting, topography and built development, the proposals only have the potential to affect the significance of one heritage asset, The Waiting Room (Grade II, 1305711). Pennington Hall has been scoped out of further assessment as it is considered the proposals would have no impact upon its significance, or how its significance is appreciated as they will not be appreciable in the setting of the heritage asset.

Assessment of Heritage Assets: The Waiting Room on the East Site of Line at Elsenham Station (Grade II, 1305711)

Description and History

- 3.9 The Waiting Room is a Grade II Listed building. It is probable the building dates to 1845, when Elsenham Station first opened. It is also likely the listed building was the original main station building. However, following the construction of the brick station house on the western side of the tracks, the listed building has been used only as a waiting room. Timber framed and weather boarded, the building has a brick chimney and a prominent wooden canopy which is supported by

ornamented cast iron columns. The listed building is well-detailed and a good example of a mid-nineteenth century, small rural station building (see plate 2).



Plate 2 The listed building, as seen from the north. The Site here is partially screened by planting.

Assessment of Significance

- 3.10 The listed building derives its significance from its architectural and historic interest as a small, rural, mid-nineteenth century station building, constructed as part of the West Anglia Railway. The special interest of the building stems from the fact that fewer of these smaller, rural buildings will have survived redevelopment over the twentieth century, especially when compared to the larger urban stations of the same era. The building has architectural interest derived from its typology, which is specific to its relationship to the railway and historic use. The materials and construction of the building are also of historic interest. The timber canopy, dags, and other details typical of station buildings are of architectural and historic interest, while later additions are of primarily architectural interest. The building also has historic interest through its connection to the mid to late nineteenth century expansion of the railway network, and is still in its historic use.

Setting

- 3.11 The building's immediate setting clearly relates directly to the adjacent railway line, and the rest of the station. This has changed over time with the evolving technology and use of the railway. In the nineteenth and twentieth centuries, the western platform became more developed, with the construction of a new station building. In addition, the eastern side of the station was also developed, with a red brick and timber building constructed next to the level crossing to the north of the listed building. In more recent times, Overhead Electric Line Equipment, and a substantial footbridge have been introduced, the latter erected over the line in 2007, following the deaths of two pedestrians on the line in 2005 (see plate 3).

- 3.12 On the western side of the station the character of the broader setting of the listed building is suburban and residential, dating from the twentieth century growth of Elsenham (see plate 4). The broader setting to the eastern side of the station building is currently open agricultural land (see plate 5). This is separated from the station by planting along the boundary. In addition, the agricultural land nearest the station on the eastern side is consented to change as a cycleway and pedestrian link, with additional planting. The agricultural character of the setting to the east of the station has also been partially eroded by the tarmacked station car park and the commercial buildings to the north east, on Old Moat Road. In addition, part of the agricultural land to the south east is accepted to alter through the consented outline development (ref: ref: UTT/17/3573/OP), which will introduce residential buildings and landscaping to this area.



Plate 3 The listed building and surrounding development, as seen from the north. The Site is located to the left. To the right, out of shot, lies suburban development.

Contribution of Setting to Significance

- 3.13 The contribution of the setting of the listed building to its significance is mainly derived from its relationship with the other structures of the railway line. The interrelated structures are intrinsically tied to its historic and current use, its location, and orientation. The oldest of these structures therefore contribute to the historic interest of the listed building and thus its significance. The more recent elements of these structures contribute to an understanding of the historic and current use of the station, but contribute less to its significance. The station would have been located, orientated and constructed to respond to this railway line. It is also from the platforms nearby that the architectural interest of the building is best appreciated.



Plate 4 The western context of the station, as taken from the elevated bridge

- 3.14 In terms of the broader setting of the listed building, it is historically relevant that the station was originally constructed to serve Elsenham and neighbouring villages, but was introduced into an almost entirely rural landscape, north of the village itself. The growth of Elsenham on the western side of the railway line has therefore altered the setting of the listed building, providing it with a less rural context. However, this change has connected the station more closely to the settlement it was originally built to serve.

Contribution of Site to Significance

- 3.15 The Site lies to the east of the listed building. The Site can be viewed alongside the heritage asset from the west of the listed building on the opposite platform and level crossing. In these places the Site is clearly visible as arable land. The Site can also be viewed alongside the listed building from the 2007 elevated bridge crossing the railway line. Views of the Site are partially obscured when closer to the listed building due to existing planting that lines the east of the platform.
- 3.16 There is therefore co-visibility between the Site and the listed building from the station itself and from parts of the surrounding area. Here the Site appears as a remaining part of the open, rural backdrop of the listed building (see plate 5). There are partial views of the rear of the listed building from within the Site, but these do not allow for an understanding of its detailed canopy which faces the railway line.
- 3.17 While the principle façade and canopy of the asset does not directly face the Site, the Site does feature in views of the asset as described above. The Site therefore contributes to the significance of the listed building as a remnant of its historic rural-agricultural setting. The Site also allows for some understanding of the local historic development of the Station and rail line.
- 3.18 The Site is, however, partially experienced and understood in the context of later development. Later development includes the tarmacked station car park on Old Mead Road and the twentieth century industrial buildings to the north. In the future, the Site will also be viewed in the context of the consented residential outline development more distantly to the south east (ref: UTT/17/3573/OP).

BUILT HERITAGE STATEMENT

The Site therefore is considered to make only a low contribution to the historic interest of the listed building as a remaining part of its historic, open, agricultural-rural setting.



Plate 5 The eastern setting of the listed building, including the Site

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 The proposed development is an Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works (Fig.16).

Assessment of Impact

The Waiting Room on the East Site of Line at Elsenham Station (Grade II, 1305711)

- 4.2 The proposed development would introduce built form to the Site. This would alter a remaining part of the rural setting of the listed building that makes a low contribution to its historic interest.
- 4.3 The Council previously stated that the more distant, consented outline development to the south would cause no change to how the significance of the asset is experienced. The Inspector did not disagree with this comment. However, proposed development is in closer proximity to the listed building and as such has the potential to impact on its significance.
- 4.4 However, the impact of the proposals is limited by a number of factors. The proposals would not affect the ability to understand the relationship between the listed building and the elements of its setting that contribute most strongly to its significance. These elements include the functionally and historically related railway line and the nearby associated structures. The proposed development would alter the backdrop of these structures, but not disrupt how they relate to one another. The proposals also offset built form from the boundary to the listed building, retaining an open separation between them, fringed with planting. The extant planting to the east of the listed building would also assist in screening development and maintaining a planted backdrop to the listed building in some views. In addition, the proposed development would be most noticeable from the 2007 elevated bridge. This is later development and its elevated viewpoints do not represent how the station would have been historically viewed.
- 4.5 In addition, the broader setting of the heritage asset has already undergone change to a more residential, developed character. While this is mainly located to the west, the station is broadly understood in the context of this later development on approach and this development forms the periphery of views to the listed building. This means the proposals will not be a fundamental departure from the character of this setting when understood as a whole, especially in the context of the consented outline development to the south east.
- 4.6 The design of the proposed development also responds to the proximity of this listed building. The proposed buildings are set back from the Site boundary and will be separated from the listed building by a proposed street and strip of landscaping as well as the strip of land accepted to change to pedestrian access and cycle lane as part of the consented outline development (ref: UTT/17/3573/OP). The outline consent includes planting along this strip, which would also partially screen the proposals from view.
- 4.7 Given these factors, it is concluded that the proposed development would result in only a low level of less than substantial harm to the significance of the listed building. This harm would arise from an erosion of the historic rural setting of the listed building, which allows for an understanding of its historic context. This level of harm is considered low as the proposals would develop an area of its historic rural context, but would maintain a separation between the listed building and proposed built form, and only form the backdrop of views to the listed building. The proposals would not affect an understanding of the architectural interest of the listed building, or its functionally related railway setting.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been researched and prepared by RPS Consulting Services UK Ltd, Bloor Homes Ltd and Gillian Smith, John Robert Carmichael Smith, Robert Giles Russell Smith and Andrew James Smith, to accompany an Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works. This report has been prepared to assess the potential impact on the significance of relevant built heritage assets arising from the proposed development.
- 5.2 The proposals have the potential to affect the significance of one listed building, the Grade II listed The Waiting Room on the East Site of Line at Elsenham Station, through alteration of its setting.
- 5.3 It is considered that the proposed development would result in a low level of less than substantial harm to the significance of The Waiting Room. This would engage paragraph 202 of the NPPF, which sets out that this low level of less than substantial harm will need to be weighed against the public benefits of the scheme in the planning balance.



