

Clavering Conservation Area Appraisal and Management Proposals, Approved June 2007



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Introduction

1.1 Uttlesford is extremely rich in terms of its heritage. It contains a wealth of fine buildings, many of them ancient and 'listed'. These buildings with their varied styles and methods of construction span many centuries. Attractive small market towns and villages punctuate the gently rolling countryside, whose arable and pastoral mosaic of greens, yellows, blues and browns alter with the seasons and form an ever-changing crop selection. These fine built environments in their rural settings have been subject to damaging historic, economic and social influences but many settlements still continue to possess an architectural form and setting of the very highest quality, certainly amongst the finest in Essex and some, arguably, worthy of inclusion in a list of the nation's best.

1.2 Patterns of change will inevitably continue to shape and influence the environment in the future. In Uttlesford, we live in a location where there are many significant economic pressures and where our community is increasingly aware of the need to protect the environment. The District Council therefore considers this is a particularly relevant moment to appraise the qualities of our best historic and architectural areas and put forward proposals to protect and enhance them for both the present and future generations.

1.3 There is now widespread recognition that the quality of such conservation areas is the sum total of a number of factors. These include general layout, overall scale, the relationship of buildings one other, the spaces and vistas between them and the elements that unite them, the mixture of uses, the quality of advertisements, road signage, surfaces, street furniture and trees, as well as the quality of the individual buildings themselves. Conservation area designation and the undertaking of this appraisal recognise the importance of all these factors, particularly in exercising the control of development and in formulating management proposals.



Picture 1.1 Chapman and Andre map, 1777

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1.4 The purpose of undertaking this conservation area appraisal is to

- Identify and justify the special character of the area
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Review the boundary
- Put forward enhancement proposals
- Provide and strengthen development and design control

1.5 In undertaking an exercise such as this, one aspect that is too easily forgotten is the community itself and the people who live locally and contribute to its cohesion and social success. Clavering is a vibrant community with a diverse range of local organisations. These include an active parish council, local societies, such as the village society, landscape history society and horticultural society, church organisations, youth clubs, scouts, brownies, cubs and scouts, sports and health clubs, bell-ringers, a very active drama group known as the Clavering Players and others. There is a well-used village hall and a popular village fete held in May every year.

1.6 The quality of this varied local environment has already been recognised and protected by Conservation Area designation. The original designation was made by Essex County Council but the area was later re-surveyed by Uttlesford District Council, and a revised Conservation Area designated, after local consultation, in November 1977. One consideration of this study will be to examine the extent of the existing boundaries to see whether or not further boundary changes are now appropriate.

Planning Legislative Framework

1.7 To benefit all participants in this process, it is considered important that this appraisal outlines the basics of how the planning system operates.

1.8 The legislative basis for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 hereafter referred to as 'the Act'. The Act states that Local Authorities shall from time to time designate conservation areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'.

1.9 Within conservation areas there are additional planning controls. It is important that if these are to be supported, particularly through the planning appeal process, our conservation areas accord with the above statutory description, that rational and consistent judgments are made in determining their special qualities and extent of their boundaries and that the concept of designation is not devalued by including areas that lack special interest.

1.10 Uttlesford has the responsibility in law to designate conservation areas and once designated has to review them from time to time (section 69 of the Act). Section 71 of the Act makes it clear that councils should 'formulate and publish proposals for the preservation and enhancement' of conservation areas and hold a public meeting to consider them.

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1.11 There are two main additional planning controls that apply in conservation areas that are not relevant beyond them. Setting detailed exceptions to one side, buildings within conservation areas cannot be demolished without consent and secondly, any proposal to undertake works to trees has to be notified to the Council, who then consider whether or not to make such trees subject to a Tree Preservation Order.

1.12 The Town and Country Planning (General Permitted Development Order) 1995, hereafter referred to as 'the Order', defines the overall range of minor developments for which planning permission is not required and this range of 'permitted development' is more restricted in conservation areas. In this respect, the Order currently requires a reduction in the size of extensions and, that the addition of dormer windows to roof slopes, various types of cladding and the erection of satellite dishes fronting a highway require planning permission in a conservation area.

1.13 However, there still remain many other minor developments that do not require planning permission, even in a conservation area. To provide further protection to the built environment, councils may introduce additional controls. Examples of such controls include the erection or removal of chimneys, some developments fronting a highway or open space such as an external porch, the painting of a dwelling house or the demolition of gates, fences and walls. The removal of particular types of architectural features that are important to the character or appearance of a conservation area, such as distinctive doors or windows to non-listed properties could be specified in a such a direction known in law as an 'Article 4 Direction'. The use of such directions can only be used in justified circumstances and where a clear assessment of the conservation area's qualities has been made. In conducting this exercise we will establish whether or not such additional controls are appropriate for Clavering.

Planning Policy Framework

1.14 The current local plan is the 'Uttlesford Local Plan' that was adopted in 2005. In this Clavering is designated as a 'settlement'. The plan defines the conservation area, parts of which lie within the 'Development Limits' where there is a general presumption in favour of appropriate development, including housing infilling on suitable sites.

1.15 A particularly relevant policy in the adopted local plan that relates to the design of development within conservation areas is Policy Env1. This states that development will be allowed where it preserves or enhances the character and appearance of the essential features of a conservation area. It also states that demolition of buildings that positively contribute to the area will not be permitted. Thus one of the aims of this appraisal will be to identify non-listed buildings that contribute to the character and appearance of Clavering's conservation area.

1.16 The Council is currently working on the new form of document that has to replace the current adopted plan, namely 'The Local Development Framework' and this will supersede the current adopted plan when it has been completed.

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1.17 This conservation area appraisal, once it has been subject to public consultation will be approved by the Council for use in the process of determining planning applications and also for implementing management proposals in Clavering. Once the new Local Development Framework is in place this appraisal can be adopted as a 'Council Approved Guidance' to support relevant policies in the new plan.

General Influences

1.18 Clavering is situated in gently undulating countryside crossed by tributary valleys of the River Stort, some 20 miles south of Cambridge and 10 miles north of Stansted Airport. The success of both these areas exerts economic and transportation influences throughout the whole of Uttlesford, though the village itself has been less affected by the airport than some others in the region. The settlement itself sits in a primarily rural area bounded by a number of main arterial routes: The A10 to the west, A120 to the south and the M11 to the east. The main Cambridge to London railway line can be accessed from either Audley End or Newport stations both situated some 4 miles distant. The proximity of these good communication routes has tended to influence the residential make-up of the village in recent years with a split between those employed locally, mainly in agriculture, and those commuting to London and Cambridge. Indeed, as long ago as the very early years of the twentieth century a Mr. H. W. Baker of Clavering Court was driving to Newport station in his horse and trap to make the daily journey to his stock-broking business in London ⁽ⁱ⁾.

1.19 The parish of Clavering has changed little in terms of its extent since the mid eighteenth century when R. Muilman was able to describe it as the 'largest and chief parish in this half hundred ... bounded on the east side by Arkesden, Wickham Bonhunt, and part of Rickling; on the south by Berden; on the west by part of Hertfordshire; and on the north by Little Chishall: from Walden it is distant about six, and from Stortford eight miles: in length it measures upwards of four, and in breadth about three miles: the country hereabouts is remarkably pleasant, and the roads in general pretty good; the hedge-rows are well timbered; the land pleasantly watered ...'⁽ⁱⁱ⁾. Today it is still a large, scattered parish with seven 'greens' and three 'ends' (Hill Green, Stickling Green, Starlings Green, Roast Green, Sheepcote Green, Birds Green, Deers Green, Mill End, Ford End, Further Ford End) Twentieth century housing development has been concentrated principally along Pelham Road, Stortford Road and at Colehills. The conservation area, as it presently stands, is dissected by the B1038 providing a convenient cross-country route from Newport and Saffron Walden to Bishop's Stortford. It is also used extensively as a cut through by commuters living in developments bordering the M11 corridor wishing to access the A10 at Buntingford.

1.20 The higher ground of Hill Green is another attractive part of the village. This area possesses a pleasing, predominantly rural character, which is distinct from the more densely developed area further north on the Wicken and Arkesden roads.

i *Clavering and Langley 1783-1983* by E. M. Ludgate, R. P Reprint Bishop's Stortford, 1984, p. 55

ii *A New and Complete History of Essex ... by a Gentleman*, Chelmsford, Printed and Sold by Lionel Hassall, 1770, Vol. III. p. 103

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1.21 There is little local industry aside from a small business park on the Arkesden side of the village. Employment is mainly confined, as it has been for over a thousand years, to agriculture or agricultural service industries. Other work opportunities based in the village are centered on local services; there is a large shop and a well-attended primary school. Until recently the village had a separate baker, butcher and hairdresser, these needs now mostly being served by the supermarket style shop on the Stortford Road. Similarly, a doctor's surgery was, until the late 1960's operated from a large house on Hill Green. The nearest doctor is now to be found in Newport.

