



HERITAGE ASSESSMENT AND AUDIT

for Takeley Parish in support
of the Neighbourhood Plan

May 2022



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Contents

1. Introduction
2. Summary of past heritage studies undertaken for Planning Policy Framework
3. Legislative and guidance background
4. Audit of existing heritage assets
5. Brief history of the parish
6. Heritage appraisal of the existing assets and their value and significance
7. Suggested designations and recommendations
8. Conclusions

References

Appendix 1 Gazetteer of designated heritage assets



1 Introduction

1.1 Brighter Planning Ltd have been appointed on behalf of Takeley Parish Council to undertake a heritage audit and assessment of the Parish in support of the proposed Neighbourhood Plan. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. This report aims to provide an understanding of the significance of the historic environment in the Parish of Takeley in order to ensure that the decision-making for the Neighbourhood Plan is sustainable, robust and sound.

1.2 The Parish has over 70 Listed Buildings and three Scheduled Ancient Monuments but no designated Conservation Areas and as part of this study three areas have been assessed: Smith's Green, Bamber Green and Takeley Street to provide supporting evidence to justify their designation. All of the Listed Buildings have been visited and photographed and an assessment of their external appearance and condition made.

1.3 The first section of this report reviews the past heritage assessments undertaken as part of the Local Policy Framework background studies. The findings of these past studies of relevance to the Parish are highlighted. These provide the context for this present assessment.

1.4 An audit of the current designated and non-designated heritage assets within the Parish are set out in Section 3.

1.5 Section 4 sets out the findings of the appraisal undertaken, with a detailed assessment for the three potential conservation areas set out in Section 5.

1.6 The assessment has been undertaken in accordance with the guidelines set out in the National Planning Policy Framework (2021), particularly paragraph 37 and the Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice Note in Planning: 3 (2017) and the recently published Neighbourhood Planning and the Historic Environment – Historic England Advice Note 11 (Second Edition 2022)

1.7 This statement has been prepared by Charmain Hawkins BA(Hons) MTPI Dip Bldg Cons Dip Surv MRTPI IHBC Director of Brighter Planning Ltd, who is a specialist heritage /planning consultant with over 35 years' experience. The photos within the document were all taken by the author.



1.8 The document is not intended to be an archaeological report and does not consider the potential impact of any specific development as part of its remit.



2 Summary of past heritage studies undertaken for Planning Policy Framework

2.1 This section summarises the key points and issues raised having reviewed the following documents. The full documents are available on the UDC web site <https://www.uttlesford.gov.uk/article/4940/Historic-environment>

Historic Settlement Character Assessment August 2007 UDC

2.2 This document was produced as part of the research into the options for growth and focused on Great Chesterford, Great Dunmow, Henham, Newport, Saffron Walden and Stanstead Mountfitchet. The closest area of study is Great Dunmow. In the section relating to this town the following statements were made with regards to the general character of the area:

The influence of Stansted Airport has recently exerted significant economic, housing and transportation influences as demonstrated by the large housing developments in the town over the last 20 years. Additionally, the opening of the new A120 is beginning to affect commercial investment decisions in its corridor at several locations, notably at Braintree.

2.3 The report concluded that development would diminish the sense of place and local distinctiveness of the settlement with erosion of the Conservation Area and its setting and identity.

UDC Historic Environment Characterisation Project Report (2009) Essex County Council

2.4 This report was commissioned in response to the development pressure resulting from the expansion of Stansted Airport. Pages 49-51 cover the Takeley and Barnston areas. The key characteristics noted are:

- A geology of boulder clay and gravels and alluvial deposits in the stream valleys;
- The new A120 was a source of archaeological finds which have informed the knowledge on the development of the area from Mesolithic times onwards;



- A main Roman route crosses the area from Harlow to Great Dunmow;
- The present landscape and settlement pattern is derived from the medieval period;
- There are a number of areas of ancient woodland;
- The settlement pattern is largely a dispersed one comprising individual farmsteads and scattered roadside or greenside settlements;
- Takeley is the main settlement focus; and
- Excavations on the southern edge of Takeley have identified the remains of medieval fields and buildings.

Uttlesford Protected Lanes Assessment (2012) Essex County Council

2.5 This assessment identified roads in the area against the threshold for Protected Lane status. The criteria include biodiversity but also the archaeological and historic value of the feature. The lanes in Takeley subject of the study were:

- Lanes 86/87 Bambers Green.

Brief Heritage Impact Assessment – Priors Green Takeley 2017 (UDC)

2.6 This document was produced in response to development of Greater Priors Green identified in the call for sites in respect of the emerging Local Plan (now withdrawn). This identified 18 Listed Buildings including the Grade I Warish Hall and related Scheduled Ancient Monument in the area of the parish which includes Smiths Green. This document considered the setting of these heritage assets and assessed the potential impact or potential benefits the proposed development would have on the identified assets. The recommendation included the need for a full detailed Heritage Impact Assessment (HIA) to be undertaken,

Heritage Impact Assessments for the Garden Communities - Donald Inshall Associates (May 2018/January 2019)

2.7 This document provided the detailed HIA but at this stage the potential Garden Settlements had been reduced to three – North Uttlesford, Easton Park and Andrewsfield near Braintree. The Takeley area was thus not included in the remit of the study.



Brief Archaeological Assessment – Proposed UDC Garden Communities - Place Services ECC (January 2018)

2.8 The same hold true of this archaeological assessment which focuses on the three garden Settlements taken forward to the Examination in Public of the Local Plan.

2.9 The above documents form part of the background documents to the new emerging Local Plan.

Uttlesford District Heritage Sensitivity Assessment – Stage 1: Towns and key villages (2021) Oxford Archaeology

2.10 This document has been produced with regard to the new Local Plan and seeks to consider 12 potential new settlement sites and 25 smaller sites. Takeley and Priory Green are included in this study pages 114-136.

2.11 The study notes that Takeley is an amalgamation of several distinct hamlets with outlying historic hamlets including Bambers Green. The study does not cover the whole Parish but does include Little Canfield and part of Hatfield Forest.

2.12 The key points are:

- The Grade I Listed buildings of Warish Hall and the parish Church of the Holy Trinity are identified as the highest graded listed buildings in the area.
- No key views were identified in the area.
- The area around Bambers Green Takeley Street and Smiths Green have been identified as having high heritage sensitivity.
- Warish Hall, the Parish Church and Frogs Hall are also identified as having high sensitivity.



3 Legislative and Guidance Background

Ancient Monuments and Archaeological Areas Act 1979

3.1 This Act provides the legislative basis for the scheduling of ancient monuments and protects such designated assets via need to apply for Scheduled Ancient Monument Consent.

Planning (Listed Buildings and Conservation Areas) Act 1990

3.2 Local authorities have a statutory duty under the provisions of sections 16, 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, when determining applications, to have ‘special regard’ to certain matters.

3.3 Section 66 (1) of the above act sets out the general duty of local planning authority in respect of exercising planning functions in respect of listed buildings: ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural interest or historic interest which it possesses.’

3.4 When a local planning authority exercise planning functions in a Conservation Area, Section 72 (1) of the above acts states: ‘In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’. Demolition is also controlled within a Conservation Area.

National Planning Policy Framework

3.5 Section 3 of the NPPF covers plan making. Paragraph 37 covers neighbourhood plans which must meet certain ‘basic conditions’ and are tested through an independent examination. Section 16 of the National Planning Policy Framework (NPPF) 2021 sets out the



Government planning policies in relation to conservation and enhancement of the historic environment.

3.6 **Paragraph 190** advises that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

3.7 **Paragraph 191** gives advice on conservation area designation and states '*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*'

3.8 **Paragraph 192** requires Local Planning Authorities to maintain up to date evidence about the historic environment in their area and this be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

3.9 **Paragraph 193** requires that such information gathered as part of policy making is made publicly accessible.



Planning Practice Guidance

3.10 Further Government guidance is provided in the document **Historic Environment** (updated 2019) Paragraph 005 (ref 18a 005 20190723) states:

*Where it is relevant, **neighbourhood plans** need to include enough information about local heritage to guide decisions and put broader strategic heritage policies into action at a neighbourhood scale.*

*It is beneficial for any **designated and non-designated heritage assets** within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account.*

Historic England Guidance

3.11 The following Historic Building guidance documents are considered to be material:

- Conservation Area Appraisal, Designation and Management (2019)
- The Setting of Heritage Assets – Good Practice Advice in Planning Note 3 (2017)
- Conservation Principles, Policies and Guidance (2008)



4 Audit of Existing Heritage Assets

4.1 The initial research undertaken was to identify the existing designated heritage assets in the Parish.

Scheduled Ancient Monuments

4.2 There are three SAM's within the boundary of the Parish:

Location	Type of SAM	Period
Site of Waltham Hall	Site of house	Medieval with Roman finds
Moated site at The Grange	Moated site and fishpond	Medieval
Remains near Warish Hall	St Valery's Priory site including moat	Medieval

Listed Buildings

4.3 A total of 74 Listed Buildings have been identified of which two are Grade I and a further four Grade II* buildings.

Location	Grade	Period
Warish Hall and moat bridge	I	A late C13 aisled Hall built as part of St Valery Priory and C17 red brick bridge



Church of the Holy Trinity	I	C12 with later additions
Josephs Dunmow Road	II*	C15 hall house
Chestnuts Dunmow Road	II*	C15 or earlier hall house
Moat Cottage Smiths Green	II*	Moated site with C16 Wealden style house
Sheering Hall, Bambers Green	II*	Moated site with C15 house refaced in C19

Conservation Areas

4.4 There are currently no designated conservation areas within the Parish.

Locally Listed Buildings

4.5 There are no buildings listed on the UDC Local List.



5 Brief History of the Parish

Location and landscape context

5.1 The Parish of Takeley covers 3000 acres and is located approximately 4 miles east of Bishop's Stortford. It is located in what was once the Great Forest of Essex– with Hatfield Forest remaining to the south of the Parish. The once remaining large area of woodland in the Parish is Prior's Wood. Rackham (1989) notes that this was an enclosed area of wood protected by embankments which was in the ownership of St Valery's Priory (the site of Warish Hall) until this was dissolved in 1379 and then passed to New College Oxford.

5.2 The settlement of the area was undertaken by clearance of the forest and as a result the pattern is one of a series of greens. The southern boundary of the Parish follows the Roman Road of Stane Street, which runs from St Albans to Colchester. The construction of the railway in the C19 followed the east west axis of this route.

5.3 The main river in the Parish is the River Roding with its source at Mole Hill Green. The landscape character of the area is covered in a separate report and not repeated here.

Brief history of the area

5.4 The parish appears to have Saxon origins and formed part of a large estate. The name Takeley is considered to derived from Taecca – the name of a Saxon Lord who had extensive land ownership in the area. The Parish Church of The Holy Trinity stands within a circular enclosure, which is believed to have been a pagan holy place.

5.5 Takeley is recorded in the Domesday book with three manors listed:

- **Warish Hall**, which William the Conqueror had awarded to the Priory of St Valery in Picardy to provide income to the French Priory. The manor was sold in 1391 to William of Wykeham Bishop of Winchester who used the revenue from the estate to fund his New College at Oxford where the records of the estate are retained.
- **Sheering Hall** within Bamber Green and **The Grange** both of which were in the ownership of nearby Tilty Abbey.