APPENDICIES

Appendix A

Statutory List Description

REFERENCES

General

British Library
Essex Historic Environment Record
The National Archive

Internet

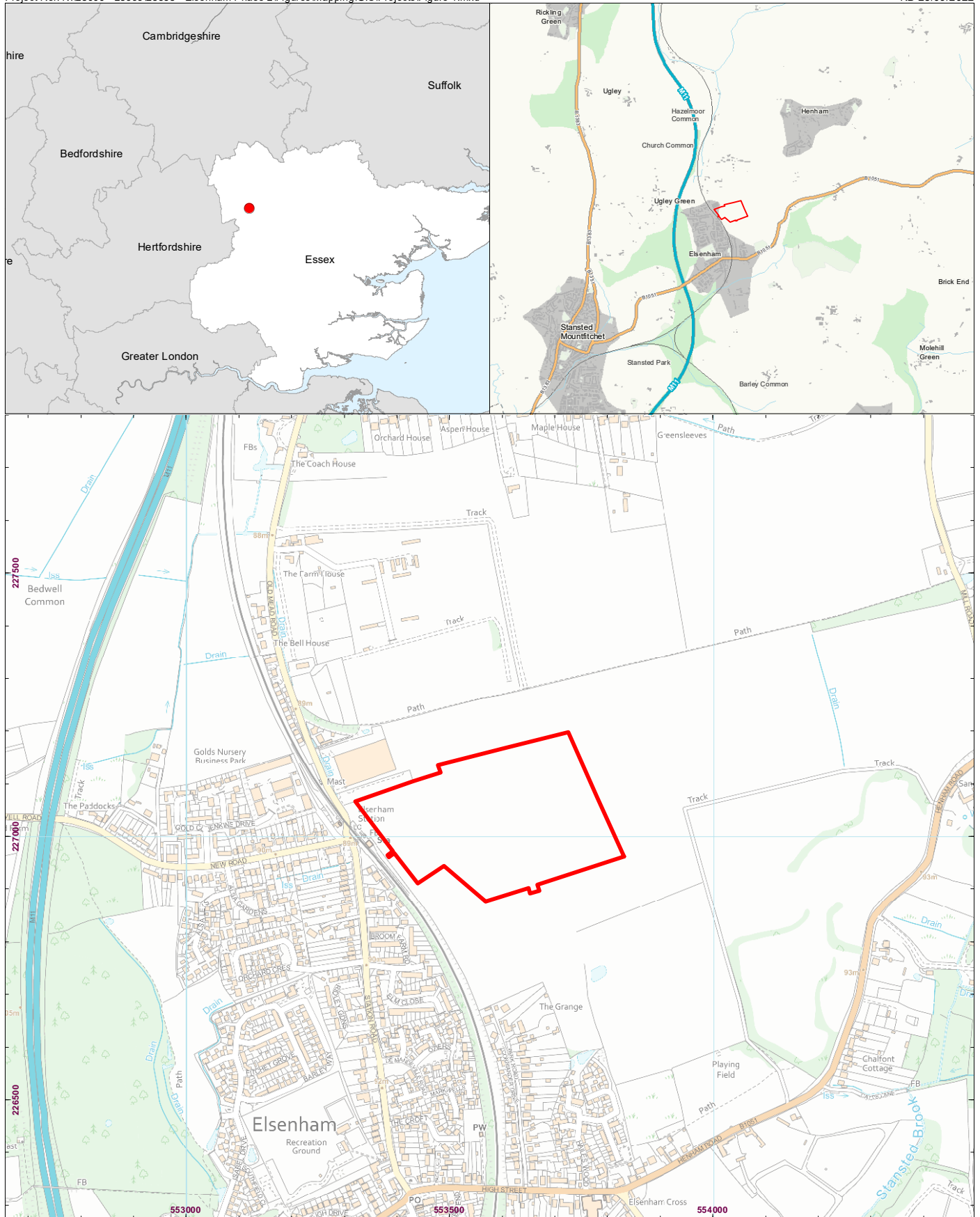
British History Online – [REDACTED]
Historic England: The National Heritage List for England – [REDACTED]
Henham History Essex - [REDACTED]
Recording Uttlesford History - [REDACTED]

Bibliographic

Crosby, T. *THE THAXTED BRANCH LINE SURVEY An Archaeological Assessment of the Former Elsenham – Thaxted Light Railway The Thaxted Branch Railway Line* 2010
Margary I. D. *Roman Roads of Britain* 1955
Mills, A.D. *A Dictionary of British Place Names* 1991
Paye, P. *The Railway through Elsenham* 1999

Cartographic

1777 Chapman and Andre Map
1840 Henham Tithe Map, Essex
1850 Henham Enclosure Map
1875-1876 Ordnance Survey Map
1898 Ordnance Survey Map
1923 Ordnance Survey Map
1960 Ordnance Survey Map
1983 Ordnance Survey Map
1994 Ordnance Survey Map
2000 Aerial Photograph (Google Earth Image)
2017 Aerial Photograph (Google Earth Image)
2020 Aerial Photograph (Google Earth Image)