The General Character of Clavering

1.22 Setting. Clavering is a large and scattered parish situated near the head of the River Stort. 'The soil is heavy, with small portions of a lighter nature; subsoil, clay, gravel and chalk'⁽ⁱⁱⁱ⁾. Geologically Clavering sits on the border between the Upper Chalk and Lambeth group deposits which characterise much of North West Essex's landscape.

1.23 Much surrounding countryside is intensively farmed with small pockets of woodland, some demonstrating the remnants of coppice management. In the nineteenth century crops were usually sown on the 'four course shift, wheat and beans'^(iv). Today wheat, barley and rape are most frequently grown with a few farms still maintaining small flocks of sheep, and, except for areas alongside the river, some of which is liable to flooding, is classified as being of grade 2 quality (very good)^(v). The attractive nature of the landscape is recognized by its inclusion in the Stort Valley Area of Special Landscape Value.



Picture 1.2 Digging for flints in the chalk (SWM C.996)

1.24 General character and plan form. The village is divided into four distinct areas. The first of these on the higher ground around Hill Green consists of a mixture of early twentieth century housing, light industrial units and farm buildings interspersed with a few listed and notable early buildings. It is characterized by the large open space of the cricket green dominated by the thatched cricket pavilion and elegant Methodist chapel partly shaded by mature trees. Whilst not previously considered to be of conservation area quality it is now proposed as a new conservation area.

1.25 A second area, consisting of the small late twentieth century development at Colehills is to be found adjacent to the northern edge of the conservation area at the junction of High Street and the Druce. Whilst of no architectural merit the large houses forming the frontage of this area are set well back from the road and conceal the more densely packed mixed housing of Colehills Close itself.

iii *Kelly's Directory of Essex*, Kelly, 1898, p. 113

iv *General view of the Agriculture of the County of Essex drawn up for the consideration of the Board of Agriculture, and Internal Improvement*, London, Richard Phillips, 1807

v *Agricultural Land Classification of England and Wales: revised guidelines and criteria for grading the quality of agricultural land*, Defra Publications, 1988

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1.26 The third area lies to the south of the conservation area and is characterized by a mixture of mid twentieth century local authority and private housing extending along the south side of the B1038 Pelham Road. Further development has continued south along the Stortford Road principally consisting of early twentieth century bungalows and later buildings. The Clavering County Primary School is a dominant feature, though is set back from the road itself and thus not immediately visible. At the southern end is a small development of late twentieth century social housing situated adjacent to the large village shop. The general character of these areas is one of architectural neutrality, where they neither detract from nor contribute significantly to the historic core of the village. This is in part due to continued presence of open pastureland which intercedes into the very heart of the village and in the often substantial plots on which many properties are located allowing them to be set back and often partially screened from the road.

1.27 A fourth area is the conservation area and historic part of the village and includes the High Street from Bower Cottage, the Druce, the northern side of Pelham Road and the historic core of Middle Street, the ford, the Bury, the church, castle and the Old Guildhall.

1.28 The English Heritage register^(vi) records some 85 individually listed buildings in the parish of Clavering, 31 of which are to be found in the designated conservation area^(vii). The majority of these (over 90%) are timber-framed and plastered. Most date from the 16th to 18th centuries. Unsurprisingly, the earliest buildings – the church and The Bury - are to be found clustered around the historic centre of the castle. Other early buildings are to be found dispersed around these two foci; the late fifteenth century Guildhall in Church Walk radiates out from the churchyard whilst the development of primarily sixteenth century houses in Middle Street is associated with the Bury.

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vi Listed Buildings Online

vii Some listing records encompass a number of buildings under a single entry. This is true where a run of structures is of contiguous character such as those comprising Jasmine Cottage, Yew Tree Cottage and Home Cottage. These are all included under the LBS Number 121570

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Picture 1.3 Church parade in the 1940's marching from Middle Street across the fields to the church (Clavering Local History Collection)

1.30 Other early timber-framed buildings, such as the Druce, are to be found on the periphery of the historic core. Originally a three bay hall house of the late fifteenth or early sixteenth century, this was substantially altered in the sixteenth or seventeenth century when a floor was inserted. The remaining buildings of note mostly date from the seventeenth and eighteenth century, these being primarily spread out along the main arterial route of the Pelham Road and High Street with a small development along the Druce. Looked at in conjunction with the spread of unlisted constructions and buildings of later date, the indications are of a piecemeal development to the settlement with gradual expansion continuing into the nineteenth century when brick and slate become the choice for the better quality buildings. Unlike other settlements along the Cam valley which saw periodic rises in prosperity and hence building development brought on either by trade or better communications, Clavering, set in a rural hinterland, never experienced a dramatic rise in fortunes^(viii).

1.31 One very important architectural feature of the village is the use of boundary walls many of which are constructed of flint panels supported by brick piers and capping. The use of this material reflects the local geology and historical availability of flints found in abundance on the fields and stream beds surrounding the village.

viii For example, Saffron Walden experienced periods of substantial growth as a result of the saffron trade and later malting/banking business. Similarly Newport and Stansted were visibly affected by the prosperity brought by the railway in the nineteenth century.

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1.32 Throughout the conservation area there are trees in abundance, often located in large private grounds, many of which have already been made subject to Tree Preservation Orders.

Origins and Historic Development

1.33 There is little evidence of early settlement in the Clavering area, though in 1873 a late Bronze Age hoard was found in the vicinity of the Bury. On the Langley side, the parish boundary is formed by Beards Lane, a Roman road which connected the important Roman towns of Great Chesterford and Braughing.

1.34 During the early Saxon period a small village seems to have grown up on the high ground near the confluence of the River Stort and the Kings Water Stream. By the early eleventh century this had become known as Clæfring, though the Domesday survey confusingly refers to the same place as 'Clauelinga' meaning 'the place where the clover grows'. A reference in the Anglo-Saxon Chronicle of 1052 to 'Robert's Castle'^(ix) is thought to refer to Clavering Castle, the large moated site still to be seen north of the parish church, belonging to Robert Fitz Wimarc who held the manor at that time. If this is authentic, then Clavering possesses the earliest castle site in eastern England, though recent investigation would seem to indicate that the site is more likely to have been developed in the twelfth century as a moated manor house. Robert Fitz Wymarc, a Frenchman, was one of Edward the Confessor's closest aides, so much so that he is pictured in the death scene on the Bayeux Tapestry at Edward's head as the king lay dying. There is a legend that Edward may have visited Clavering at the dedication of a chapel to St John the Evangelist. This chapel became associated with one of the Miracles of the Ring, and in 1251 Henry III visited Clavering and ordered the miracle to be commemorated in the chapel.

1.35 The present Medieval church, which dates from the late 14th and early 15th centuries, stands on the site of a much earlier church which had been founded by Robert Fitz Sweyn, a descendant of Fitz Wimarc. Today it retains a finely carved Elizabethan pulpit, original 15th century screen, benches and stained glass dedicated to St. Mary & St Clement, saints associated with Prittlewell Priory. The ancient brasses and the Baroque Barlee memorials are notable of their type. On the south wall is a board describing the famous 'herring' charity, whereby the poor received barrels of herrings during Lent.

ix '...Then Bishop Stigand with the help of God went there and the wise men both inside the city and without, and they decided that hostages should be arranged for on both sides. And so it was done. Then Archbishop Robert found out about this, and the Frenchmen, so that they took horses and departed, some west to Pentecost's castle, and some north to Robert's castle. ...' *Anglo Saxon Chronicle*, A Revised Translation Edited by Dorothy Whitelock, London, Eyre and Spottiswoode, 1961, p.

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1.36 The focus of the settlement altered in 1304 when the Bury was built to replace Clavering Castle as a manorial centre. Today this is one of the best preserved Medieval aisled hall houses in the country mis-described by Pevsner as ‘a handsome gabled seventeenth century house’^(x).