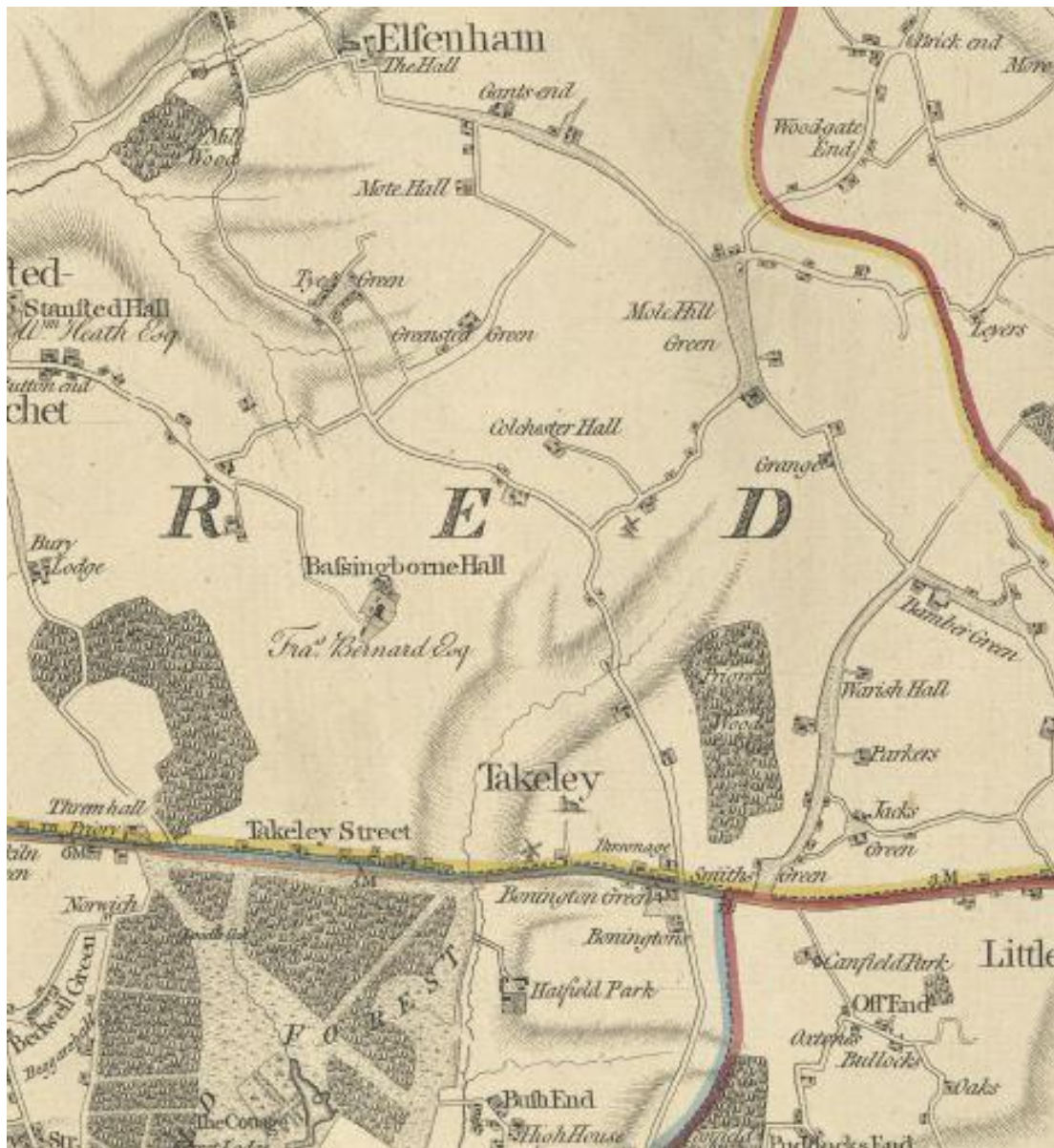


5.6 Another manor house in the Parish was Bassinbourn Hall but this was demolished c.1812. A pair of Listed lodges survive at Takeley Street at the original entrance to the Hall from Dunmow Road (Listed Building 1 on table Appendix 1).

5.7 Further history of Smiths Green, Bamber Green and Takeley Street are set out in Section 8 below when potential designations are considered.

Map regression

5.8 A map regression for the Parish has been undertaken with the earliest map being the 1777 Chapman and Andre map of Essex.



Chapman & Andre Map 1777



5.9 This map shows the location of the key manors and the main centres of population in the Parish. It should be noted that the settlement of Takeley and Takeley Street was largely to the northern side of the road.

5.10 Only one Ordnance Survey Plan is set out in this part of the report – the 1881 Six Inch map of the area. This shows the key routeways in the area and the main hamlets. The Great Eastern Railway is already in place running parallel to Staine Street (Dunmow Road). To the southern boundary of the Parish. The shading of the curtilages of the residential units shows more clearly the areas of the greens.



1881 Six-inch OS Reproduced with permission of the National Library of Scotland



6 Heritage Appraisal of the Existing Assets and their Value and Significance

Background

6.1 The purpose of this assessment is to evaluate the existing assets within the Parish and to assess whether there is scope for further designation to offer greater protection for the assets in the study area. In particular it is noted that there are no designated conservation areas or buildings of local significance. It is also noted that in the Uttlesford District Heritage Sensitivity Assessment 2021 no key views were identified in the area.

6.2 It is considered to be important to consider the historic buildings in association with the rural setting given the inter relationship of these, with the landscape forming the setting and wider context for all the heritage assets in this study. The appraisal has been conducted on a broad basis looking at groups or clusters of listed buildings. Any future development proposals having to be considered on a far more detailed basis.

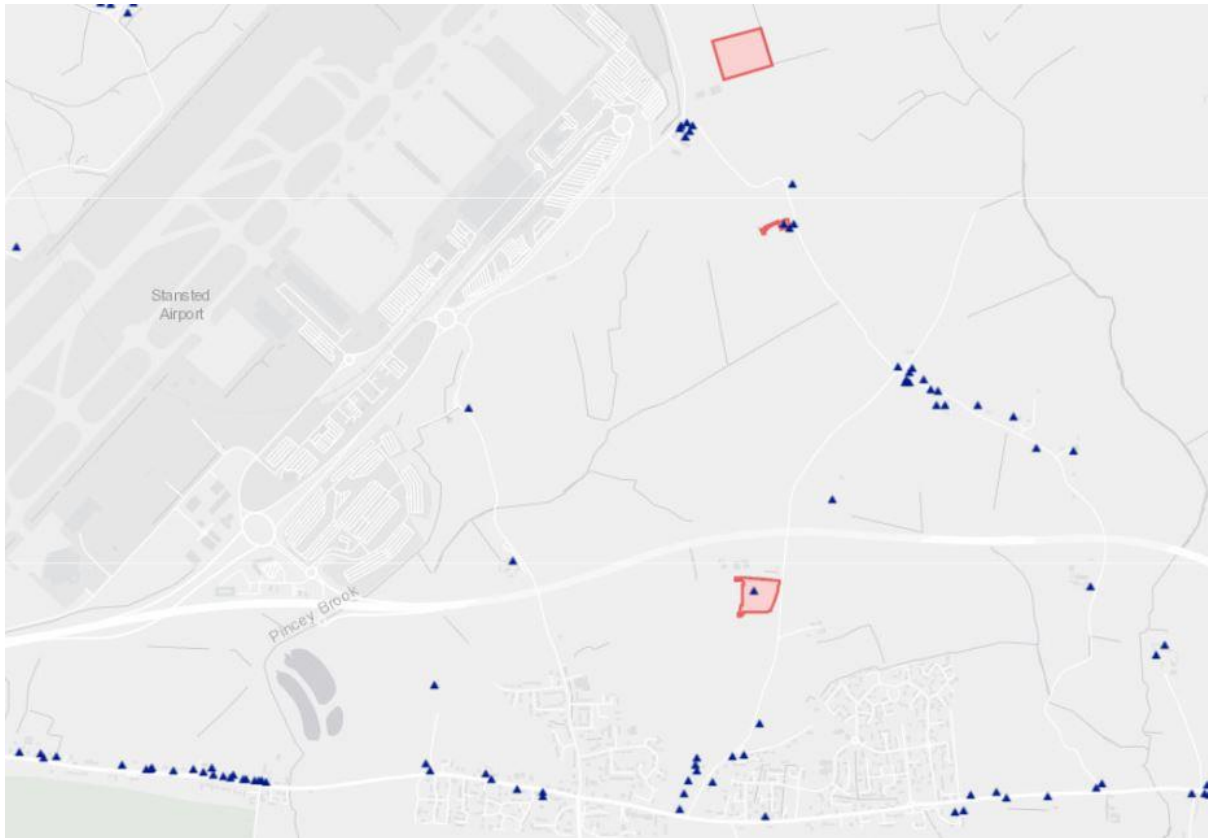
Assessment indicators

6.3 The aim of this assessment is to quantify the number and significance of the heritage assets and the importance of the historic landscape in which they are located to consider how vulnerable to change the identified assets would be.

- *Number and spatial extent of listed buildings*

6.4 A total of 74 Listed Buildings have been identified in the boundary of the Parish. 8 % of the Listed Buildings are Grade II* or Grade I. The highly listed buildings are both secular and ecclesiastical. The two Grade I Listed Buildings both date from the C12/13 and thus are rare survivals of built fabric of this age. Given the development of the Parish via a series of hamlets the listed buildings are grouped in clusters on these centres of settlement. The highest concentration of listed buildings is to the southern part of the Parish along Stane Street (Dunmow Road) within the main settlement of Takeley. There are outlying farmsteads dotted around the parish. This spatial distribution is shown on the map below.





Map of the parish giving the spatial distribution of the listed buildings and SAM around the Parish (Historic England Website)

Number and spatial extent of SAM

6.5 There are only three Scheduled Ancient Monuments (SAM) within the Parish and these are located central to the parish and relate to three high status sites. Two of the sites are moated. The Warish and Grange sites also contain standing buildings which are Listed.

- *Number of conservation areas*

6.6 There are no designated conservation areas in the Parish.

- *Buildings at risk*

6.7 There are no identified Buildings at Risk in the parish on the Councils or Historic England's registers.

- *Numbers of undesignated assets*

6.8 There are no buildings in the Parish on the Uttlesford's Local List.



The significance of the identified assets

6.9 The Listed Buildings and SAMs within the Parish provide an insight into the history and development of the area. They cover both high status and modest cottages and secular and ecclesiastical buildings. The listings including former farm and industrial buildings which provide the economic background to the development of the area.

6.10 To the southern part of the Parish the cottages have associations with Hatfield Forest with a number having been Sharers houses, where the rights to use and manage the forest passed with the property. To the northern part of the Parish the listed buildings are within the hamlets or are isolated often moated sites illustrating how the area was cleared from forest and thus resulting in this settlement pattern.

6.11 What the distribution pattern illustrates is how the settlements were developed in the context of the landscape – which was originally within a forested landscape with the hamlets clustered around greens or along main routeways through the area. The landscape character is covered in the separate Landscape Assessment Report but there is a strong overlap and synergy between the historic character and distinctiveness and the landscape character.

The inter-relationship of landscape setting

6.12 The landscape has influenced the location and form of the settlement pattern and continues to provide the setting and context to all the heritage assets. The majority of the heritage assets have associations with either agriculture or the forest. Whilst many of the uses of the buildings have changed notably where farmsteads have become redundant and the pressures for development both for housing and the airport have had significant impacts on the Parish, the locality still retains a strong rural character.