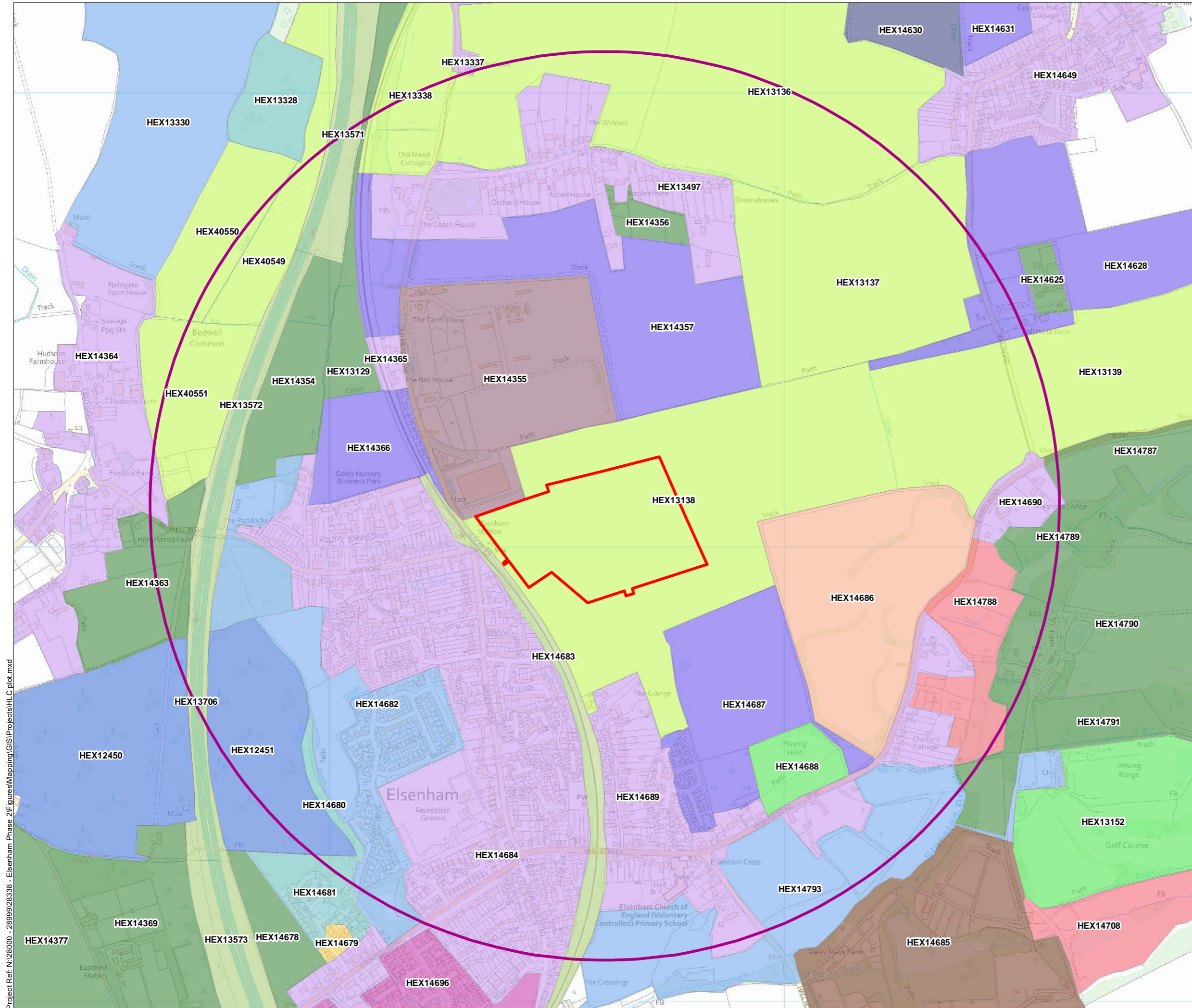
 Site Boundary



0 100 200 m
Scale at A4: 1:10,000



Figure 1
Site Location



Legend

- Site Boundary
- 1km search radius
- Historic Landscape Characterisation:**
- "20thC" ENCLOSURE
- 18TH-20TH CENTURY WOODLAND PLANTATION
- ANCIENT WOODLAND
- BOUNDARY LOSS
- BOUNDARY LOSS - WITH RELICT ELEMENTS
- BUILT-UP AREAS - URBAN DEVELOPMENT
- ENCLOSED MEADOW
- FORMAL STYLE PARLIAMENTARY ENCLOSURE
- INDUSTRIAL
- INFORMAL PARKLAND
- IRREGULAR ENCLOSURE
- LEISURE / RECREATION
- MOTORWAY, RAILWAY
- NURSERY WITH GLASS HOUSE
- PIECEMEAL STYLE PARLIAMENTARY ENCLOSURE
- RESTORED LAND

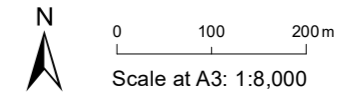
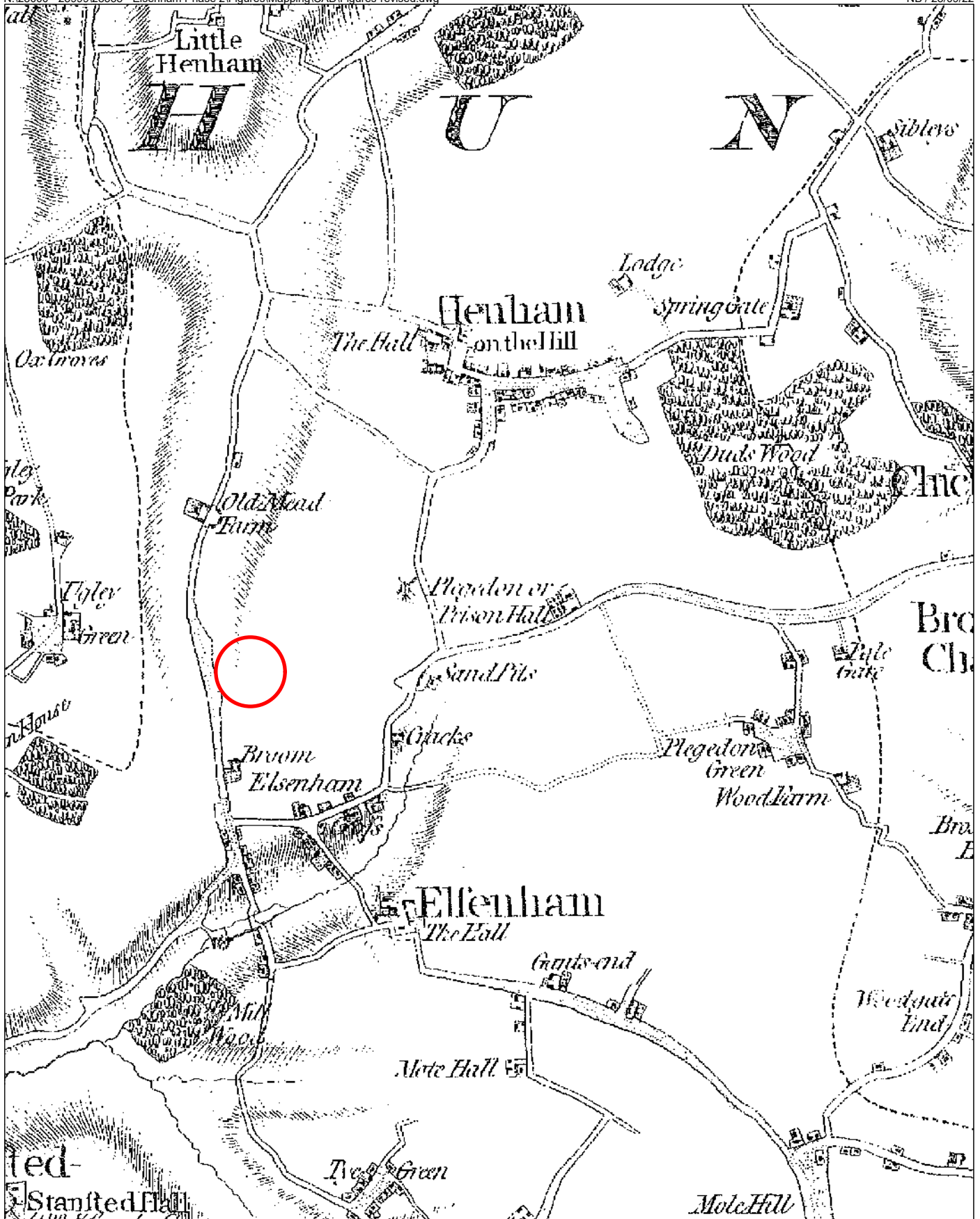


Figure 2
HLC Plot

Project Ref: N:\28000 - 28999\28338 - Elsenham Phase 2\Figures\Mapping\GIS\Projects\HLC\plot.mxd