1.37 The layout of the ensuing development has largely been defined by the extensive earthworks associated with the castle and by the dual foci of the church and the Bury. After 1304 little further development took place in the immediate vicinity of the Bury. Instead a third focus was established to the east and around the ford with buildings constructed on either side of the old castle outer bailey ditch which is now defined by the course of Middle Street. To the west of the Bury and just south of the church a further run of buildings were constructed, probably along the route of the original approach to the castle. This is visible as a distinct track way on the 1777 Chapman and Andre survey of Essex^(xi). These now comprise the substantial Guildhall and the Old House, both originally constructed in the late 15th or early 16th centuries. Further buildings, probably constructed as outlying farmsteads developed, grew up along the course of the River Stort to the south and bordering the main road, now the B1038, to Newport and the market town of Saffron Walden. All of these areas are now within the Conservation Area.

1.38 As has been indicated previously, the parish of Clavering is considerably more extensive than the initial conservation area might suggest. The focus has been, and indeed still is mainly rural with agriculture the pre-eminent occupation. Judging by the number of wills lodged with the Essex Record Office the village seems to have included quite a number of prosperous landowners during the sixteenth and seventeenth centuries. The overall population must have been reasonably extensive as the Baptism Register for 1555 records the birth of no less than 26 infants amongst whose number were Jayne Frogge daughter of Oliver Frogge, John Spysyer son of John Spysyer and Thomas Harbord a son of Richard Harbord. By 1783, a survey undertaken for Christ’s Hospital recorded that there were 125 houses in Clavering compared with 36 in Langley^(xii). Then the village was described as being ‘small and irregular; the houses in general but mean in appearance, in which no kind of manufactory is carried on; a shop or two here that supply this parish and neighbourhood with conveniences, and husbandry, being the chief support of the inhabitants’^(xiii).

x Nikolaus Pevsner *The Buildings of England, Essex*, London, Penguin Books, 1954, p. 115

xi John Chapman and Peter André *Survey of Essex undertaken in the Years 1772, 1773 and 1774*, published 1777

xii Tithe maps and schedules Clavering and Langley, made for Christ’s Hospital 1783, City of London Record Office

xiii *A New and Complete History of Essex ... by a Gentleman*, Chelmsford, Printed and Sold by Lionel Hassall, 1770, Vol. III. pp. 103-4

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Picture 1.4 Clavering church in 1890, after the restoration of the chancel (Clavering Local History Collection)

1.39 The best picture of Clavering as a community, though, can probably be gained from the various censuses taken at ten-yearly intervals throughout the nineteenth century. These reveal an extensive, poor and largely self-sufficient community with many more tradesmen than most villages – there were quite a few shoemakers, bricklayers, carpenters and farmers, with blacksmiths, wheelwrights, tailors, bakers, butchers, publicans, millers, a glazier, harness makers, plumbers, thatchers, rat-catchers, shopkeepers, coopers and carriers in evidence. ‘Clavering must have been something of a trading centre for other neighbouring villages. But most of the men and lads, around 200 altogether, worked on the farms, and this was the period commonly called ‘the hungry forties’ when distress was rife. The farm wages at this time in Clavering were said to be some of the lowest in the whole of Essex, and many families could only survive winter by spending periods in the workhouse^(xiv).

1.40 The official Census summary report^(xv), published as a Parliamentary Paper, records the total population of Clavering in 1841 as 1,172 comprising 590 males and 582 females. There were 245 inhabited houses, 8 uninhabited and one under construction. In all a total of 335 occupations are given, 211 of them in Class IV, these being mostly labourers or servants. Surprisingly, almost half of the village population were then aged under 20, making the village a much more youthful community than today. The other notable difference is that 93% were born in Essex with only 97 people

xiv ‘Local History of Clavering’ cf. <http://www.claveringonline.org>

xv *Population: account of the total population, according to the census taken, 1841, of each county in Great Britain; ... also, the number of houses...; similar returns for the Channel Islands and Isle of Man...; account of the population of each city and royal and parliamentary burgh in Scotland.* London : HMSO, 1841

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coming from out of the county. This contrasts with the rather more limited return for the first census in 1801 when there were just 135 households and 900 people recorded in Clavering.

1.41 By 1898 the village still seems to be a vibrant and mostly self-contained community. The population has diminished slightly to 1,012^(xvi) but there are still numerous tradesmen carrying on their businesses. These include George Bunting 'wheelwright & engineer', Joseph Chesham 'saddler', Frederick Chipperfield 'confectioner', James Clark 'shoe maker', Thomas Gunn 'blacksmith', John Martin 'carpenter' Jn. Pilley 'grocer & draper', James Ward 'carpenter', Joseph Ward 'bricklayer', Walter Watson 'millers (steam & wind)' and Charles Waylett 'cooper'. Curiously, aside from the landlords of the two public houses, 'The White Horse' and 'The Fox & Hounds' there are no less than 7 'beer retailers' recorded^(xvii). It must have been a thirsty community.

1.42 The agricultural depression of the early twentieth century only exacerbated the general decline in population as more and more villagers moved away from the land. This population shift has in part been halted by the new developments of the past fifty years around the perimeter of the conservation area and by gradual infilling elsewhere. The 2001 census records a population of 1,389.^(xviii)

xvi 1891 Census return

xvii *Kelly's Directory of Essex*, London, Kelly's, 1898, p. 113

xviii 2001 Census, Office of National Statistics

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Character Analysis

1.43 The present conservation area has been divided into 2 zones, each with a map and key common to all. Text and photographs provide a brief description of each area. These zones have been so designated purely for mapping purposes and comprise respectively the western and eastern extents of the current conservation area. The proposed new conservation area of Hill Green has then been added as a third zone. This has an open village green-like character which makes it visually distinct from the current Conservation Area from which it is separated by an area of lesser quality. Historical photographs have been sourced from Saffron Walden Museum and from those held by the Clavering Local History Collection and which appear in *Clavering and Langley 1783-1983* by E. M. Ludgate, R. P. Print, Bishops Stortford, 1984. Graphic images are by the surveyor.

1.44 The extent of the areas is shown on Figure 2. They are: Area 1 – Pelham Road, Church Walk, the Church of St Mary and St Clement, Clavering Castle, Middle Street and Blacksmith's Corner; Area 2 – High Street, The Druce and buildings to the south-east of the B1038 as far as Bower Cottage; Area 3 – Hill Green.

1.45 Individually listed buildings. The listed buildings have been individually identified from English Heritage's on line source and have been carefully plotted. Each individual analysis indicates the number of listed buildings as a percentage of principal buildings in that area.

1.46 Separately identified buildings within the curtilages of listed buildings. Such buildings, if they are pre-1948, are subject to the same controls as listed buildings. Historic walls within the curtilage of listed buildings are separately identified. Other curtilage buildings are not individually noted in this exercise except in respect of The Old House (see analysis of area 1 below).

1.47 Other buildings that make an important architectural or historic contribution to the conservation area. The basic criteria used to identify buildings falling into this category are (a) the non - listed building is of architectural or historic interest whose general external appearance has not been altered to such a degree that such qualities have been lost; (b) it exhibits a sufficient level of original features and materials; (c) it retains its original scale without modern inappropriate extensions that visually destroy the visual appearance of the building and (d) It is visually important in the street scene. . Descriptions of buildings are by necessity very brief and principally describe features in general view.

1.48 Scheduled Ancient Monuments. There is one such designation, this being the site of Clavering castle to the north of the church, shown on Figure 4.

1.49 EXTRACT FROM ENGLISH HERITAGE'S RECORD OF SCHEDULED MONUMENTS

The monument includes Clavering Castle, a ringwork with associated earthworks, situated 50m north of the church of St Mary and St Clement on the southern bank of the River Stort. The ringwork survives as a rectangular enclosure 150m east-west by

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100m north-south which is surrounded by a ditch 26m wide and 5m deep. The ditch remains partly water-filled, particularly to the north and west. The interior of the enclosure, which is at the same level as the surrounding ground level, is undulating, indicating the presence of buried structural remains. The original entrance to the enclosure crosses the ditch at the south-eastern corner at the location of a more recent trackway. Immediately north of the northern enclosure ditch is a retaining bank 10m wide and c.2m high, associated with a series of earthen banks, channels and pond bays which have not been dated but are thought to be associated with a former mill. These earthworks extend for 200m west of the castle, along the banks of the River Stort.

1.50 The site is identified as one of the castles to which the French party at Edward the Confessor's court fled in 1052. If so, Clavering Castle would be of pre-Conquest date. The footbridge on the north-west side of the monument is excluded from the scheduling but the ground beneath it is included.