6.13 The development has focused to date within Takeley and Takeley Street and to the west of the Parish. However even within the context of the development along Stane Street (Dunmow Road) there are areas where the historic character remains and is distinctive. Landscape is an important part of this distinctiveness.

6.14 The development of hamlets around greens reinforces the strong association of the settlement form and character with the landscape. The sense of being set away and ‘isolated’ from the main settlement of Takeley is still found at Bambers Green and Smiths Green. This is reinforced by the lack of visibility of development in the views from these areas with strong views over the open countryside. The greens, verges and lanes all reinforce the rural character of the area.



Key Views

6.15 The more detailed analysis of the three areas suggested to be promoted as conservation areas identifies key views both within the identified areas and out over open countryside. There are long distance views of the rolling countryside from the lanes north of Stane Street as one drives between the locations of the heritage assets. There is a relatively low intervisibility between the various assets due to the dispersed nature of the assets and the undulating landscape and screening by trees and hedges. On leaving a hamlet one finds oneself in open countryside. The main awareness of proximity to the airport is from the control tower and the planes landing/taking off. The actual visibility of the airport buildings is low from the main lanes through the Parish – the exception being the northern end of Parsonage Lane.

Sensitivity

6.16 In general terms the heritage assets spread along Stane Street (Dunmow Road) have been subject to considerable change and arguably are less sensitive to further development notably to the southern side of the road as a result of this pattern being so strong now. However, there are distinct pockets such as Smiths Green which are far more sensitive to change given their distinct character which has not been subject to significant change to date.

6.17 North of the main settlement of Takeley (with the exception of the assets closest to the airport) the dispersed listed buildings and hamlets are considered to be more sensitive to change given that they remain set within a rural landscape setting. Whilst the airport and A120 have had an impact the visual impact of these developments has been significantly mitigated so that the main awareness is of the noise from these. The introduction of large-scale development in this context has the potential to be very harmful and visually intrusive to the setting and countryside context of the identified heritage assets. A more detailed assessment would be required for any such developments so that this could be fully quantified and considered.

The vulnerability of the assets to change

6.18 The formation of the new A120 has downgraded Stane Street and led to pressure for housing along the southern side and to the north-east side of Takeley. The new A120 has formed a new transport route across the middle of the Parish and introduced traffic noise and movement into this area. There is growing pressure for development to expand from the



airport to the west and from Takeley to the south. The rural hinterland to the northeast is now under pressure from development.

6.19 The key changes are therefore the loss of the rural setting for the heritage assets so that they are no longer read within a landscape context but instead form part of an increasingly coalesced area with an urban rather than a rural character. The second pressure is the loss of the distinctive character and settlement pattern of the hamlets which have begun to be subsumed into larger settlements.

6.20 The heritage assets in Takeley Street and Takeley have seen high levels of change and the pattern of development to the south side of the road is now well established so that the clear character difference to the north and south side of the road has been lost. The survival of the farmsteads and Smiths Green to the northside of the road as legible elements which aid the understanding and appreciation of the history of the area. The concentrations of heritage assets illustrate how the area developed and any potential loss of the landscape context and means of retaining the separation of the hamlets is considered to harm the character and appearance of the area.



7 Suggested Designations and Recommendations

7.1 As part of undertaking the audit and review of the heritage assets in the area the brief has included for the consideration of the designation of conservation areas. The following three areas have been assessed:

- **Smiths Green**
- **Bambers Green**
- **Takeley Street**

7.2 These areas are considered individually within this section. Within these areas some buildings are identified as potentially being considered as additions to the UDC Local List. As part of the development of the Neighbourhood Plan other such buildings may be put forward within the Parish as a whole.



Smiths Green



Sothern end of the Green

7.3 Smiths Green comprises 22 of which 9 are listed buildings, and the lane has protected status as well as having green status in conjunction with the Green itself. The listed buildings numbered 30-38 in **Appendix 1** are within the proposed conservation area for Smiths Green.

History of the area

7.4 Smiths Green is one of the hamlets which has amalgamated to form Takeley as we find it today. To the northeast is Jacks Lane which was a separate hamlet focused on the moated site south of Oak Lodge which is not listed or scheduled. The name Smiths Green is thought to reference the existence of a forge or smithy in the locality.

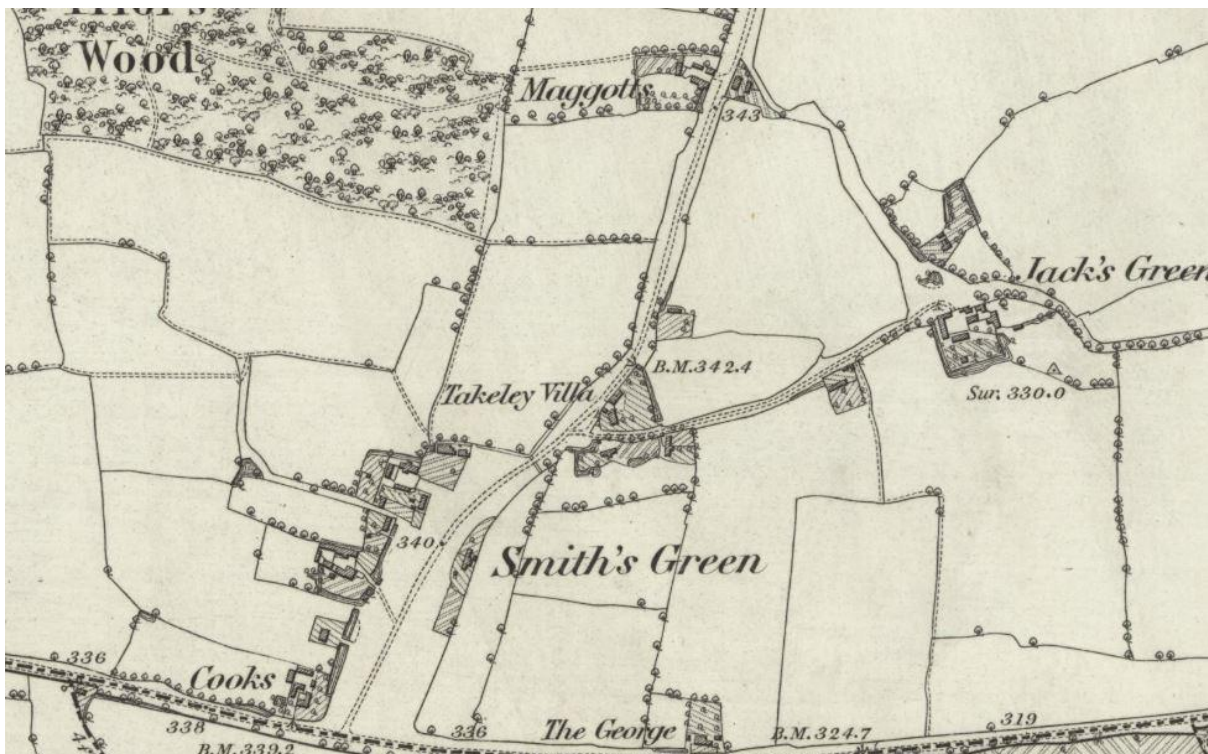
7.5 The main manorial site, formally the Priory of St Valery is Warish Hall to the north of the Green. The site was granted to the Mother Priory in France by William I in recognition for the success of the Norman invasion. In 1591 the manor was sold to William Wykeham, Bishop



of Winchester who endowed it to New College Oxford. The College still holds the manorial records. The Domesday records for Takeley show that pig keeping or pannage within the woods was a key activity with a thousand pigs recorded. This links to Priors Wood where enclosures existed for the keeping of swine (Rackham).

7.6 The green still remains under the jurisdiction of the manor.

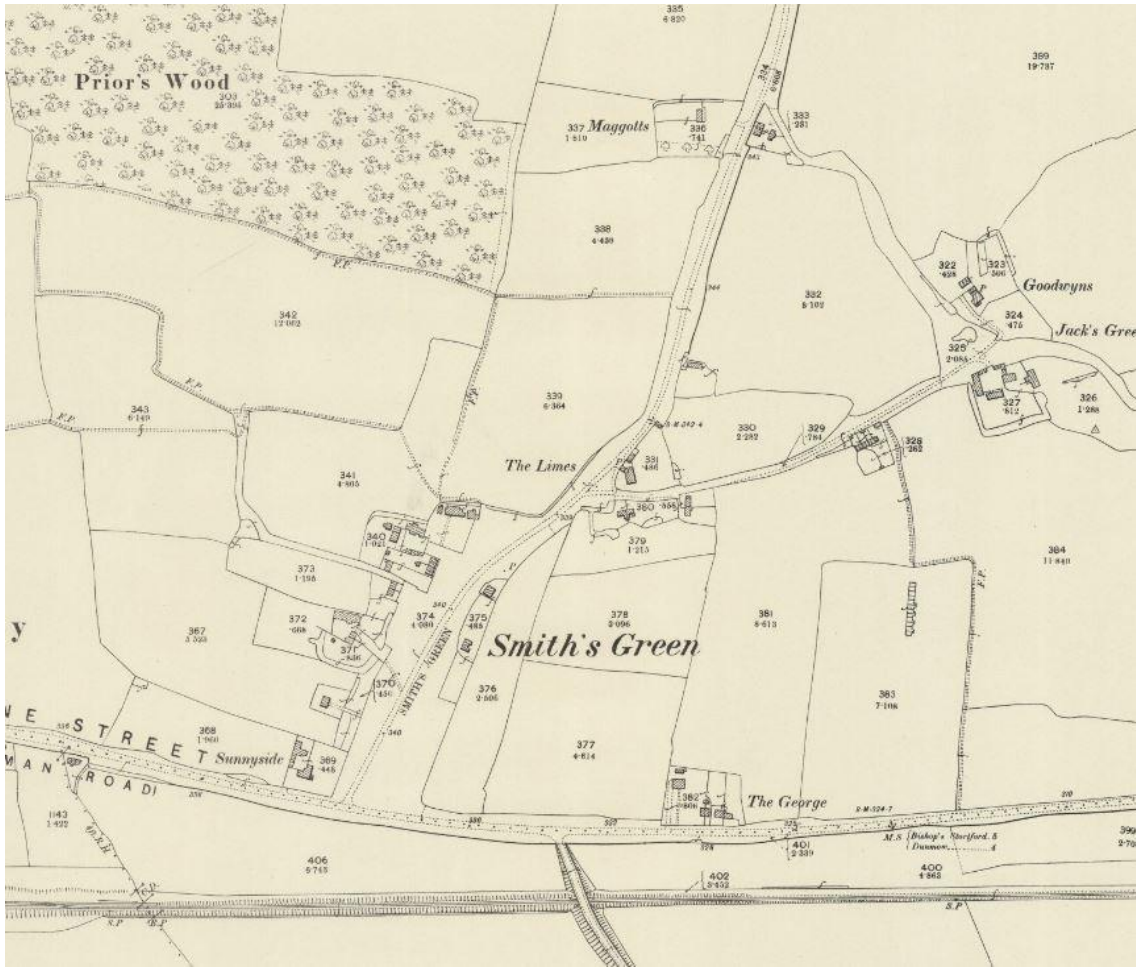
Map regression



Ordnance Survey Map 1881 Six inch map. Reproduced with permission of the National Library of Scotland

7.7 The above map illustrates how the development around the green was originally focused to the western side of the Green, with only The Gages appearing on the eastern side on the 1881 map. The map shades the residential curtilages and clearly shows the area of green/verges in the locality. It is of note that the building to the northern end of the green is noted as being Takeley Villa which has been renamed as The Limes by the time of the 1895 map. The Whitehouse (Grade II Listed No 30 Appendix 1) is shown as being named Cooks on this map and Sunnyside on the second 1891 map.