Approximate site location

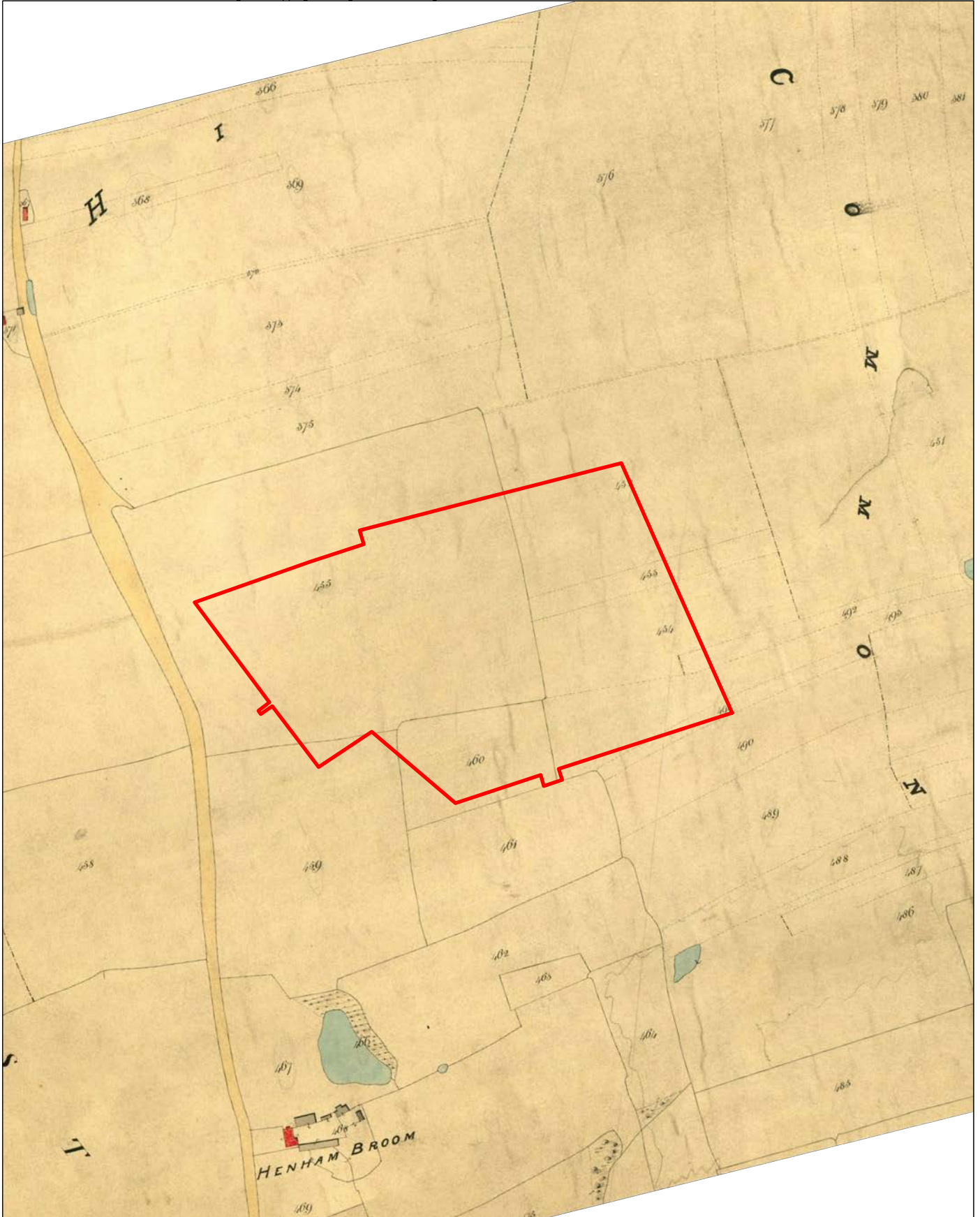


Not to Scale
Illustrative Only



Figure 3

1777 Chapman and Andre Map



 Site Boundary

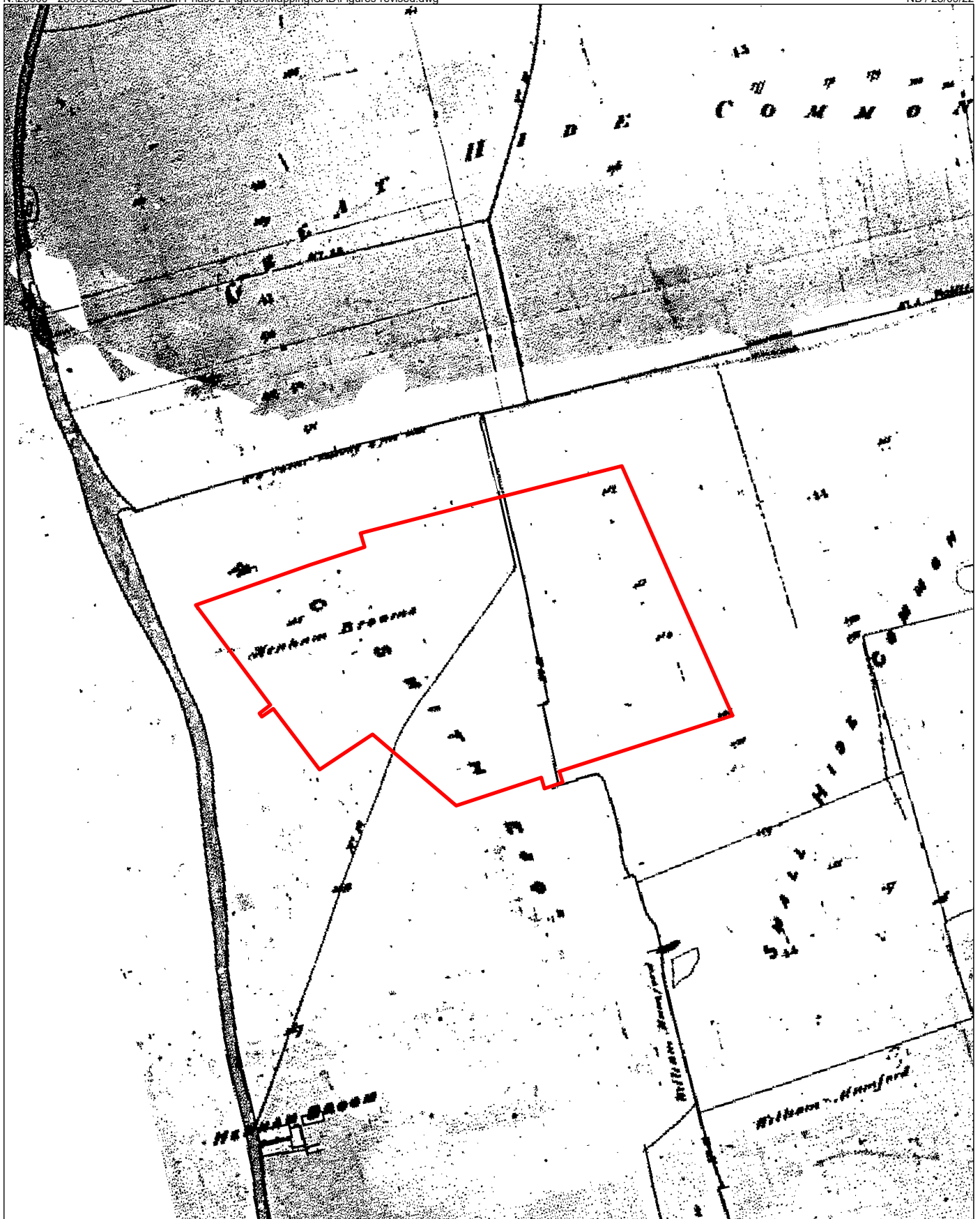


0 50 100m
Scale at A4: 1:5,000



Figure 4

1840 Henham Tithe Map, Essex