1.51 ASSESSMENT OF IMPORTANCE

Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings which was surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade or, rarely, a stone wall. Occasionally a more lightly defended embanked enclosure, the bailey, adjoined the ringwork. Ringworks acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements. They are rare nationally with only 200 recorded examples and less than 60 with baileys. As such, and as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period.



Picture 1.5 Earthworks associated with the castle

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1.52 Clavering Castle and associated earthworks are well preserved and may be pre-Norman in date. The earthworks and buried features within the interior of the monument will retain archaeological and environmental information relating to the development and internal layout of the castle, the economy of its inhabitants and the landscape in which they lived.

1.53 Important trees and open spaces. The basic criteria for identifying such trees are (a) trees must be in good condition; (b) they are visible, at least in part, or as part of a group, from public viewpoints and (c) individual specimens selected should make a significantly dominant contribution to the street scene. It may also be appropriate to identify less mature trees, particularly if they appear as a group. The positions marked on the maps are indicative only and. this is particularly true in respect of those in large private gardens.

1.54 Open spaces of landscape quality or of historic importance that contribute to the visual importance and add to the variety of the street scene or the conservation area generally, have been included. The entirety of the open space does not have to be visible from public viewpoints.

1.55 Traditional materials and detailing. Traditional materials and detail make a significant contribution to the character of the local area.



Picture 1.6 Quality window with decorative arch, Methodist Chapel, Hill Green

1.56 Lime render, either finished plain or with pargetted decoration is the predominant finish at the historic core of the village where buildings are most commonly constructed from oak timber frame. Infill should be with wattle panels, though very occasionally brick nogging is found laid steeply (45° to 60°) and left unfinished for decorative effect. Bricks, used for principal construction from the eighteenth century, are handmade Essex reds, occasionally with gault brick detailing and with cambered or gauged arches to openings (**Picture 1.6**). Brickwork is most commonly found in Flemish bond although English bond (**Picture 1.7**) is also used, usually on perimeter walls and outbuildings where decorative effect is required. Weather board is prevalent, both feather edged and plain edged. It is usually painted white (**Picture 1.11**), but also black to side and rear elevations and on outbuildings.

1.57 Roofs are usually of double cambered with handmade red clay plain tiles laid steeply (47 to 50°), natural blue-grey slate at a lower pitch (35 to 40°), usually hipped and orange clay pantiles to outbuildings only. In Middle Street and on some outlying properties, traditional long-straw thatch is found laid very steeply, typically at a pitch of anything from 45 to 60°. It is usually finished plain, but ridges may be finished with decorative ligger work in patterns including dragons' teeth, diamond, scalloped, clubbed, herring-bone and crossed.

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Picture 1.7 Quality boundary wall in English bond at the top of Middle Street



Picture 1.8 Sliding horizontal sash window on the Guildhall, Church End

1.58 Windows are largely traditional; in painted or stained timber with either symmetrical flush or recessed casements, vertical or horizontally sliding sashes (**Picture 1.8**), the latter a particular feature of North West Essex. Although plastic replacement windows are to be found on a number of later properties,

surprisingly few historic houses have been assailed by this blight. Where replacement windows are in evidence they are usually good copies of the original or are in period style (**Picture 1.9**). There is also a good range of historic shopfronts, in the form of multi-paned large bay windows (**Picture 1.10**).

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Picture 1.9 Modern window joinery on Church End Cottage and Rose Cottage



Picture 1.10 Original shopfront visible on Pavitts, High Street



Picture 1.11 Narrow dormer and weatherboarding, cottage off Middle Street

1.59 Boundary treatments are an important element in defining the street scene where they provide texture and interest to an area. Walls, many of which are constructed of flint panels supported by brick piers and capping (Picture 1.12), and fences are typically high to front and side elevations on public thoroughfares.

Timber picket fences either painted white or left untreated are also to be found most typically to the front of buildings facing quieter streets in the historic core. Fields are defined by heavy agricultural timber fencing, always unfinished and usually of three horizontal bars either roughly squared or left in the round. Hedged boundaries are also frequent, particularly on the more rural periphery of the Conservation Area where they often conceal more modern developments. Iron railings, usually on half walls, are less numerous and only found on the more substantial properties, although estate railings are used elsewhere particularly at the boundary between the churchyard and the castle. There are also a range of poor quality timber close boarded fences and brick boundaries which harm the appearance of the area.

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Picture 1.12 Flint boundary wall at the bottom of the Druce

1.60 Due to the scale of the maps the position of walls and fences are approximate and may include openings such as gates. Modern walls have only been identified if they have been well constructed in a traditional manner. Fences are only marked if they are a detracting element.

1.61 The main roads are predominantly tarmac with large rolled aggregate, although side roads are loose shingle. The pavements to parts of the Pelham Road, High Street and areas of newer development have been covered in bonded pea shingle, which is wholly appropriate for this rural village. The majority of the smaller thoroughfares, The Druce and Middle Street are wholly or partly bordered by wide grass verges (**Picture 1.13**) which provide extra texture and colour to the environment whilst tracks such as that linking Middle Street with the church are wholly unfinished. Kerb stones are occasionally of natural granite, although some concrete replacements are to be found. These are bland and inappropriate by comparison.

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Picture 1.13 Varied boundary treatments and wide grass verges add a pleasing aspect to cottages in Middle Street

1.62 Important views. Only the finest views of landmark features or buildings have been shown. Development proposals that would significantly alter these important views will not be appropriate.

1.63 Neutral buildings. The uncoloured buildings on the plans are neutral in character and neither enhance nor detract from the street scene. Some are from the late 20th century and many attempt to reflect the principles set out in the 'Essex Design Guide'.

1.64 Detracting elements. Features such as poorly designed buildings, intrusive signs and electricity poles together with poor quality surfaces and fences, have been identified on individual maps.

1.65 Proposed boundary revisions to the conservation area. A number of areas are proposed for inclusion that contains buildings or landscapes of quality that are now considered to positively add to the quality of the conservation area. Conversely any inappropriate buildings are proposed for exclusion. Proposed changes are made where arbitrary boundaries exist.

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Area 1 - Pelham Road, Church Walk, the corner of St Mary and St Clement, Clavering Castle, Middle Street and Blacksmith's Corner

The details described below are shown on Figure 4.

1.66 Clavering is essentially a linear village with development flanking the route of the B1038. As such most through traffic, unless it is taking the back road to Langley, bypasses the main historic settlement. At its core is the church of St Mary and St Clement set within its extensive treed churchyard. This is itself set against the backdrop of the extensive and still impressive remains of the earthworks surrounding the site of Clavering castle of which there are now no above ground remains. Both church and castle can be accessed from either the south or east. From the south the approach is made by the narrow Church Walk, a lane barely wide enough to admit motor traffic and flanked on either side by historic buildings or considerable architectural interest. From the east the approach is made via Middle Street and a track past the Bury, another area of considerable charm where the wide range of traditional materials, shapes and heights provide a street scene that is of pleasing visual appearance. Here, the range of buildings principally dating from the 15th to the 18th centuries against a backdrop of small open fields reinforces the pleasantly rural character of the centre of the village which is further enhanced by the relative absence of traffic through these areas.

1.67 Some buildings are set back from the street whilst others abut it. This provides a rich variety of architectural detail, form and shape. Tiled roofs with dormers and chimney pots, thatch and large early chimney stacks provide a distinctive roofline that is interspersed with slate roofs of later extensions and outbuildings dating from the 19th century.