Ordnance Survey Map 1891 Twenty five inch map. Reproduced with permission of the National Library of Scotland



Ordnance Survey Map 1920 Twenty five inch map. Reproduced with permission of the National Library of Scotland

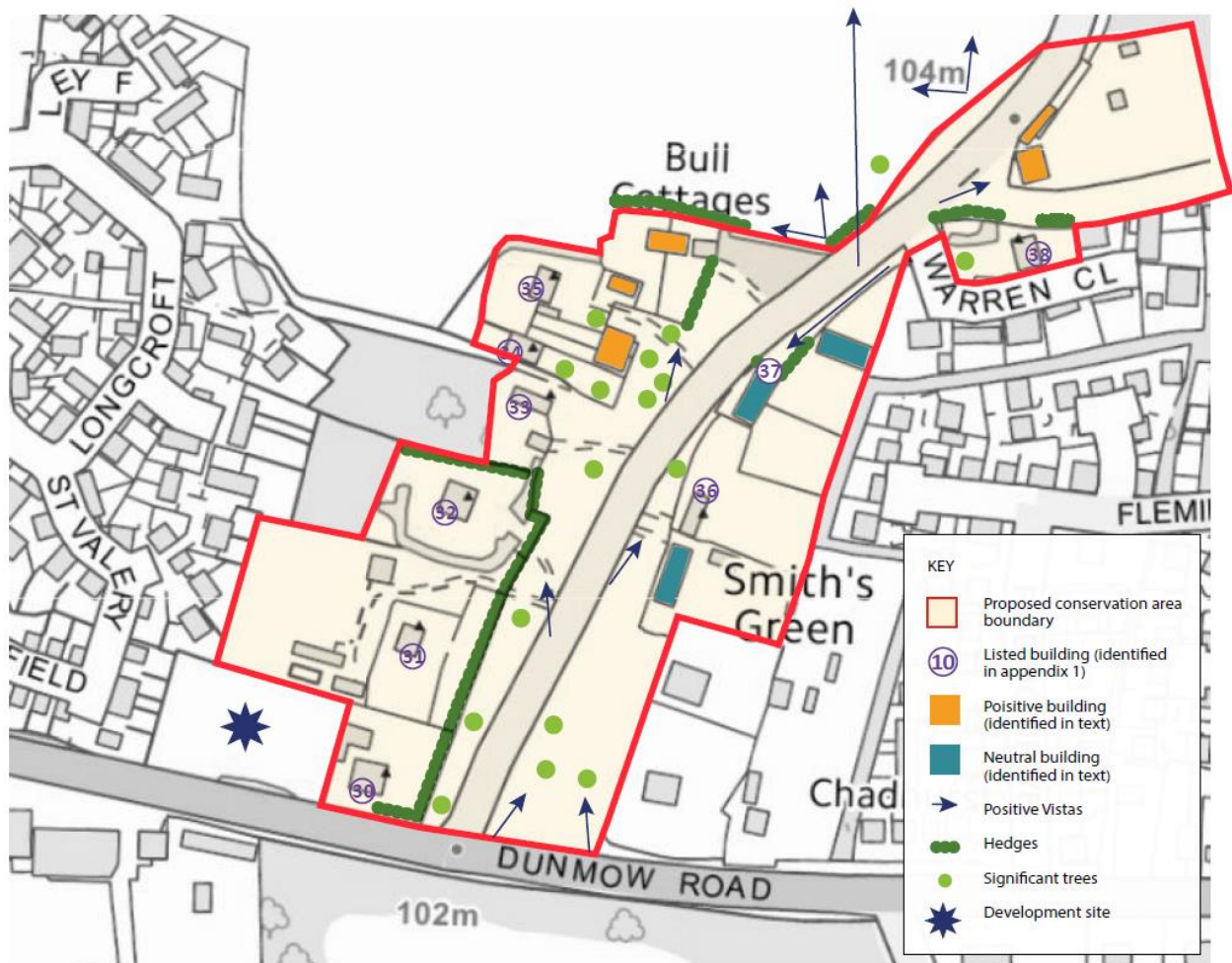


7.8 The third map in the series dates from 1920.

7.9 Little has changed by way of the built form around Smith's Green between any of the maps. All the maps illustrate the close physical relationship with Prior's Wood.

Heritage overview of the area

7.10 The map below summarises the overview of the area and the suggested boundary of the conservation area.



Detailed analysis

7.11 The area is assessed as being defined by the grouping of the buildings onto the green which form a distinctive collection of historic buildings with strong relationship with the open countryside to the north. The houses on both sides of the road through the Green define the space and enclose it and this is reinforced by the landscape features of specimen trees and



hedges. There are strong views up and down the road and views east and west across the Green.

7.12 In the winter months there is clear intervisibility with the site of Warish Hall to the north – the manor to which the green historically relates. The stand of remaining woodland of Priors Wood forms part of the landscape context of the area and forms an end stop to the views north-west out from the proposed conservation area. It forms an important screen to the airport development.

Key characteristics

7.13 The following characteristics are considered to define the spatial character of the locality and give it distinctiveness and unity as a clearly defined area:

- Level topography
- Views within green area tightly defined by built form to perimeter
- Loose knit nature of the development of largely detached properties
- Set away from the nearby housing developments and with a self-contained character so that the modern developments do not impact on the views within the area
- Water features such as ponds and ditches
- Development between one to two stories in scale.
- Varied building line with general lack of built enclosure to green
- Access to houses via gravelled tracks across the green
- Variety of ages of buildings from C14 – C20 unified by common materials notably bricks and render
- Importance of landscape features – specimen trees, hedges and grassed verges and the green
- Importance of the open views to the north of the green setting the context of the site in the open countryside and the intervisibility with Warish Hall.

Listed buildings

7.14 Of the 9 Listed structures within the area recommended to be a conservation area eight of the heritage assets are residential buildings. The Listed buildings are all detached structures of a wide range of ages from the C16 to the C19. The remaining listed item is a water pump. (See photos 31-39 in Appendix 1)



7.15 The buildings show a variety of styles and forms but are unified in their vernacular form and pallet of materials with render, brick, thatch and clay tiles being the prominent materials. With the arrival of the railway slate is also found on the C19 buildings.

Positive buildings



7.16 In addition to the listed buildings six further cottages are identified as positively contributing to the area. To the north- western corner of the green is a cluster of five C19 buildings including two terraces of cottages. South Cottage and Smiths Cottage were converted from four cottages to two. Bull Cottage and Crown Cottage are to the north. Bull Cottage was once a public house. These were formerly agricultural workers cottages once associated with Warish Hall. These are simple pitched roof buildings with slate roofs, and which retain their chimneys. They harmonise with the other buildings by virtue of the painted brick or rendered appearance. The single storey building may have been a commercial building converted to a dwelling. These buildings serve to enclose the green to this corner of the area.



7.17 The Limes is a late C19 villa which forms a focal element at the northern end of the green. The building is at the corner of Jacks Lane and the railings to the front garden echo the open form of the green.

7.18 It is recommended all these buildings be considered for local listing.

Gateways



The Limes

7.19 The entrance to Smiths Green is defined to the southern end by the junction with Stane Street (Dunmow Road). To the north the apex of the green focuses on the junction to Jacks Lane with The Limes forming a gateway building here.

Setting and views

7.20 The main Takeley Road forms the setting to the south but there are filtered views, through a roadside hedge to the south side of the road to the open countryside. The undeveloped nature of this part of the main road retains the rural context of Smiths Green.



7.21 Bull Field abuts Smith Green to the north and there are important views from the northern end of the green across this field to Priors Wood and Warish Hall. The undeveloped character of the field is important as it defined the limit of the hamlet and reinforces the rural setting of the locality. These views reinforce the past much more wooded nature of the area from which the green was formed and the associated use of the woodland for farming.



View south across the main road



View north across Bulls Field



Development opportunities

7.22 There are considered to be no opportunities for development within the green over and above ancillary development relating to the existing houses. Development has been approved to the west of the White House and given this site relates to the main road has been excluded from the suggested boundary of the conservation area.

7.23 Any further infill of housing would erode the special character and appearance of Smiths Green notably the gaps between the buildings and the strong landscape character of the green.

7.24 Development on the rural land to the north of Smiths Green has the potential to have a significant impact on the locality by virtue of losing the rural context and setting of the hamlet. Harm would also result if the visual links with the key historic elements outside of the potential conservation area, notably Warish Hall and Priors Wood were lost as the past associations with these assets are important to the understanding of the history of Smiths Green.



Bambers Green

7.25 Bambers Green is located to the north- east of the Parish and is another hamlet formed around the focus of a green. The main focus for the development is Sheering Hall, a moated manor on the southern side of the hamlet. There are 16 listed buildings within Bambers Green with Sheering Hall being Grade II* (See photos 59 - [Appendix 1](#)).

History of the area

7.26 The settlement has parallels with Smith's Green in that it was under control of St Valery's Priory and then Warish Hall. The green and related verges are still owned and managed by the owners of the manorial rights historically associated with Warish Hall. It is understood the verges are registered as part of the village greens.

Historical overview

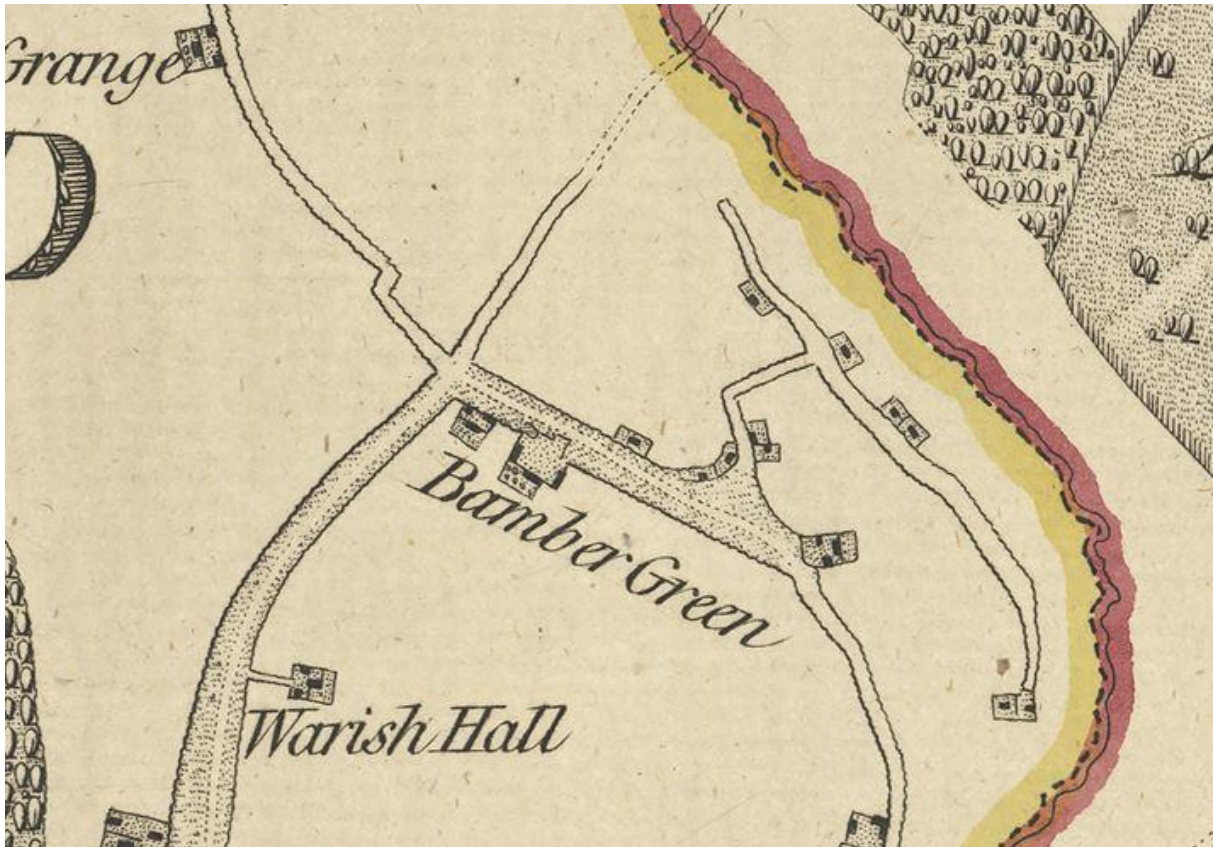
7.27 Bamber's Green is believed to have got its name from the Banbury or Bennbury family of Sheering Hall. The settlement has developed in a linear form with the crossroads forming a focus to the western end and the green to the east. Most of the cottages are to the northern side of the road with the main exceptions of Bury Farm and Sheering Hall.