 Site Boundary

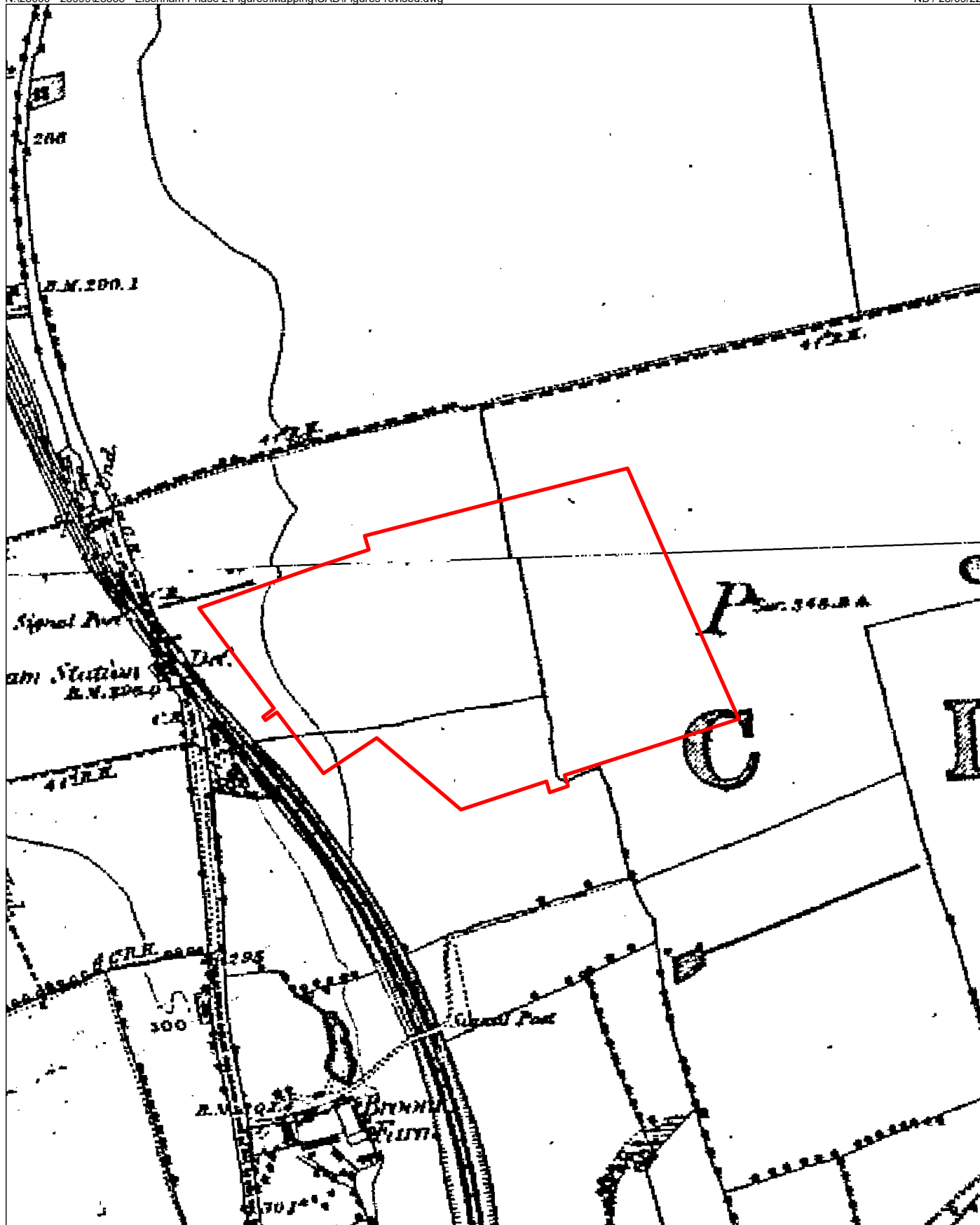


0 50 100m
Scale at A4: 1:5,000



Figure 5

1850 Henham Enclosure Map



 Site Boundary

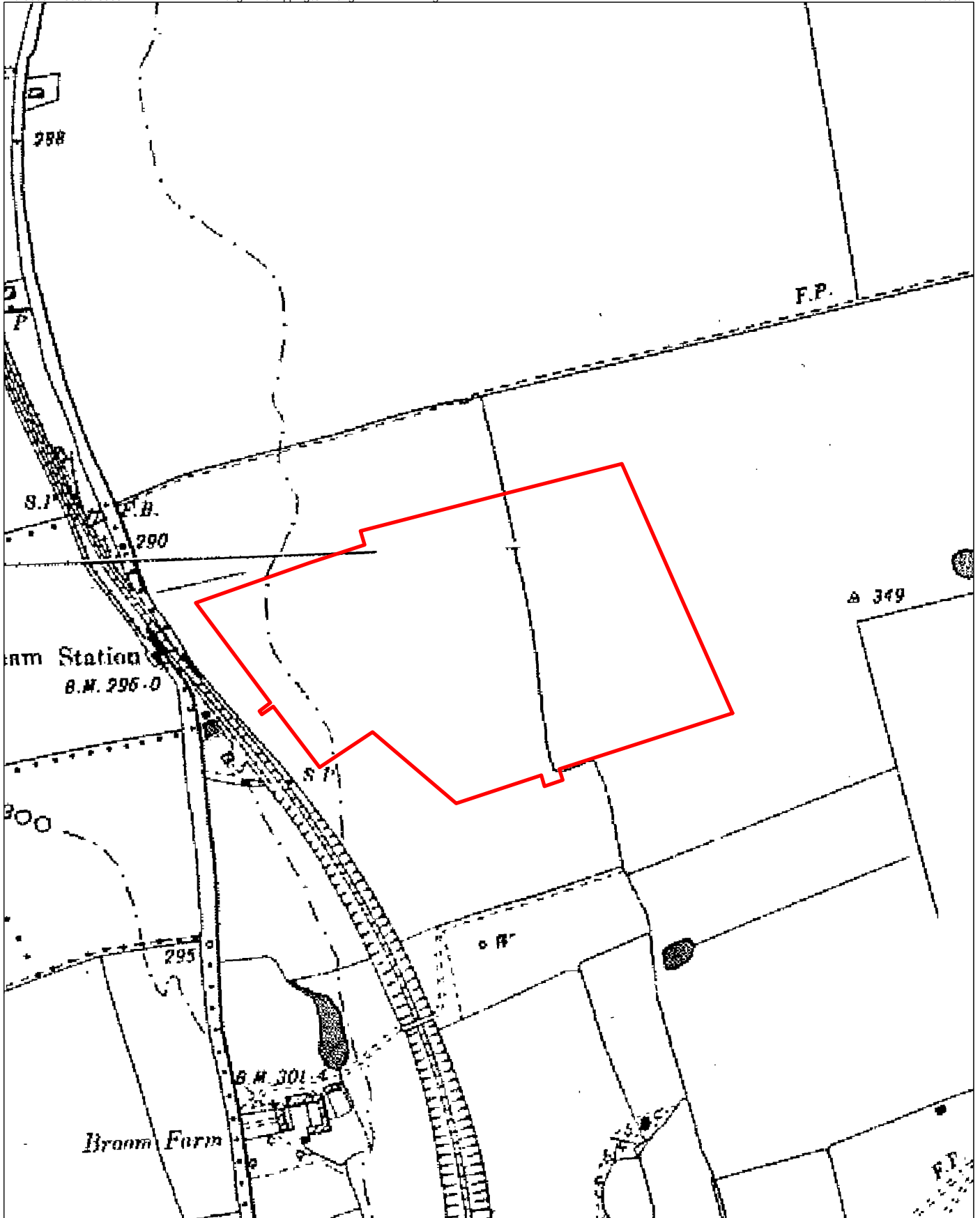


0 50 100m
Scale at A4: 1:5,000



Figure 6

1875-1876 Ordnance Survey Map