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Picture 1.14 Church of St Mary & St Clement set in the substantial and important well-treed churchyard

1.68 Individually listed buildings. The Church of St Mary and St Clement sits at the centre of the churchyard. It is Grade I listed 'of pebble rubble, all Perp and all embattled. The W tower has angle buttresses, the aisles, clerestory and S porch three light windows^{xix}. The southern approach to the church is made via Church Walk, a narrow thoroughfare lined with listed buildings. All are timber-framed. Most prominent is The Old House, an imposing building of circa 1600 now enclosed with an L shaped addition of circa 1690. Most of the external features are of this date and later. The whole building has been restored. It is timber-framed, with the south end and the south part of the east front faced in red brick with blue brick headers and the north part of the east front plastered. Two storeys and attics. The south front has 5 window range and the east front has 6 window range of mullioned and transomed leaded casements. A number of the windows are restorations added circa 1920 when an earlier shopfront was removed (**Picture 1.15**). Notable internal features include Queen Anne rooms and wall paintings of Jephthah and his daughter on the staircase wall.

xix Nikolaus Pevsner, *The Buildings of England, Essex*, Penguin Books, 1954, p. 114

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Picture 1.15 The Old House prior to 1915 showing the shopfront



Picture 1.16 The Old House in 2006

1.69 The other building of note is The Old Guildhall, described in the listing report as being of late fifteenth century origin, timber-framed and plastered. The upper storey is jettied on the south-east front and the north-east end, with a fine moulded bressummer supported on curved brackets, wall posts and some remains of moulded capitals. At the east end there is a fine angle post with a large moulded capital. At the north-east end there is a ground storey oriel window with leaded casements with 15th century capping and support. The windows on the front are casements and horizontal sliding sashes. The ground storey has an original doorway (blocked) with a window inset. Although sometimes described as having formerly been used as almshouses, this building is now generally considered to have been built as a pre-Reformation guildhall, similar to those at Hadleigh, Eye and Fressingfield in Suffolk, and Ashdon, Felsted and Finchingfield in Essex^(xx). It is unusual, for 'the ground-floor end room overlooking the churchyard had an external doorway but no direct communication with the remainder of the ground floor. The room, which has an oriel window, probably constituted the living quarters of a priest, but the purpose of the remainder of the ground-floor rooms is unknown'^(xxi). Until 1991 the roof was thatched, but after a disastrous fire on the night of 11 December it was re-roofed with plain red clay tiles. Both are Grade II* listed and together with the associated later seventeenth and eighteenth century cottages present a very pleasing approach to the church.

xx R. J. Brown, *Timber-Framed Buildings of England*, London, Robert Hale, 1997, p. 190

xxi Op cit. p. 196

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Picture 1.17 View past the Guildhall to the Church

1.70 Another listed building of note at the western end of the conservation area is Piercewebs, a late 18th or early 19th century red brick house with a parapet. The three window range of double-hung sashes are set in flush cased frames with segmental arched heads to the upper storey windows. The ground storey has 2 shallow bow windows of 3 lights and a central doorway with panelled reveals and a flat cornice hood on brackets.

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Picture 1.18 The Bury

1.71 To the north east of the church lies The Bury. Originally a Royal Manor House of early 13th century which, according to Hewett^(xxii), appears to have left the crown as a gift circa 1260. It is a dominant timber-framed and plastered building with an aisled hall, a cross entrance passage and buttery at the west end. The floor and chimney stack were inserted in the 16th-17th century possibly at the same time as the south front was built out with 3 large gables. A smaller gabled wing projects on the centre gable, jettied out over the entrance doorway which has an old boarded door. Roof tiled, swept down at the rear to ground storey window level. Much of the original frame remains exposed on the interior and one framed truss with long passing braces and open lapped joints survives almost intact. Listed Grade II*, the building has now been precisely dated by dendrochronology to 1304. A fine range of timber-framed outbuildings is characterized by their brick nogging, the sole example of this infill technique to be found in the village. Its rural aspect is enhanced by the surrounding open fields and adjacent castle remains.

xxii Cecil Hewett, *English Historic Carpentry*, London, Phillimore, 1980, pp. 108-9

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1.72 Middle Street lies further to the east connected to The Bury and the churchyard by an admirably rural rutted track. Most buildings are timber-framed, some thatched and some with weatherboarding. The Old Post House is of Wealden form with later additions, a thatched roof, upper storey windows are leaded casements and the ground storey windows are double-hung sashes with vertical glazing bars. Its position at the southern end of the street presents a focal point. On the eastern side is Danceys, a substantial sixteenth century timber-framed and plastered building, 3-bay main range and cross-wing with later additions and alterations set in large grounds and enclosed by a wall and mature trees. Other buildings date from the 17th and 18th centuries with later additions and extensions, all are Grade II. One is twentieth century infill, of neutral character. Their age, type of construction and form and relationship to the street and with each other, varies considerably and it is this variety that helps to define the special character of this part of the village (**Picture 20**). Here the river is a particularly notable feature and is crossed by an attractive ford at the northern end of Middle street.



Picture 1.19 The Old Post House in 2006



Picture 1.20 The Old Post House circa 1900

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1.73 On the other side of the river and forming a pleasing focal point at this end of Middle Street, is the annexe to Chestnut Cottage, a small 19th century timber-framed and partly plastered, partly weather-boarded outhouse, thatched and now converted to a dwelling annex. This is reputedly the smallest house in Essex with a footprint of no more than 8 x 10 feet.

1.74 At the southern end of Middle Street are Hill Cottage and Blacksmith's Cottage, two buildings of 17th and 18th century origins, both are Grade II. The former is mostly hidden behind a high modern brick wall of not unpleasing colour and construction. The later retains various outbuildings associated with its former use as a forge. One, a barn has been sympathetically converted to residential use and is now attached to the main building by a glazed link. Taken together with the small green on which stands the village sign, they present a pleasing prospect.

1.75 There are 16 individual buildings or groups of buildings that are listed and this represents about 50% of the principle buildings in this area.

1.76 Separately identified buildings in the curtilages of listed buildings. To the rear and side of the Old House are two 19th century simple farm buildings that make a specific historic and architectural contribution to the village's heritage. One is a weather boarded barn with simple tiled roof; the other is a single story outbuilding at right angles to the barn. They appear on the 1877 Ordnance Survey map and add historic and visual interest to this part of the village.

1.77 The range of outbuildings associated with The Bury is important as the sole example of brick nogging or infill to be found in the Conservation Area.

1.78 Other buildings that make an important architectural or historic contribution to the conservation area. The Old Vicarage (number 46 Pelham Road) by virtue of its mass and size exerts a dominant presence in the street scene. It dates from the early 19th century and appears on the 1840 map. The range of large sash windows, original porch and central front door, nineteenth century extension (added when the building was used as a boarding school for boys) all indicate this to be a building of quality.

1.79 Little Thatch (number 32 Pelham Road) is a pleasing thatched property believed to be of 17th century origins. Its former use as a shop is evidenced by the prominent double bow windows of five lights and central doorway, now blocked in.

1.80 At the junction of the Pelham Road and Church Walk are Rose Cottage and Church End Cottage. Both appear on the 1783 estate map^(xxiii). They are 1 ½ stories with a modern bow window to Church End Cottage. Modern casement windows, two dormers, roof tiled and a central square chimney stack, much renovated and with modern additions. The overall contribution of the scale and form of this group, especially as a contrast to the Old House opposite is beneficial.

xxiii Tithe maps and schedules Clavering and Langley, made for Christ's Hospital 1783, City of London Record Office

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1.81 The Oaks, tucked away and backing onto the churchyard dates from the 17th or 18th century when it was known as 'White's House and Orchard'. It is partly thatched timber-framed and of 'L' shape form, twentieth century additions with slate or tiled roof. Although not visible from the road it can be seen from the churchyard to which it contributes a positive presence.

1.82 Chestnut Cottage, at the top of Middle Street is a simple slate-roofed 19th century building with later extensions. It provides scale and contrast to the adjacent Grade II listed 'smallest cottage in Essex' and acts as a focal view point at the northern end of Middle Street.

1.83 Important trees and open spaces. The churchyard is well maintained and its extensive area contains a large number of interesting tombstones and mature trees (**Picture 1.21**). Many are subject to TPOs. The important and larger site of the castle is, by contrast, not nearly so manicured with tree cover and low scrub jostling for position on the steep earthworks. The western end of the castle site is more open and is often used for grazing. Trees in both areas play a very prominent and positive landscape function in this part of the village providing additional variety of form, colour, scale and shape.



Picture 1.21 The positive contribution made by trees in the churchyard seen from the Bury

1.84 Similar comments apply to the gardens of Piercewebs and Danceys where trees play an important role in the street scene providing vertical emphasis and visual focal points.

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1.85 The single tree on the small triangular green at the top of Church End likewise makes a positive contribution adding texture and variety to the street scene.

1.86 Other distinctive features that make an important visual or historic contribution. Important boundary walls enclose Piercewebs along the Pelham Road, the side of Danceys and to the front of Stort Cottage. A dwarf wall incorporating cast iron railings to the front of Danceys provides further architectural and historical interest whilst a modern brick wall also contributes to the street scene at the front of Hill Cottage.

1.87 The cast iron village pump can still be found in the grass verge to the front of Stort Cottage. Originally a focal point of village life this now serves as a picturesque reminder of a time before the convenience of mains services.