Map regression

7.28 The earliest map is the 1777 Chapman and Andre map where the road pattern and the green are as we find the settlement today. It is interesting to note that Bamber is singular, without an 's' on the end on this map.

7.29 A series of three Ordnance Survey maps have been used. The first map dates from 1881 and is in the Six-inch series. Points to note on this map are that there was a house on the land to the east of Sheering Hall where a pond exists today- the plot boundary survives on modern maps, but High House appears to have been demolished by 1891. Bury Farm is also known as Takeley Bury at this time.



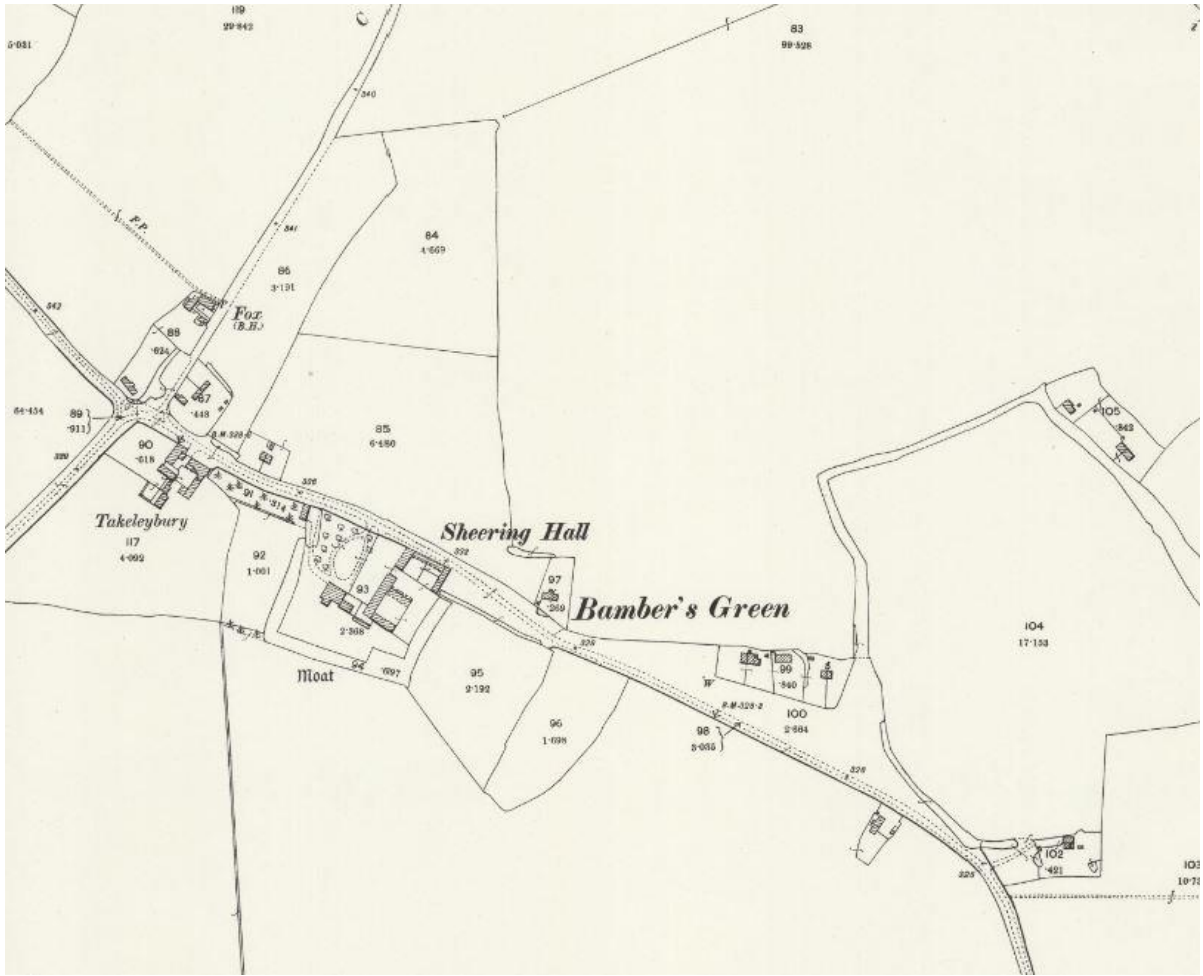


Chapman and Andre map 1777



Ordnance Survey Map 1881 Six-inch map. Reproduced with permission of the National Library of Scotland





Ordnance Survey Map 1897 Twenty-five inch map. Reproduced with permission of the National Library of Scotland



Ordnance Survey Map 1920 Twenty-five inch map. Reproduced with permission of the National Library of Scotland



7.30 The 1891 map at the twenty-five inch scale shows in detail the moat complex at Sheering Hall and the barns to the east of the Hall as well as the barns associated with Bury Farm.

7.31 The 1920 twenty-five inch map shows additional housing development to the western end of the green and the size of the green shrinking as a result. The cottages which are built by 1920 are identified below as potential local list buildings.

7.32 The map evidence illustrates how little the hamlet has changed over time and the settlement remaining as a relatively small cluster of houses with countryside surrounding them.

Detailed analysis



7.33 The area is assessed as being defined by the grouping of the buildings onto the green and around the cross roads to the western end of the hamlet. The settlement has a very strong relationship with the open countryside which surrounds it. There are strong views in the area of the green both up and down the road and to the south across the open fields. To the west the road is more enclosed with hedges and trees.



7.34 Sheering Hall forms the central building in the hamlet and is also the highest graded listed building. Water is a key element in the hamlet with the moated site of Sheering Hall but also ponds and ditches form key features in the settlement.

Key characteristics

7.35 The following characteristics are considered to define the spatial character of the locality and give it distinctiveness and unity as a clearly defined area:

- The topography gently rising from south to north
- Views out to the south across the open farmland to clumps of woodland
- Loose knit low density character of the development of largely detached properties
- Water features such as ponds and ditches
- Development between one to two stories in scale.
- Views across the green with the houses set back from the road
- Limited crossing points of the green to access houses.
- Variety of ages of buildings from C15 – C19 unified by common materials notably bricks and render
- Lack of any major modern development in the settlement or visible nearby
- Importance of landscape features – specimen trees, hedges and grassed verges and the green.

Listed Buildings

7.36 There are 15 listed buildings within the proposed conservation area – numbered 59 to 73 on the Appendix 1 gazetteer.

7.37 There are no scheduled ancient monuments within the locality.

7.38 The Listed buildings cover a wide range of ages from the C15 to the C19. The structures are a mix of houses and outbuildings with one boundary wall.

7.38 The buildings show a variety of styles and forms but are unified in their vernacular character and pallet of materials with render, brick, thatch and clay tiles being the prominent materials. The majority of the pre C19 buildings are timber framed.



Positive Buildings

7.39 The majority of buildings within the identified area are listed. An additional five buildings are identified as being non designated heritage assets and should be put forward for inclusion on the UDC local list. These include Rose Villas and Ivy Cottages which are C19 agricultural workers cottages and in keeping with the origins of the settlement and its rural character.



Rose Villas Bamber's Green

Gateways

7.41 The area entered from the west via the crossroads where the pond and the cluster of thatched cottages around that form a key focus of buildings. To the eastern end of the hamlet Spring Lodge and The Hoppit define the entrance to the green with another pond feature to the south of The Hoppit.



Settings and views

7.42 The awareness of open countryside and views across this where no major development (other than the airport) is visible is important to the character of the hamlet. There is a strong sense of being isolated and set away from the other settlements within the Parish.

7.43 The main long-range views are to the south across the fields adjacent to Spring Lodge. Within the proposed area there are shorter vistas across the green and the ponds at each end of the hamlet.

Development opportunities

7.44 The development opportunities within the hamlet are considered to be limited and would amount to the odd infill dwelling where there is access across the green or onto the road existing. Where there are key breaks in the development and views of the open countryside these are considered to be important to retain. The loose knit low density of the hamlet is also an essential part of its character which would be harmed by any development of more than one or two dwellings.



Takeley Street

7.45 Takeley Street has developed as a linear settlement along the line of Stane Street, the Roman Road. The settlement has historically been located to the northern side of the road, with only limited development on the southern side until the C20. South of the road is the Hatfield Forest and this both restricted development but also provided employment with residents engaged with the management of the forest. People who had the right to graze their animals in the forest were called ‘Sharers’. Research by the Takeley History Society suggests these rights passed with occupation of a property rather than having family links. Joyners/Yew Tree House is one example of a Sharer house. (Building 17 Appendix 1) The coming of the railway in the mid C19 to the southern side of the road further reinforced the linear nature of the settlement with development to the northern side of the road.

History of the area

7.46 One of the main manors was Bassingbourn Hall – the gate houses which survive to the western end of Takeley Street (Building 1 in Appendix 1 Gazetteer). In the C18 the Hall was owned by Sir Peter Parker Admiral of the Fleet and the Hall was demolished following his death in 1812. The estate occupied the western part of the Parish and included the farms to the western end of The Street.

Historical overview

7.47 The Takeley History Society have done a building-by-building account for both sides of the road and this is not repeated here. This important research illustrates how the settlement has changed from being largely agriculturally based to one where industry and commerce developed and now has become mainly one of housing.