 Site Boundary

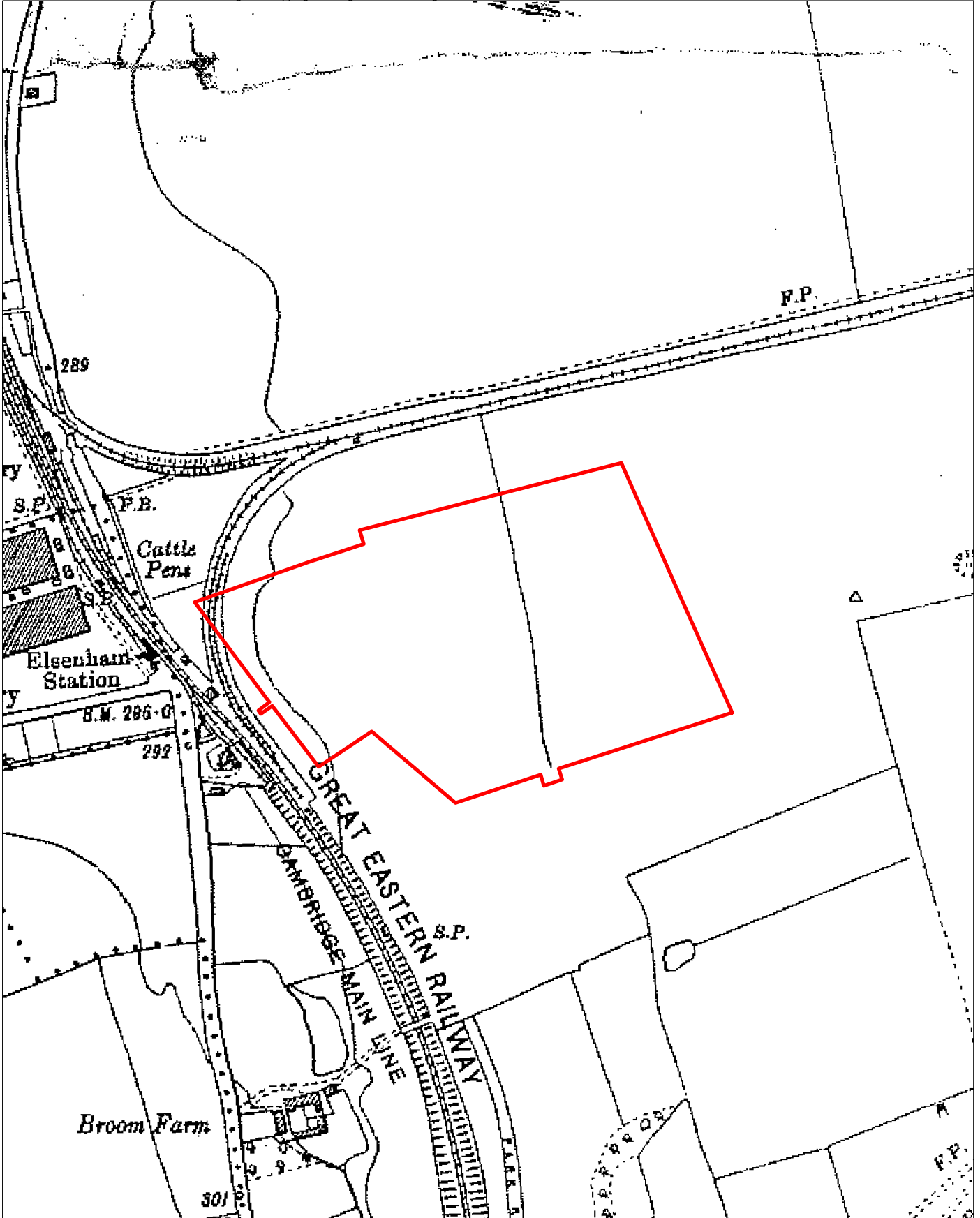


0 50 100m
Scale at A4: 1:5,000



Figure 7

1898 Ordnance Survey Map



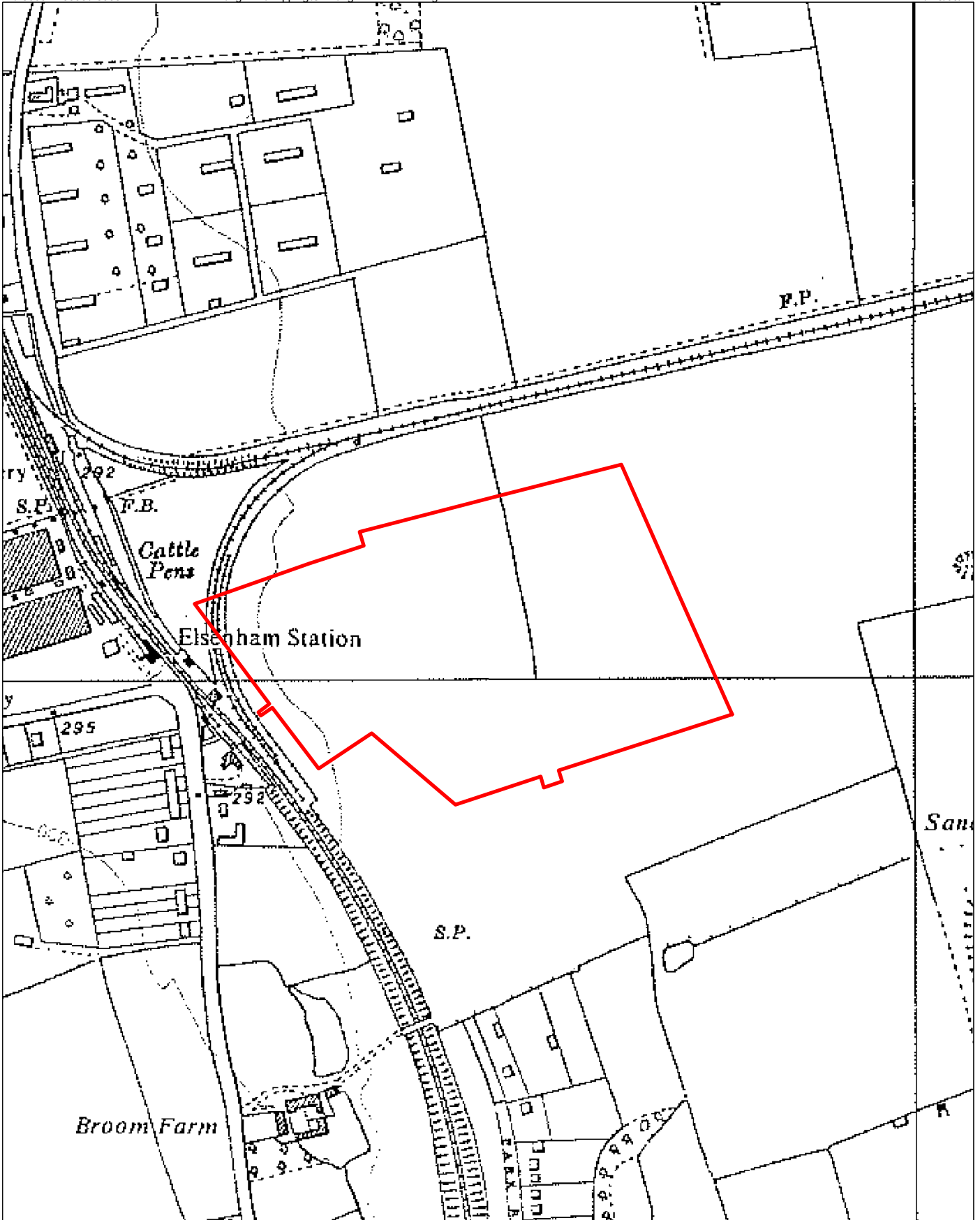
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 8
1923 Ordnance Survey Map