1.88 High hedges and areas of natural growth serve to screen many of the more modern buildings along the Pelham Road. This maintains the pleasant rural aspect of the village whilst providing privacy for the home-owners.

1.89 Important views. Three such views are identified. The first is that looking down Church Walk towards the churchyard where the church tower is framed between listed buildings on both sides. The church and well-treed churchyard can be seen again in a pleasingly rural setting by looking across the fields from the lane on the approach to the Bury. A final view looking down Middle Street to the ford presents a pleasingly historic tableau.

1.90 Detracting elements. Without doubt the proliferation of electricity poles in the central part of Middle Street introduce an extremely discordant element, conflicting with the considerable number of listed buildings and other important buildings nearby. If their removal could be secured this would represent a major improvement to the environment (**Picture 22**).

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1.91 The litter bin adjacent to Willow Thatch and next to the public seat could be improved upon.

1.92 The surface of Middle Street could be improved upon which would benefit both users and the general environment.

1.93 The boundary to the Old Vicarage, formerly screened from the road by mature trees and scrub, has been replaced with inappropriate and crude timber fencing. It is noted, though, that new planting has recently been introduced which will provide attractive screening when mature.

1.94 Proposed boundary revisions to the conservation area.

It is suggested that

the conservation area at the far north western end be extended to the present field boundary (currently marked by an agricultural timber fence). This will then enclose the final section of earthworkings associated with Clavering Castle.

1.95 A further extension is proposed on the northern side of the castle to enclose the wooded area situated between the river Stort and the Langley road. This area contributes to the quality of the environment surrounding the remains of the castle and as a consequence a boundary revision is thought appropriate.

1.96 It is suggested that the twentieth century properties comprising numbers 4-30 and 36-38 Pelham Road have little relevance to the historical quality of the conservation area in this location, and as a consequence a boundary revision is thought appropriate.



Picture 1.22 The proliferation of poles in Middle Street detracts from the environment

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Area 2 - High Street, The Druce and buildings to the south-east of the B1038 as far as Bower Cottage

The details described below are shown on Figure 4.

1.97 As previously noted, Clavering is essentially a linear village with development mostly bordering the B1038 High Street. Here the settlement remains much as it was in the eighteenth and nineteenth centuries with a scattering of buildings mostly set within quite generous plots bordered by sometimes substantial tree cover. A comparison made between the 1777 Chapman and Andre map and the 1877 Ordnance Survey reveals very that little change had occurred in the intervening years. Even today, few twentieth century buildings intrude into the street scene with modern developments only just edging into the far north western periphery of this part of the conservation area. The Druce in particular is worthy of note with its pleasing conglomeration of sixteenth to eighteenth century structures grouped sporadically along the banks of the nascent River Stort. In the nineteenth century there was a ford and footbridges where the High Street met the river. Now the river is culverted and just a single bridge remains offering pedestrian access over the water adjacent to Waylets Barn. The essential rural nature of the village is exenterated here by the presence of the small triangular green at the junction of the High Street and The Druce and the ever-present views of open fields and skylines bordered by mature woodland. Quality is recognized by the designation of this area as a registered Village Green.



Picture 1.23 Diversity of materials, The Druce

1.98 With the main through-route bisecting the development here, this can be a less than peaceful part of the village. The road is quite narrow in places particularly in front of Home Farm and again near Brooklands making the speed of the traffic, limited to 40mph, seem much higher than it actually is. This is particularly noticeable during the morning and evening rush 'hour' when turning into and out of the lane up to Colehills and Langley can be difficult, a current issue of concern with some local residents and the parish council. It is not an overstatement to say the situation can at times become

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dangerous for both car-users and pedestrians. If the speed of traffic along this section of the High Street could be reduced, the environment of this part of the village would be improved.

1.99 Individually listed buildings. The oldest, dating from the late fifteenth or early sixteenth century, is The Druce, a fine timber-framed three-bay hall house with a solar, altered in the 16th or 17th centuries when the floor was inserted. Now renovated and restored, small casement windows, some original windows with diamond mullions and there is an original doorway. Roof thatched, half hipped at the north-west end, with a central and end chimney stacks. Unusually, many other properties retain their long straw thatch. Bridge Cottage, together with the run of buildings comprising Jasmine Cottage, Leander, Yew Tree cottage and Home Cottage date from the seventeenth and eighteenth centuries and all retain some interest with their variety of roofing materials and window joinery. Viewed from a distance they present a diverse and attractive roofscape, the rounded form of thatch punctuated by the more angular red clay pantiled extensions and given further interest by many chimney stacks in local soft Essex brick. All are listed Grade II.



Picture 1.24 Bridge Cottage

1.100 A further group of buildings is strung out along the southern side of the High Street (B1038). These are much more diverse than those on The Druce consisting of mainly eighteenth century buildings in a mixture of materials. They are indicative of the way the village expanded in later years with a preference for development along the main road rather than in the historic core around the castle and church. Clatterbury House forms an imposing presence set back and slightly raised from the street; it is originally of late seventeenth or early eighteenth century origin though now the most imposing feature is the mock timber framed and gabled cross wing added in the twentieth century. Swan Cottage is also of note. Formerly The Swan Inn, it comprises an 18th century timber-framed and plastered cottage of one storey and attics at the north end and a 19th century block of 2 storeys at the south end. The north end is thatched, with

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one dormer and has casement windows. The Fox and Hounds Inn is unusual with its partially weather-boarded exterior and large vertical double-hung twelve-pane sashes with correspondingly narrow glazing bars. It is both grand in an understated manner and yet fittingly rural, with the weatherboarding and half-hipped roof in red clay tiles drawing inspiration from local Essex barns.



1.101 There are 9 individual buildings or groups of buildings that are listed and this represents about 50% of the total number of principal buildings in this area. All are listed grade 2.

Picture 1.25 Outing from the Fox and Hounds, circa 1920 (Clavering Local History Collection)

1.102 Other buildings that make an important architectural or historical contribution to the conservation area. Pavitts on the south side of the High Street is a dominant 18th century rendered building of some character. The 1783 map locates a 'House yard, butchers shop etc' on this site and by the time of the 1840 survey the building is called 'Pavitt'. Its former use as a village shop is evident by the prominent double banks of six pane windows and central doorway (now blocked in) under a deep moulded cornice. Although much of the other window joinery is modern and the original roofing material has been replaced by modern tiles, this building still retains enough quality features to be included here.

1.103 Brooklands is a 16th century timber-framed hall house now concealed under modern render and with a later slate roof, decorative barge boards and ornamental brick chimney stacks. Externally it is principally of note for the pair of distinctive full height late nineteenth century bay windows which are clearly visible from the road and thus play an important part in the street scene. The remainder of the building is undistinguished.

1.104 Important trees and open spaces. There are four such open spaces namely the private garden to The Bower House, the area of dense scrub and trees opposite the Fox and Hounds Inn, the triangular green at the junction of the Druce and the High Street, the fields to the south of Home Farm and east of Druce Croft, and fields to the west of Brooklands. All five make a distinct contribution to the area.

1.105 The area of trees and dense scrub opposite the Fox and Hounds Inn offers a similar view and provides a screen to the development on Colehills Close preventing these modern buildings from intruding upon the historic street scene. These two areas

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are clearly visible in much the same form on the 1877 Ordnance Survey map. They form a continuous context with the Dick Ball Meadow and offer an unbroken line of greenery which extends almost to the core of the village linking the open space of Hill Green with that surrounding the church and castle.



Picture 1.26 Area of scrub opposite the Fox and Hounds Inn

1.106 The diminutive green at the junction of the Druce and High Street also serves to bring the countryside into the heart of the village. Its importance is recognized by its designation as a Registered Village Green. Here, the steeply banked River Stort plays a dominant role in the landscape defining the course of the Druce and providing texture and contour to the street scene. Seating of an appropriate design also provides comfort for the general public.

1.107 Other distinctive features that make an important visual or historic contribution. A number of fine flint boundary walls make a serious visual contribution. Most notable is that running from Brooklands round to Waylets Barn. Another section, often missed, forms part of the shoring to the ditch which runs along the north of the High Street and bordering The Bower House garden. These and other sections of notable walling have been carefully plotted onto the map.

1.108 Important views. There is a fine view looking up The Druce where the juxtaposition of the green in the foreground and River Stort set against the background of the varied roofline of Bridge Cottage, Jasmine Cottage et al to one side and the now converted Waylets Barn to the other presents a pleasing aspect.