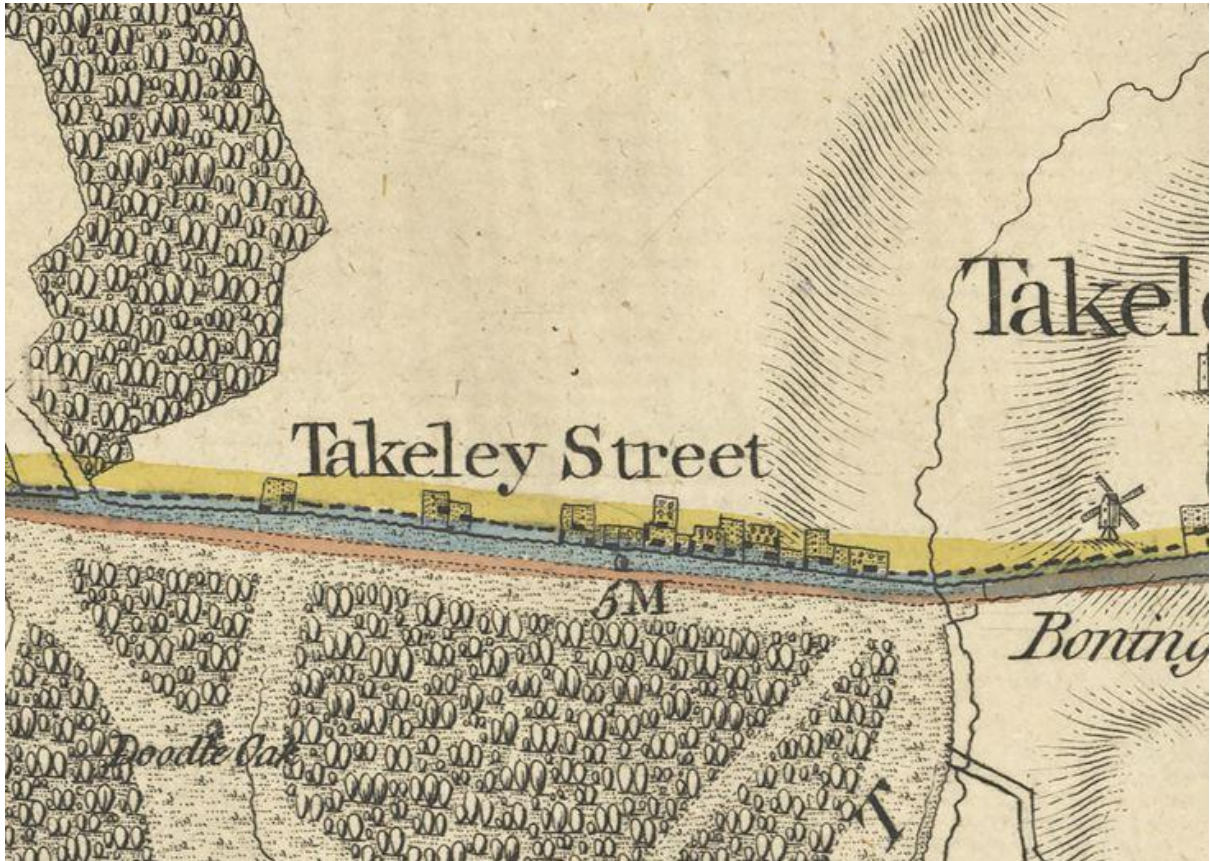
7.48 A number of former farmhouses survive along the Street from Taylors to the west to Street Farmhouse in the east. The Four Gables was a focus for the settlement having been the village shop. In addition to the Green Man Public House there were a couple of other ale houses including The Reindeer Inn to the eastern end of the hamlet and the Old Bake House was indeed a bakery having originally been a farmhouse then a butchers.

7.49 By the C20 development started to take place on the southern side of The Street with mainly residential bungalows and houses., which is being continued with the modern housing developments on this side of the road.

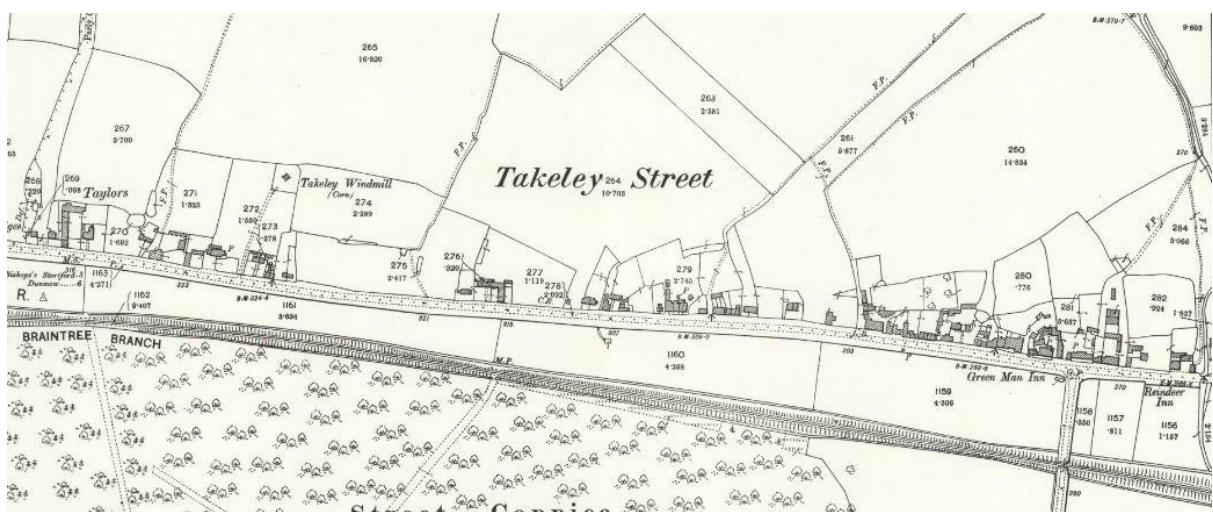


Map regression

7.50 The Chapman and Andre Map of 1777 illustrates how the settlement was developed in the northern side of the road with the forest to the south.



Chapman and Andre map 1777



Ordnance Survey Map 1891 Twenty-five inch map. Reproduced with permission of the National Library of Scotland



7.51 The first Ordnance Survey map of the area in the twenty-five-inch sequence dates from 1897. The pattern of development to the north of the road remains with the railway to the south.

7.52 The second map dates from 1921 and little has changed to this pattern of development.



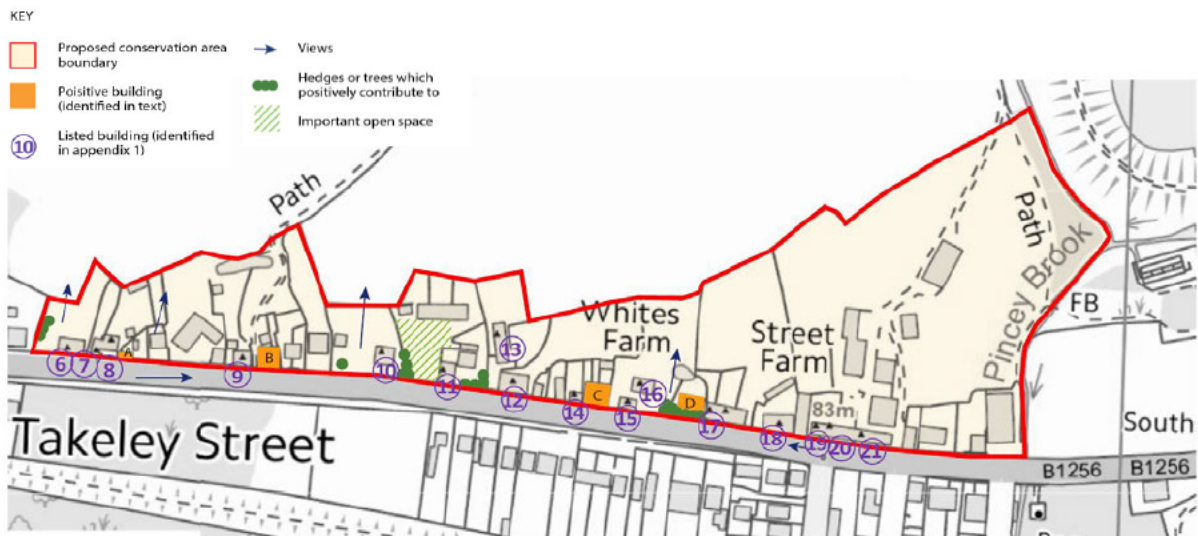
1921

Key characteristics

7.53 The following characteristics are considered to define the spatial character of the locality and give it distinctiveness:

- Linear settlement pattern spread along a major routeway.
- The development was until the C20 largely restricted to the northern side of the road.
- Historic relationship with Hatfield Forest to the south which was altered by the railway line being built.
- Relationship to open countryside to the north with glimpses maintained between buildings.
- Former farmhouses form key foci of development along the road.
- Predominantly one to two storey development.
- Tight knit form of development which provides a strong sense of enclosure to the northern side of the road which has been reinforced by modern infill development.
- Variety of ages of buildings from C14 – C19 unified by common materials notably timber frame and render and bricks and clay tiles.





Listed Buildings

7.54 The listed buildings are scattered along the road frontage with two main concentrations – one to the western end around Taylors and the second group to the eastern end with a sparsity in the central area.

7.54 There are a total of 21 Listed Buildings along the road (Photos 1-21 in Appendix 1). However, the full length of the settlement is considered to lack the quality of built form and distinctiveness to justify the conservation area covering this. It is therefore proposed to opt to focus the proposed area to the eastern end where there is a concentration of 12 Listed Buildings and three of the main former farmhouses. There are no scheduled ancient monuments.

7.55 The Listed Buildings which fall into the suggested area include the Grade II* Josephes with the other 11 buildings being Grade II Listed. The buildings date from the C15 to the C19. The suggested area does exclude Rayleigh Cottage which is one of the oldest cottages in The Street dating from the C14 and Grade II Listed.

Positive Buildings

7.57 In addition to the listed buildings identified the following buildings are considered to be of local interest and positively contribute to the character of the area. They may be considered for inclusion in the UDC Local List:

- A. **Taphall** – a cottage refronted in the C19 with the older part probably dating from the C18.



- B. **The Rise** – a cottage with its long elevation to the road which has an older range to the rear of a C19 one to form a double pile roof form part slate part clay tiles.
- C. **Pightle** – a C19 brick villa with hipped slate roof comprising two dwellings.
- D. **1-3 The Street** – a terrace of brick C19 cottages contemporary with the railway line although units 2 and 3 have been painted.



Pightle

Gateways

7.58 The area being proposed as a conservation area is defined by a former farmhouse at each end – with Clockhouse to the west and Street Farm to the east. The northern boundary of the Area follows the historic plot boundaries as show on the C19 maps. These two farms form distinct breaks in the street with views to the countryside to the north from the side of Josephes. The section of street to be included retains the greatest concentration of historic buildings and the lowest amount of modern infill.

Settings and views

7.59 The built form effectively encloses the north side of the road so there are few views afforded out from the main road to the north. The gaps which do exist relate to the former farmhouses which are set in larger plots. The main vistas are along the Dunmow Road east and west.

Development opportunities

7.60 It is noted that the one identified building at risk – the barn at Josephes is subject of an application to convert it to a dwelling. There are no other infill opportunities only potential conversion or subdivision of buildings.

7.61 The development opportunities have concentrated on the southern side of the road and further housing is being developed along this side of the road. This has changed the original relationship to the forest, but this radically changed when the railway was built. Consideration was given to include the south side of the road in the conservation area but given the very different development of this side of the road and that it would be hard to resist any undeveloped plots in light of the strong pattern of development here, it was not seen as sharing the same quality or character as the northern side to warrant inclusion.