 Site Boundary

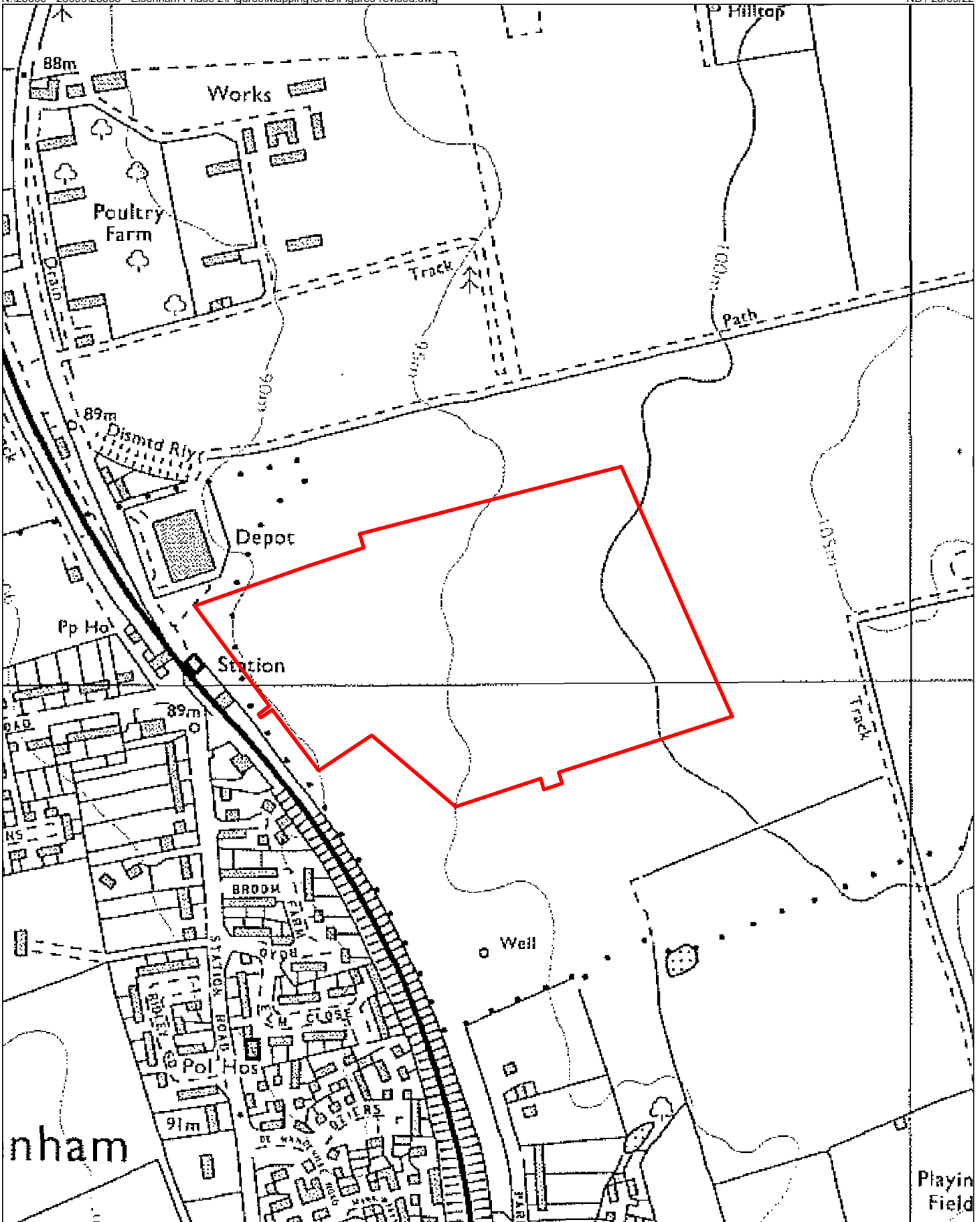



0 50 100m
Scale at A4: 1:5,000



Figure 9

1960 Ordnance Survey Map



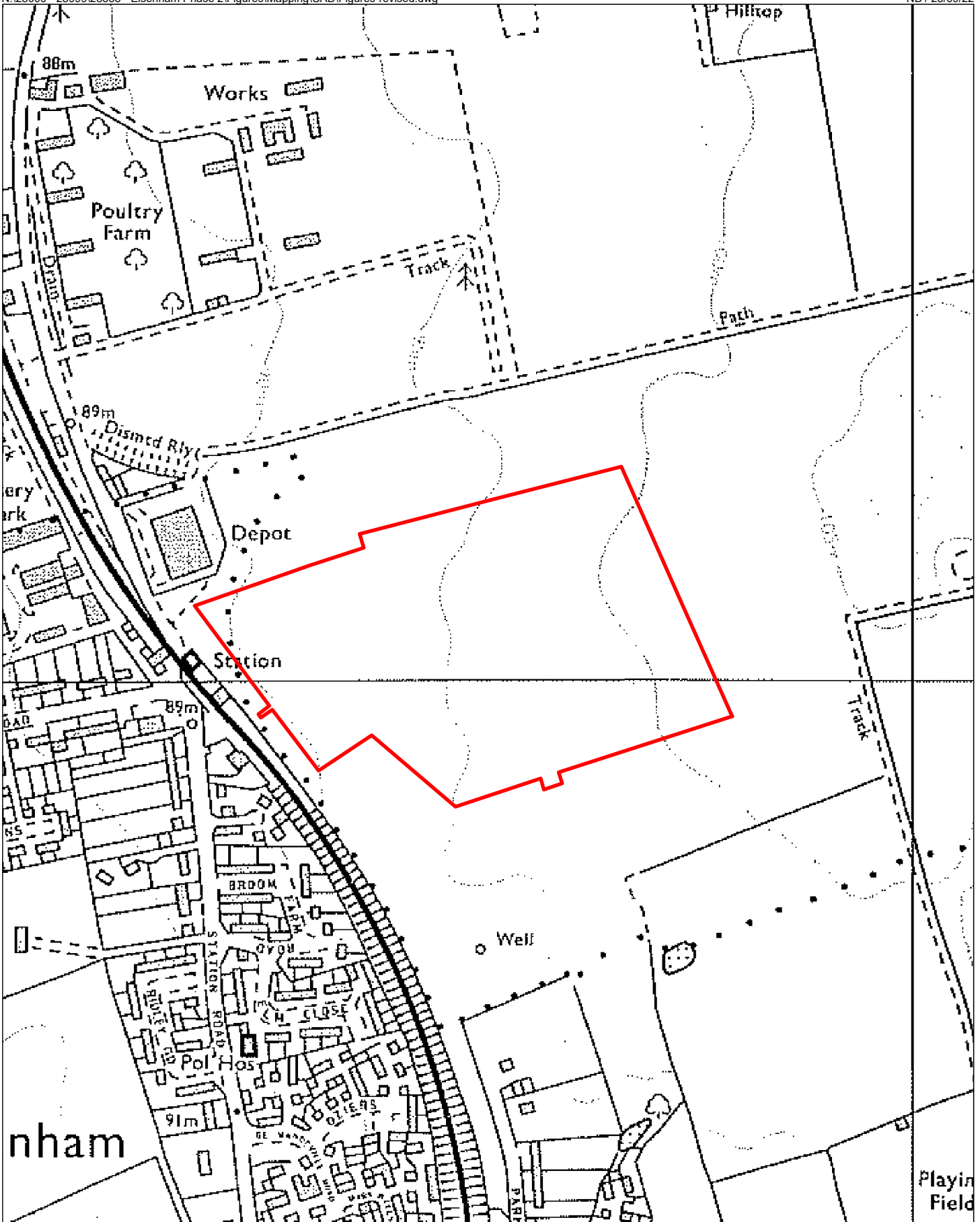
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 10
1983 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 11
1994 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:4,000