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1.109 Detracting elements. The red Essex brick wall with remains of flint panel on the south side of High Street between Electric Sub Station and Brooklands is in an unfortunate state of disrepair with spalling brickwork and decayed pointing. This section of wall would be vastly improved with some appropriate attention.

1.110 The electricity sub station fronting the road in the field to the west of Brooklands makes an ugly modern intrusion into the landscape. Consideration should be given to screening it from view particularly as it presents a crucial focal point to the view from Middle Street into the open countryside beyond.



Picture 1.27 Quality section of wall

1.111 Large and rather garish signs attached to the Fox and Hounds Inn are rather out of keeping with the environment. Negotiations should take place with the landlord for the installation of more appropriate signage.

1.112 The rusting and almost unreadable road sign situated on the small green adjacent to the Fox and Hounds Inn should be considered for removal or replacement.

1.113 Proposed boundary revisions to the conservation area. Because of its historic importance and value as screening the entire area of scrub woodland opposite the Fox and Hounds Inn should be included in the Conservation Area. Conversely the present inclusion of part of front gardens of Side Stream and 6 Colehills where the CA actually runs through the middle of each property is considered to be arbitrary and therefore is suggested for exclusion. Additionally, the fields to the east of the Druce do not make a significantly valuable contribution to the Conservation Area, and as a consequence it is suggested that this area be excluded.

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Picture 1.28 Clatterbury House in 2007

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Area 3 - Hill Green

The details described below are shown on Figure 5.

1.114 The higher ground of Hill Green is another attractive part of the village. The area possesses a pleasing, predominantly rural character which is distinct from the more densely developed area further north on the Wicken and Arkesden Roads. It is bisected by the busy B1038 Clatterbury Lane and as such has the propensity to become just another through route to the heart of the village and beyond. Instead it is one of the main focus points of village life with the much used village hall on the west side and the large open space of the cricket ground to the east. Indeed it is the picturesque cricket ground with its thatched pavilion and diminutive Methodist chapel together with the deep tree-lined grassy verges fronting Chipperfield House, The Views, Pleasant View and Hill Green Cottage that serve to define this area and provide its dominant character.



Picture 1.29 Quality barn at Hill Green Farm

1.115 At the northern end the large Flemish barns of Hill Green Farm are a dominant feature, whilst the southern end is characterized by a mixture of nineteenth century and later residential development. Diversity of building types from different periods displaying varied styles and characteristics, some set against extensive open spaces fringed by mature trees, represents the character of this part of the village.

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1.116 Some buildings are set back from the street whilst others abut it. This provides a rich variety of architectural detail, form and shape. Tiled roofs with dormers and chimney pots, thatch, and large early chimney stacks provide a distinctive roofline that is interspersed with slate roofs of later buildings dating from the 19th century.

1.117 Whilst the northern part of this area is characterized by open space, the southern end from Hillside to Bank View feels very enclosed with the road sandwiched between a high fence and thick hedging. At this point the current speed limit can seem high especially for pedestrians using the comparatively narrow pavement. If a reduction in traffic speed could be achieved, the environment of this part of the village would be improved

1.118 Individually listed buildings. The majority of the listed buildings cluster about the cricket ground, of which the most imposing is Derrynane House. This was formerly known as Ivy Cottage and is described as such on the 1877 Ordnance Survey map. It is of late eighteenth or early nineteenth century origin, constructed of red brick with a modern gabled wing at the south-west end. Two storeys, three window range of double-hung sashes with glazing bars, in flush cased frames and central 6-panel door. The roof is pantiled and half hipped. The front is protected by iron spearhead railings with cast iron coping supported on a half height wall.

1.119 The Old Forge just to the north is very different in size and character. With its low-swept thatched roof and later leaded-light casement windows it provides contrast and scale to the street environment.



Picture 1.30 Old Forge Cottage

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1.120 Directly fronting the cricket ground are Saddlers, Copthall and Wakefares; all of late eighteenth or early nineteenth century origin, whose pantiled roofs, colour-washed plaster or weatherboarding and simple form add interest to the area.

1.121 Sunnyside, a small eighteenth century timber-framed and plastered building is tucked away almost out of sight behind Wakefares and thus contributes little to the scene.

1.122 At the southern end, the late sixteenth century Hill Green Cottage is the principal



Picture 1.31 Wakefares in 2007

feature. Elevated, set well back from the road behind the wide green verge of Hill Green it has a number of quality features including a former smoke bay and three eighteenth century casement windows with leaded lights. Internally the largely exposed timber frame is distinguished by

jowled posts with down braces and a pair of inglenook fireplaces, one-with trefoil-headed salt niche.

1.123 There are 7 individual buildings or groups of buildings that are listed and this represents about 25% of the principle buildings in this area.

1.124 Other buildings that make an important architectural or historic contribution to the conservation area. At the entrance to the proposed conservation area lies Hill Green Farm of which the most prominent feature are the distinctive range of Flemish barns facing and abutting the road. Of much higher quality than the normal Essex timber barns, these are primarily constructed of local soft red brick with decorative

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ventilation detailing at the roof apex. The original, presumably timber, doors on the north west front have now been replaced by a large slated metal shutter and the roofs are corrugated asbestos. They probably date from the early years of the nineteenth century and are clearly shown on the 1877 Ordnance Survey. Associated with these barns and just south of them is Hill Green Farmhouse, an imposing slate-roofed brick building of similar date. It is almost completely hidden behind high hedges and mature trees. It has been much extended and is most notable for the fine central arched first-floor window.

The original, presumably timber, doors on the



Picture 1.32 Decorative brickwork on the Methodist Chapel

1.125 Set at the back of cricket green and looking out over it is the Methodist Chapel. 'The Primitive Methodists first missioned Clavering from Saffron Walden round about 1841. At first they met in the open air or in barns and cottages, but in 1844 they were given a tiny plot of land on Hill Green by Joseph Perry, a wealthy landowner who lived opposite. On this plot they built their first chapel in 1844, a timber, plaster and lath structure^(xxiv). The present structure dates from 1877-8. With its large quality arched windows, distinctive detailing picked out in gault brick and large front doors with arched half-light; it is a building of particular visual quality. In its heyday the chapel attracted large congregations, and chapel-going became a family tradition. Recently, though, the building has been sold and it is now used as a Montessori nursery.

1.126 Contrasting in style and size is the diminutive thatched cricket pavilion; rendered, casement windows over fifty years old (dated 1950 in the plaster) it takes its style from the earlier thatched properties which predominate in other parts of the village and provides a focal point for the cricket ground. It is reputed to have been constructed around a utility building from R. A. F. base at Debden.



Picture 1.33 The diminutive cricket pavilion

1.127 The Views is a distinctive small single storey timber framed and rendered cottage probably dating from the eighteenth century. Two casement

windows, central boarded door, thatched half-hipped roof and central brick chimney stack.

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1.128 Important trees and open spaces. Hill Green is protected by its registration as a village green. The cricket green is of considerable importance in so far as its mature trees emerge as a dominant visual feature from public view points. These mature trees make a very valuable contribution to the quality of the proposed conservation area whilst the open quality contrasts with the more enclosed built form of the street scene to the south and north, thus providing additional variety of form, colour, scale and shape. Similar comments apply to the garden and perimeter of Hill Green Farmhouse on the opposite side of the road. Trees play an important role in the street scene elsewhere by providing vertical emphasis and visual focal points. Some but not all are subject to Tree Preservation Orders

1.129 The cricket green is a delightful public open space which performs many of functions of a village green. Cricket matches and the occasional fair are held here continuing a long community tradition in the village. Seating of an appropriate design provides comfort for the general public and the preserved water pump acts as a reminder of a time when this area was a focal point for many domestic activities.

1.130 The continuation of Hill Green in a very wide verge fronting Chipperfield House, The Views and properties as far as Hill Green Cottage acts as an important buffer between these properties and the busy Clatterbury Lane. As previously noted this green contains a number of trees. It is an area where the countryside comes into the village providing a link between the cricket green and the large Hill Green field to the north and the John Ball Meadow nature reserve to the south.



Picture 1.34 Trees bordering Hill Green

1.131 The two ponds provide visual interest and texture to the landscape as well as being a haven for wildlife.

1.132 Other distinctive features that make an important visual or historic contribution. Of particular note are railings to Derrynane (formerly Ivy Cottage). Also of note is the post box mounted into the wall of the outbuilding between Derrynane and Kemps. This bears the initials 'VR' indicating that it is a nineteenth century model and as such a scarce survival.