Recommendations

7.62 In considering the existing heritage assets in the area and how the locality has developed it is considered that there are opportunities for further designations to preserve and enhance that character. It is noted that the development pressures in recent years have led to a lot of change in the Parish and this has led to the erosion of the character in some parts of the area. The recommended designation of the three areas identified as potential conservation areas and the positive buildings highlighted within them aim to conserve and improve the heritage in these localities. These areas are considered to still retain their distinctiveness and character to warrant such designation being justified. Small scale improvements need to be developed as part of the Plan for each of the areas with the aim of enhancing the areas.

7.63 There is scope for further buildings outside of the suggested conservation areas to be identified to be put on the Local List. The Takeley History Society have done excellent work on the individual histories of buildings in a number of the hamlets and the use of their existing work and continuation of this work would help support any such recommendations.

7.64 There are very few buildings at risk identified – the barn adjacent to Josephes is subject of a current application. Polley Luray Cottage in Mole Hill Green stands out as the



main building for which more investigation of its condition and means to repair the building are required.

7.65 If the Neighbourhood Plan is seeking to promote new development it will need to consider what heritage assets would be affected and clear guidance on the design of such development should be considered as part of preserving the local distinctiveness. This would require more detailed work once sites have been identified.



8 Conclusions

8.1 This assessment has sought to establish what heritage assets are within the Parish and what condition they are in. This provides the heritage evidence base for the Neighbourhood Plan. There are very few buildings at risk but there is potential to increase the protection by designation of three areas within the Parish and identify Locally Listed buildings. This proposal needs to be taken forward to see if the planning group are supportive of this proposal. This can then be used to develop policies and principles for the Neighbourhood Plan.

8.2 The location distribution and type of heritage assets has to be considered in the context of the historic landscape. The landscape character of the area today is important both the understanding and appreciation of the assets and their history. The rural setting of the Parish is important to all the heritage assets, but certain assets are more sensitive to change than other, particularly those in the more isolated locations or where there remains a strong rural character.

8.3 In seeking to recommend the three areas this is a suggestion as to how the community can seek to protect these areas. There is scope for the community to consider additional local listing outside of the suggested conservation areas. The designation of the areas as conservation areas needs to have a management plan where opportunities for conserving or improving the areas can be identified and policies set out to secure this. Design policies for each conservation area need to have regard to the distinctiveness of the specific area.

8.4 This audit assessment and recommendations therefore provides the information on the existing assets and suggestions to further conserve the history and character of the area. This needs to be developed in conjunction with the aspirations of the community into the Neighbourhood Plan and its policies.



References

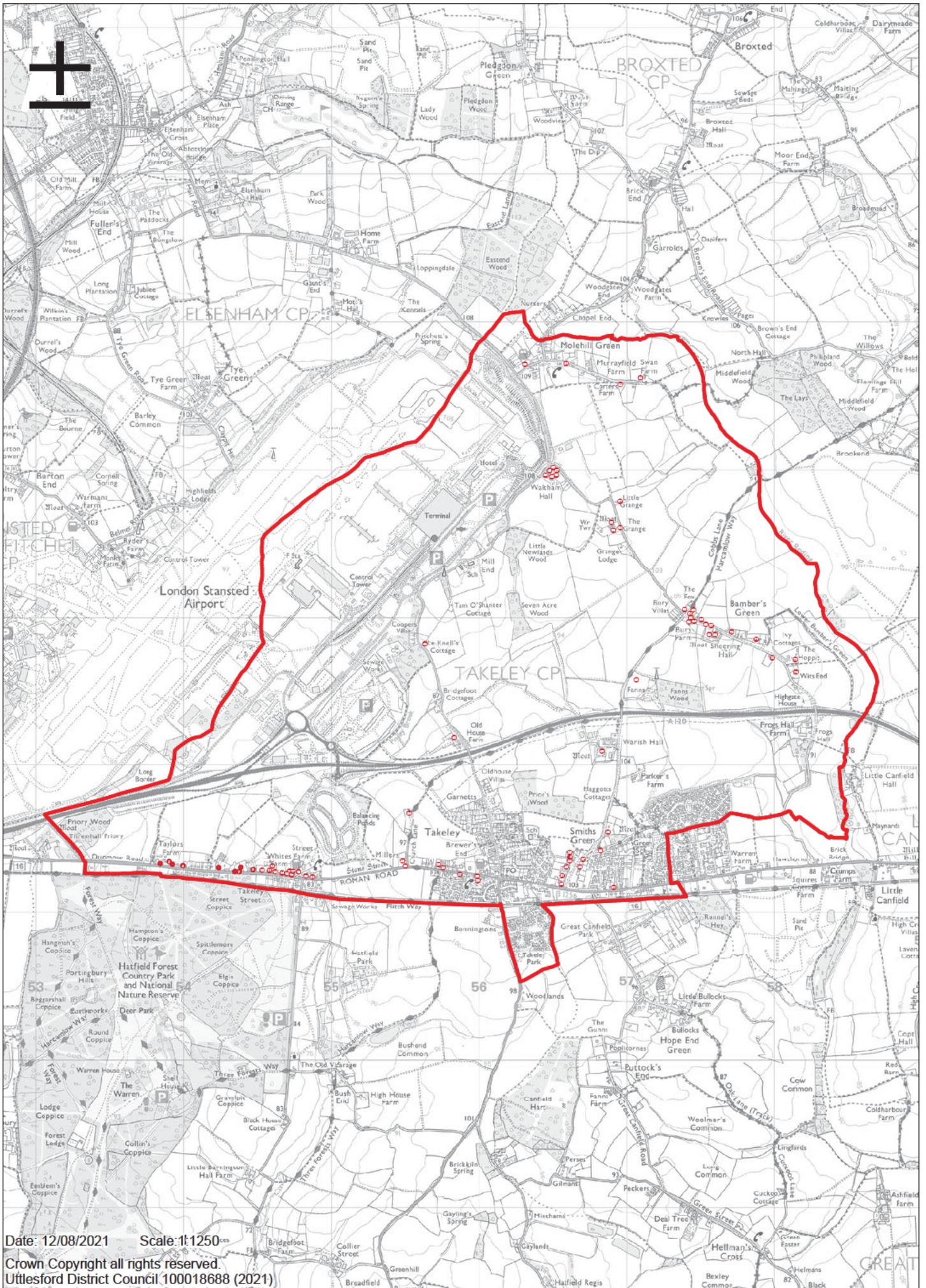
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- Rackham O **The Last Forest – The Story of Hatfield Forest**
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- **Takeley Local History Society Publications:**
Takeley The Street Parts 1 and 2
Mole Hill Green History
- Urban B **The Kennedys at Warish Hall**
John Masters 1992
- Tricker R **Pamphlet on Holy Trinity Church Takeley**
- *[Local History of Takeley village in Essex \(recordingtuttlesfordhistory.org.uk\)](http://recordingtuttlesfordhistory.org.uk)*
- **Colchester Archaeological Trust Report 1540** – Historic Building Report on Frogs Hall
Bamber's Green November 2019
- Takeley History Society Website *[Takeley Local History Society \(tlhs.org.uk\)](http://tlhs.org.uk)*
- **Takeley Street – Vols I and II** Takeley History Society.



Appendix 1

Gazetteer of designated heritage assets

Takeley Neighbourhood Plan Area






Date: 12/08/2021



Scale: 1:1250


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Uttlesford District Council 100018688 (2021)



GREAT


Ref number	Location	Name	Grade	Brief description	Photo	Age	Notes
Takeley Street							
1	Dunmow Road	Bassingbo urn Lodges	II	Pair of stuccoed two storey lodges with hipped slate roofs which once served Bassingbourn Hall		Early C19	
2	Dunmow Road	Taylor's	II	Set back from road – timber framed and render with plain tile roof. Former farmhouse. Large decorative chimney stack. One and a half storey with attic rooms lit by dormers.		C15	



3	Dunmow Road	Barn at Taylors	II	<p>Barn complex to east of Taylors with listed four bay barn fronting road.</p> <p>Black weather boarded with hipped plain tile roof.</p> <p>In commercial use.</p>	See above	C17/ C18	
4	Dunmow Road	Old Mill PH	II	<p>Former Public House now dwelling was subject to fire and now largely rebuilt.</p> <p>Timber frame and render with plain clay tile hipped roof with end stacks. Two full storeys.</p>		C17	


5	Dunmow Road	The Old Bakery	II	<p>House and outbuildings.</p> <p>Timber framed and rendered with one large stack. Two storey.</p> <p>Originally a farm it was then used as a butchers before becoming a bakery. When it ceased use as a bakery in the 1950's it was used as a house and was occupied by the puppeteers Paul and Petra Page.</p>		C16	
6	Dunmow Road	Clockhouse	II	<p>Timber frame and render – exposed framing with continuous front jetty. Two storey. One main stack with later end stacks.</p>		C16/ C17	

7	Dunmow Road	Street Cottage	II	<p>Timber framed and rendered two storey house with hipped clay tile roof. Adjacent to thatched cottage to east (LB8).</p> <p>In the C19 this was used as a brew house.</p>		C17	
8	Dunmow Road	Rayleigh Cottage	II	<p>Thatched one and a half storey cottage originally hall house but floor added with single dormer window to front elevation and ridge chimney stack.</p>	See above	C14/ C15	

9	Dunmow Road	Austin Villa	II	<p>Brick villa with slate roof and end stacks. Two storey.</p>		C19	
10	Dunmow Road	Josephes	II*	<p>Former farmhouse with barn to east.</p> <p>Timber framed and rendered originally a hall house – one and a half storey with front two storey jettied cross wing. Plain tile roof.</p> <p>Lattice style windows.</p>		C15	

11	Dunmow Road	Barn at Josphes	II	Four-bay barn gable end to road. Weather-boarded and brick with metal corrugated roof.		C17	BAR Noted that application pending for conversion to dwelling
12	Dunmow Road	Four Gables	II	Timber framed and rendered with four plain tile gables to road with C19 detailing. Two storey. Shop fronts to ground floor – no longer in commercial use.		C17	

13	Dunmow Road	Post Cottage	II	<p>Set back from main road behind Vine Cottage (which was the bake house to the shop of Four Gables)</p> <p>One and a half storey thatched cottage – timber frame and render with one front dormer and ridge chimney stack.</p>		C16/ C17	
14	Dunmow Road	(Hatfield Forest Cottage) Deep Eaves	II	<p>One and a half storey thatched cottage. Timber framed with render with pargetting. Two dormers to front elevation with central ridge chimney stack.</p>		C18	

15	Dunmow Road	Barn Adj Whites Farm	II	<p>Exposed framed and rendered building long elevation to road. Three bays.</p> <p>Pan tile roof.</p> <p>Converted to garage.</p>		C17	
16	Dunmow Road	Whites Farm	II	<p>Farmhouse</p> <p>Two storey house with jettied western gabled cross wing. It had an eastern cross wing but this was removed in the C20</p> <p>Timber framed with render and plain tiled roof. Ridge chimney stack.</p>	See above	C15/ 16	

17

Dunmow
Road

Yew Tree
House &
Cottage
and
Joyner's

II

Two storey Three houses -
timber framed and
rendered with hung tiles
and plain tile roof. Large
stack to Joyners.

Listed as a pair.

This was originally one
house called The Black
House with a barn. The flat
roofed front element is
evidence this was a shop –
once a boot repair and
harness shop.