Figure 12

2000 Aerial Photograph (Google Earth Image)



 Site Boundary



0 50 100m
Scale at A4: 1:4,000



Figure 13

2017 Aerial Photograph (Google Earth Image)



 Site Boundary

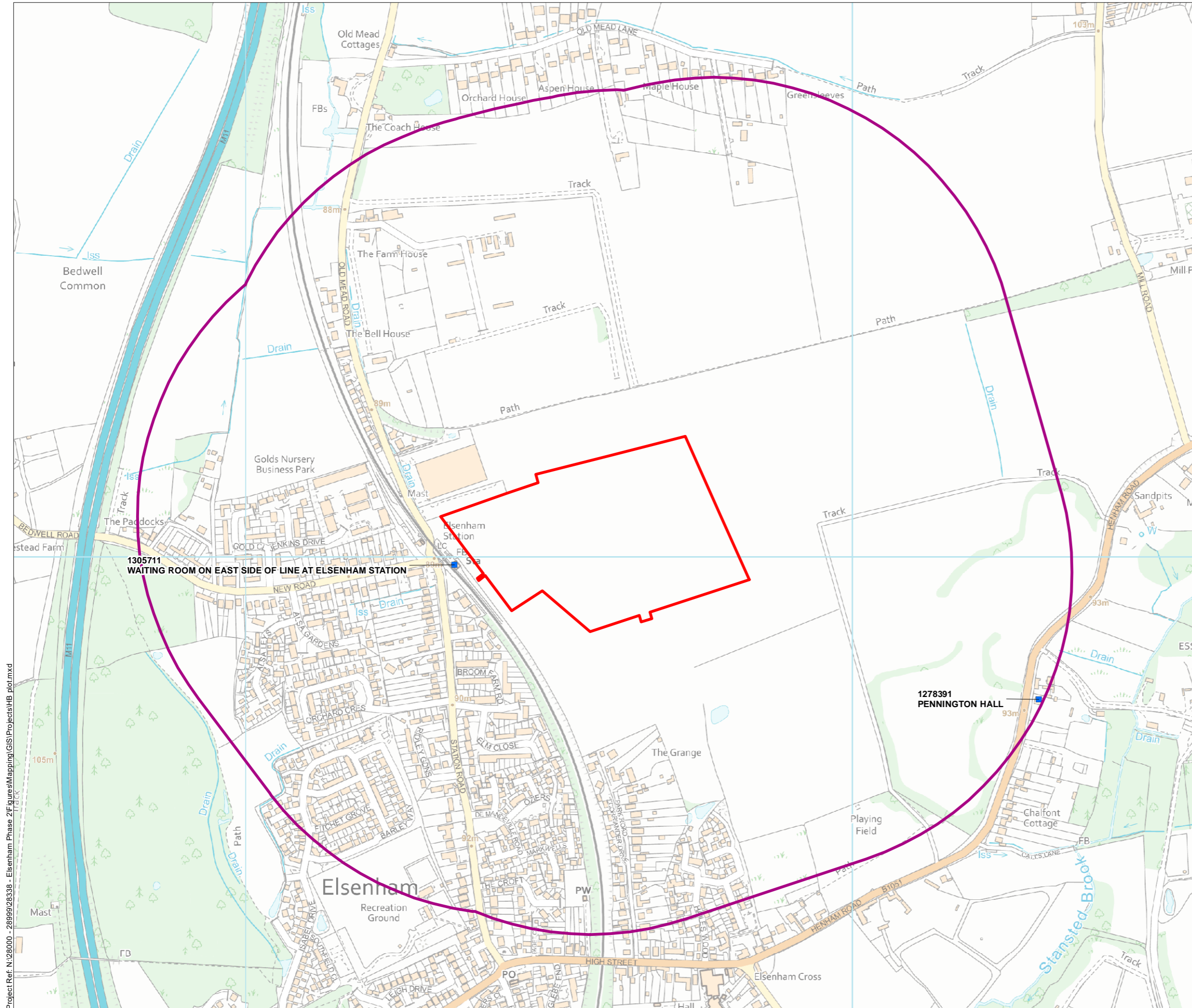


0 50 100m
Scale at A4: 1:4,000



Figure 14

2020 Aerial Photograph (Google Earth Image)



Legend

Site Boundary

500m search radius

Designated Heritage Assets:

Listed Buildings (Grade II)



0 100 200 m
Scale at A3: 1:6,000



Figure 15

Built Heritage Assets Plot

N:\28000 - 28999\28338 - Eisenham Phase 2\Figures\Mapping\CAD\Figures-revised.dwg



Site Boundary

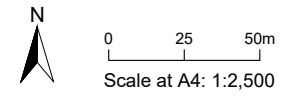


Figure 16

Proposed Development

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1305711**

Date first listed: **22-Feb-1980**

Statutory Address 1: **WAITING ROOM ON EAST SIDE OF LINE AT ELSENHAM STATION, STATION ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#) [REDACTED]

[Corrections and minor amendments](#) [REDACTED]

Location

Statutory Address: **WAITING ROOM ON EAST SIDE OF LINE AT ELSENHAM STATION, STATION 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 53345 26986**

Details

ELSENHAM STATION ROAD 1. 5222 Waiting Room on east side of line at Elsenham Station TL 5326 48/1457

II

2. Small mid C19 timber-framed and weather-boarded station building, now a waiting room, with a timber canopy with ornamental shaped fascia supported on cast iron columns with ornamental arched braces. One storey. Double-

hung sash windows with glazing bars in the upper sashes. Roof tiled, with a central chimney stack.

Listing NGR: TL5334526986

Legacy

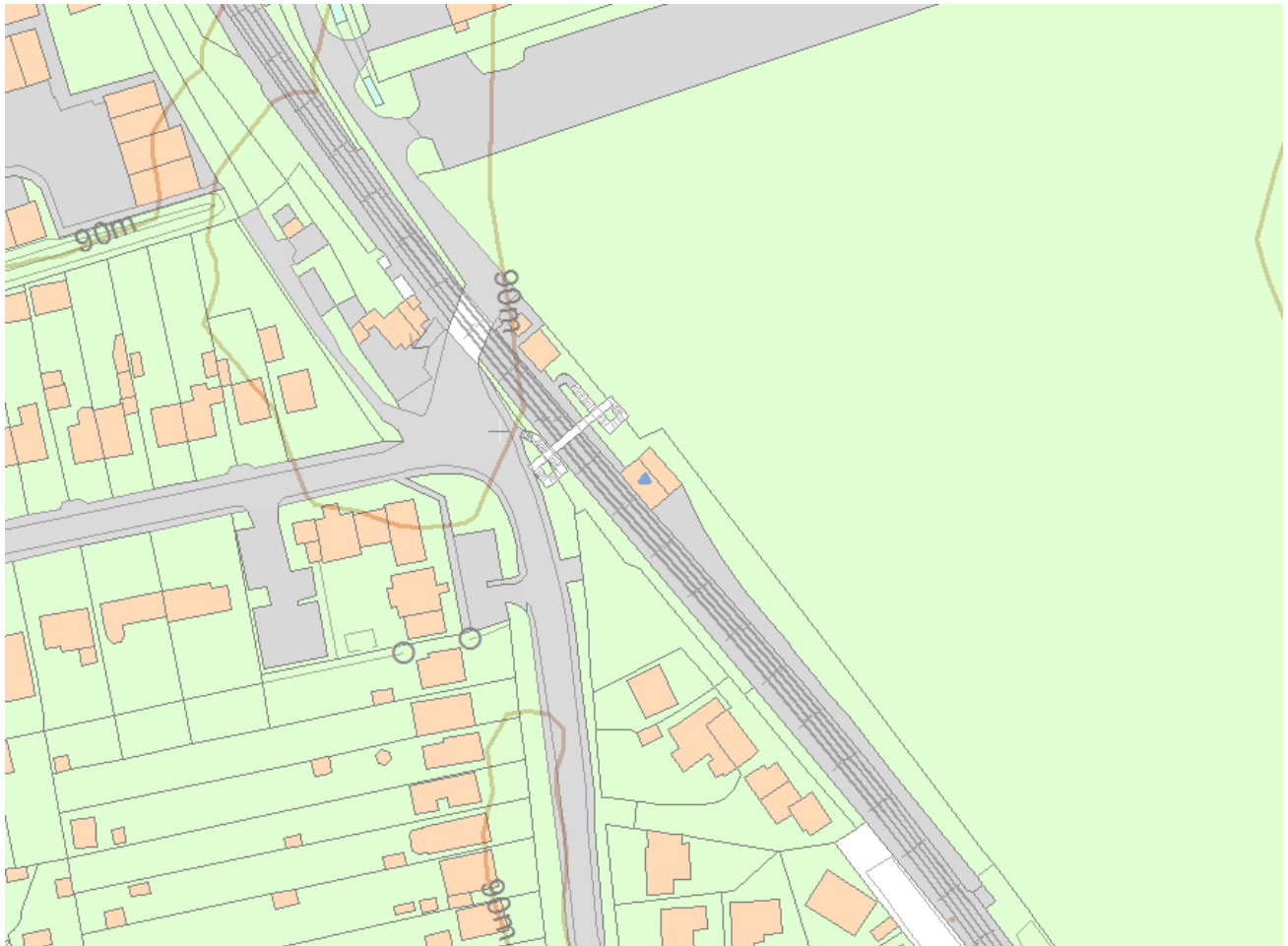
The contents of this record have been generated from a legacy data system.

Legacy System number: **121790**

Legacy System: LBS

Legal

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



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 29-Jul-2022 at 13:20:07.

© Crown Copyright and database right 2022. All rights reserved. Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions Limited 2022. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

[\(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

End of official list entry



rpsgroup.com