C17



18	Dunmow Road	Green Man PH	II	<p>Timber frame and render main range and cross wing with large main roof chimney stack.</p> <p>Built as a house but inn keepers are recorded from the late C18.</p>		C16/ C17	
19	Dunmow Road	Street Farmhouse (Clarks)	II	<p>Farmhouse which is timber framed with render and two large ridge stacks.</p> <p>Plain tile roof.</p>		C16/ C17	

20	Dunmow Road	Stables west of Street Farm	II	<p>Detached painted brick building to west of farmhouse. Gable fronting main road with panel detail with semi-circular window to apex of gable.</p> <p>Pan tile roof.</p>		C19	
21	Dunmow Road	Barn at Street Farm	II	<p>To eastern side of farmhouse. Face brickwork with long elevation to road and one single opening.</p> <p>Plain concrete tile roof.</p>		C17	


Takeley

22	Dunmow Road	Millers	II	<p>Detached red brick villa with hipped slate roof. Symmetrical front elevation around central front door with fan light. Former outbuildings to east now converted to two separate dwellings including LB23.</p>		Early C19	
23	Dunmow Road	Stables at Millers	II	<p>Part single storey part two storey red brick and weather boarded range fronts main road and also encloses Church Lane.</p> <p>Pantile roof.</p> <p>Now converted to dwelling.</p>		C18	


24	Church Lane	Holy Trinity Church	I	<p>Located in detached position at end of Church Lane with churchyard to south.</p> <p>Western tower.</p>		C14	
25	Dunmow Road	Chestnuts	II*	<p>Two storey timber framed and weather boarded building with red plain tile roof.</p> <p>Hall house with cross wing and once jettied.</p> <p>In commercial use.</p>		C15	

26	Dunmow Road	Pump east of Chestnuts	II	Cast iron pump with decorative finial similar to pump on Smith's Green.		C19	
27	Dunmow Road (s)	Ivy Cottage Stane Cottage	II	Originally one house now two cottages. Timber framed and rendered with gable end to road with end chimney stack. Clay plain tile roof.		C15/ 16	

28	Dunmow Road (s)	Attridges	II	<p>Timber framed and rendered two storey house with plain red clay tile roof. Central red brick chimney stack.</p>		C16	
29	<p>Sarah's Walk Dunmow Road (s)</p>	Virginia Cottage	II	<p>Timber framed and rendered thatched cottage with modern extension to northern end. One storey with attic floor.</p> <p>One front gabled dormer and red brick chimney stack.</p>		C17	

30	Dunmow Road	White House	II	<p>Located to western side of Smiths Green.</p> <p>A C17 timber framed house refronted in C18 with vertical sash windows. Rear outbuilding – former stables?</p>		C17	In proposed CA
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Smiths Green

31	Smiths Green	The Croft	II	<p>Two storey house set well back from road.</p> <p>Rendered brick with slate hipped roof. A photo dated 1951 shows the house was originally weather boarded (TPC records)</p>		C19	In proposed CA
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32	Smiths Green	Moat Cottage	II*	<p>Detached two storey timber framed house built in 'Wealden' style with recessed central bays.</p> <p>Moated site/</p> <p>High status of listing due to frame being virtually complete within building (not viewed)/</p>		C16	In proposed CA
33	Smiths Green	The Cottage (West-cotts)	II	<p>Timber frame and render cottage. One and a half storey with front central dormers. Thatched roof.</p>		C17	In proposed CA

34	Smiths Green	Beech Cottage	II	One and a half storey cottage with two front gabled dormers and red clay tiled roof; it has flint wall enclosed front garden to green.		C16/ early C17	In proposed CA
35	Smiths Green	Goar Lodge	II	Two storey timber framed house with large redbrick stack aligned to front door. Clay tile roof and painted weather boarding.		Late C16/ C17	In proposed CA

36

Smiths
Green (E)

The Gages
(Rose
Villa)

II

Two storey villa – stuccoed
with slate roof. Gabled
cross wing to northern side.



C19

In proposed
CA

37

Smiths
Green (E)

Pump at
Pippins

II

Located adjacent to
modern bungalow.

Cast iron water pump with
decorative final to top.



In proposed
CA

38

Jacks Lane

Cherups
Cottage

II

Single storey cottage with
attic. Front dormers.

Plain tile roof and render
finish.

Timber framed.



C17

In proposed
CA

39

Smiths
Green (E)

Hollow
Elm

Cottage


II

Timber framed and
rendered single storey with
attic cottage with thatched
roof hipped end to road.



C16/
C17

Warish

40		Warish Hall and moat bridge	I	<p>Aisled hall once part of Priory of St Valery.</p> <p>Timber framed and rendered two storey building.</p> <p>Red plain tile roof.</p> <p>On moated site with access via a C17 brick bridge.</p>	 A photograph showing a gravel driveway leading to a wooden fence. In the background, there is a building and some trees under a clear blue sky. A sign is visible on the fence.	C13	
		St Valery priory remains	SAM	<p>The Hall stands within a scheduled site which covers the moat around the house and a larger moated enclosure. Site of the Benedictine monastery of St Valery founded after the Conquest by William I.</p>		C11	

41

Dunmow
Road

Wayside

II

One storey with attic.
Timber framed with render
finish and clay plain tile
roof Gabled dormers.

Central red brick chimney
stack.



C17

Coopers End

42	Parsonage Road	Old House Farm-house	II	<p>Stands within commercial development of Stansted Courtyard.</p> <p>Gault buff brick symmetrical main façade with central portico. Shallow hipped slate roof.</p> <p>Two storey In office use.</p>		C19	
43	Parsonage Road	Le Knells Cottage	II	<p>Two storey with single storey rear wing. Main range thatched. Timber frame and rendered. Gable end of main range to road which is weather boarded.</p>		Early C17	

Waltham Hall


44		Waltham Hall	II	<p>Two storey with hipped plain clay tile covered roof.</p> <p>Timber framed and rendered finish.</p> <p>Sash windows.</p>		C17	
45		Barn west of Waltham Hall	II	<p>Black weather boarded four bay barn with hipped ends.</p> <p>Slate roof.</p> <p>Converted to residential use - The Gatehouse.</p>		C17	


46		Barn to North east	II	<p>Located on other side of main entrance to farmhouse to barn 45.</p> <p>Black weather boarded with half hipped roof covered in corrugated sheeting.</p> <p>Commercial use – The Lofts.</p>		C19	
47		Cartlodge	II	Brick with a slate roof.	Not photographed as within site	C19	
48		Nine bay barn	II	Black weather boarded barn with slate asymmetric roof with aisle to one side. In commercial use.	Not photographed as within site	C18	
49		Granary. Site of Waltham Hall	II SAM	Black weather boarded structure with red plain tile roof.	Not photographed as within site	C17	



Molehill Green

50		Three Horseshoes PH	II	Central thatched and rendered part was originally a house. Two storey with side extensions.		C17	
51	School Lane	Yew Tree Cottage	II	Timber framed and rendered thatched cottage. One storey with attic and one eye brown dormer to front elevation. Extensions to each end.		C17/ 18	



52	School Lane	Polley Luray Cottage (Carters Farm)	II	Timber framed and rendered thatched cottage. One storey with attic floor.		C17	BAR Roof covered in tarpaulin
53	School Lane	Swan Farm	II	Two storey timber framed and rendered house with red plain tile roof.		C18	

54		The Grange	II	<p>Timber framed and rendered single storey with attic floor. Gabled dormers. Plain tiled roof within moat platform.</p>		C16/ 17	
55		Cartlodge at The Grange	II	<p>Three bay structure of brick with slate roof.</p> <p>Converted with open bays infilled.</p>		C18	

56		Granary at The Grange	II	<p>Timber framed with black weather boarding and slate half hipped roof.</p> <p>Converted to residential use.</p>		C17	
		Moated site at The Grange	SAM				



57		Little Grange	II	<p>Single storey with attic floor and three gabled dormers to front elevation. Red plain clay tile roof.</p> <p>Timber framed and render.</p>		C15	
58	Warrish Hall Road	Fanns	II	<p>Set away from road so only plain tile roof visible from bridge over A120</p> <p>Timber framed and rendered two storey house.</p>		C16	

Bambers Green



59		Gardiners Croft	II	<p>One storey with attic floor timber framed thatched cottage with three eye brow dormers to front elevation.</p> <p>One chimney stack to main roof aligning to entrance door.</p>		C17	In proposed CA
60		Walnut Tree Cottage	II	<p>Timber framed and rendered thatch cottage. One storey with attic floor. Two eye brow dormers. Thatched front porch with central chimney aligned on front door.</p>		C16	In proposed CA



61		Rose Cottage	II	<p>Small single storey cob cottage with linked modern addition.</p>		C18	In proposed CA
62		Bury Farm-house	II	<p>Timber framed and rendered two storey houses with red plain tile half hipped roof.</p> <p>Large brick chimney stack.</p> <p>Sat back from road with listed outbuildings to road frontage.</p>		C16/ 17	In proposed CA


63		Granary north of Bury Farmhouse	II	<p>Timber framed and weather boarded with red brickplinth half hipped plain red tile roof.</p> <p>Converted to residential use since listed.</p>	See above	C18	In proposed CA
64		Barn north east of Bury farmhouse	II	<p>Three bay timber frame and weather boarded barn with large opening to road frontage. Half hipped plain tiled roof.</p> <p>Converted to residential use since listed.</p>	See above	C17	In proposed CA

65		Elder Cottage	II	<p>Two storey timber framed and rendered house with red plain tile roof and central main chimney stack.</p>		Late C17	In proposed CA
66		Sheering Hall	II*	<p>Timber framed and rendered with painted brick triple gabled front elevation from C19. Two storey bays to main gables with decorative barge boards and central entrance doo. Moated site. House set back from road.</p> <p>Listing states most of C15 frame survives internally with crown post roofs.</p>		C15	In proposed CA

67		Wall and railings Sheering Hall	II	Flint and red brick wall. Section nearest entrance gates rebuilt with new brick piers and railings.		C18	Wall overgrown with ivy and in need of maintenance In proposed CA
68		Byre east of Sheering Hall	II	One of a group of outbuildings to the east of the Hall which are part converted/new build residential units. Byre is behind these and not visible from road.		C15	In proposed CA

69		Stable and carriage block north of Sheering Hall	II	<p>Brick two storey building gable end to road with loft door. Was stable and carriage house with hayloft to attic now converted to residential unit.</p>		C19	<p>Ivy growing on front of building – needs maintenance</p> <p>In proposed CA</p>
70		Old Thatch	II	<p>Single storey with attic floor timber framed and weather boarded and rendered thatch cottage with modern extensions. Two eyebrow dormers to front elevation.</p> <p>Central brick chimney stack.</p>		C17	<p>In proposed CA</p>

71		Countryside	II	<p>Fronting on green but set back behind hedge. Two gabled dormers to front elevation. Timber framed and rendered single storey with attic rooms Red plain tile roof.</p>		C17	In proposed CA
72		Spring Lodge (Listed as Pitch-combe)	II	<p>Exposed timber framed two storey house with gable to road with single storey extension. Plain clay tile roof.</p>		C17	In proposed CA

73		The Hoppit	II	Timber framed and rendered two storey farmhouse with red plain tile roof.		C16	In proposed CA
74		Frogs Hall	II	Two storey house - rendered and slate hung/brick building with slate roof. Five C17 bays with alter additions and remodelled in C19.		C17	