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Picture 1.35 Fine iron railings fronting Derrynane House

1.133 Hedges make an important visual contribution to the landscape often marking the boundaries between the various properties that front the Cricket Ground and Green. They provide texture and interest whilst reinforcing the rural nature of this part of the Conservation Area.

1.134 Important views. There is a fine view into the cricket ground from the B1038 to which the many listed and noted buildings form an appropriate backdrop. To a lesser degree the view from the same green looking south along the B1038 Clatterbury Lane is also important.

Part 1: Appraisal 1

1.135 Detracting elements. The view into Hill Green Farm is compromised by the presence and dominance of a modern bright steel shutters which have replaced the timber doors on the agricultural barn. Had timber doors been employed, the effect could have been pleasing. Such principles should be considered should ever an appropriate development proposal be submitted. In the meantime negotiations with the landowner should take place to discuss how to reduce its impact, most easily achieved by painting them a neutralising colour.



Picture 1.36 Black plastic bin on the edge of the cricket ground

1.136 Consideration should be given to replacing the black plastic litter bin opposite Saddlers with something a little more in keeping with the area. Whilst it would be desirable to remove the electricity and telephone poles around the green, this is not a high priority and their presence is partly mitigated by the numerous trees.

1.137 Proposed boundary revisions to the conservation area. (The details shown below are described on Figures 5 & 6). Hill Green is proposed as a new conservation area. The concentration of listed buildings and other buildings of note, their interaction with the large areas of green open space and general quality contribute to an environment which is distinct from that of the historic core of the village.



Picture 1.37 Quality Green Space at the Cricket Ground

1 Part 1: Appraisal

1.138 This area will include the Cricket Ground, Pavilion and former Methodist Chapel (now a Montessori nursery) all of which fulfil important social functions within the village.

Part 1: Appraisal 1

Overall Summary

1.139 Clavering is a village of some importance in historical, visual and archaeological terms. Its range of listed timber framed and plastered buildings dating from the 14th century, the church and substantial castle earthworks in the historic core of the village make a particularly important contribution to the environment. Quality buildings from later periods provide diversity of architectural types.

1.140 Throughout the conservation area and along the peripheries of the settlement significant open spaces and extensive tree cover enhance the scale of individual buildings of importance whilst often serving as a buffer between the historic core and more modern developments. Distinctive boundary walls of considerable visual merit and historic importance frequently link buildings and open spaces to provide overall cohesion. These walls and green spaces are an essential component of the village's cultural heritage contributing significantly to the overall quality of the conservation area generally.

1.141 A small number of unlisted buildings have been identified that are architecturally, visually and historically important. These, together with their architectural detailing could be at risk unless measures are introduced to protect them. Surprisingly, to date few buildings in the village have suffered from inappropriate development, though a number of modern properties could have been designed with greater sensitivity to their environment.

1.142 There are very few remaining infill plots for development but where such development does occur, it must be sensitive and respect the character of the conservation area in that particular location.

1.143 A number of important open spaces have been identified. Important trees have been plotted indicatively as have important views that should be retained.

1.144 Detracting elements have been described and the manner in which these will be dealt is described in the table set out in the management proposals below.

2 Part 2 - Management Proposals

Revised Conservation Area Boundary

2.1 The revised boundary is shown on Figure 6. The main additional areas proposed for inclusion are:

2.2 (a) The far western extent of the castle earthworks;

2.3 (b) the area of woodland to the north of the castle and bounded by the existing dike and the Langley Road, paddocks behind Chestnut Cottage, Meadowlands and adjacent field up to Colehill Lane act as an immediate landscape setting, backdrop and buffer to the north of Middle Street and;

2.4 (c) Area of trees and scrub on the north side of the High Street opposite the Fox and Hounds Inn, a small but important landscape buffer.

2.5 (d) Additionally, a major new conservation area is proposed to include the significant open space of Hill Green and the associated properties.

2.6 Exclusions: (a) It is suggested that the twentieth century properties comprising numbers 4-30 and 36-38 Pelham Road have little relevance to the historical quality of the conservation area in this location, and as a consequence a boundary revision is thought appropriate.

2.7 (b) Another area proposed for exclusion is land forming the front gardens of Side Stream and 6 Colehills where the conservation area takes an arbitrary course through the middle of each property. This should be redrawn to follow the road boundary.

2.8 (c) Additionally, the fields to the east of the Druce do not make a significantly valuable contribution to the conservation area, and as a consequence it is suggested that this area be excluded.

General Planning Controls and Good Practice in the Conservation Area

2.9 The general controls and national legislative framework has already been described. Against this background, the Council's Development Control staff process planning applications assisted by the Council's Conservation Officer.

2.10 Planning applications are currently considered against policies set out in the Uttlesford Local Plan that can be seen on line at the Council's [Local Plan and Local Development Framework homepage](#).

2.11 One particularly relevant policy, Policy ENV1 – Design of Development in Conservation areas says '*Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open spaces and their enclosure, grain or significant natural or heritage features. Outline applications will not*

Part 2 - Management Proposals 2

be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted' This policy was a main consideration for developing management proposals set out below.

2.12 Good practice advice for applicants wishing to submit an application is to carefully consider the wording of the above policy and enter into discussions with the Council before submitting the application to avoid delay and hopefully achieve a satisfactory outcome.

Planning Control and Good Practice, Listed Buildings

2.13 There are 31 individually listed buildings and these are shown on Figures 3-6.

2.14 Policy ENV 2 – Development affecting listed buildings says '*Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting'*.

2.15 The listed buildings in the conservation area are indicative of local character. They span many centuries and display a wide variety of architectural styles, methods of construction and use of materials. Good practice advice to applicants is to acknowledge this essential fact when submitting an application and recognise that the Council's overall objective is to ensure that proposals accord with the above policy especially in determining scale and in the use of materials. The former must always be subservient whilst the latter should always be of the highest quality and frequently involve the use of second hand materials. A pre-submission discussion with the Council's Conservation Officer is advised to establish such parameters.

2.16 Clavering is unusual in that many of the properties retain their long straw thatch. Such roofs must stay thatched with repair works being carried out in the traditional manner. Some thatch has been replaced by plain red clay tiles or occasionally pantiles. Welsh slate is another traditional material, particularly on 19th century listed buildings and when it becomes necessary to re-roof such buildings appropriate reclaimed or new tiles or second hand Welsh slate should normally be used. The use of plastic windows on listed buildings is entirely inappropriate. The Council will use its powers of enforcement in appropriate situations if unauthorised works are carried out.

Planning Controls and Good Practice in respect of other buildings that make an important architectural or historic contribution

2.17 Policy ENV1 referred to above refers to such buildings that are identified on Figure 6. As set out previously, buildings in a conservation area cannot be demolished without consent. Because of the important architectural or historic contribution these buildings make to the conservation area, any application involving their demolition will normally be refused.

2 Part 2 - Management Proposals

2.18 Not surprisingly a number of windows have been replaced in a few of these buildings by occasionally inappropriate modern ones. Similarly some original doors have been replaced. Elsewhere traditional roofing has been replaced with modern materials that are visually jarring. Where this has occurred it has detracted from the visual appearance of the property and the street scene. It is therefore intended to introduce an additional control to prevent this from happening in the future and the mechanism to achieve this is known as an Article 4 Direction as briefly described previously.

2.19 The council therefore proposes to make an Article 4(2) direction to remove the right to alter windows and doors and roofing materials on selected dwellings. In due course an Article 4(2) Direction will be drawn up and appropriate consultation will take place in due course.

2.20 The government advises that such powers should be used sparingly and this advice has been heeded. Notwithstanding the proposed Direction, other quality features such as chimney stacks and pots, decorative brickwork, porches and bargeboards will remain unprotected in law. Good practice by responsible owners will be to maintain and retain these features. The Council's Conservation Officer will offer advice on request.

Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees

2.21 Clavering is fortunate indeed to have the extensive areas of open space that contributes so much to the quality of the conservation area. The function of each area differs. Some, like the castle grounds and fields adjacent and fronting the Bury, act as a defining open space at the core of the village and provide an appropriately rural backdrop to the many historic properties. Others such as the churchyard and grounds to Danceys play important functions because their tall mature trees make significant visual contributions to the conservation area, providing complimentary structure, form and colour.

2.22 The patch of trees and scrub opposite the Fox and Hounds Inn provides an important buffer against the modern development of Colehills whereas fields and paddocks on either side of The Druce, behind and adjacent to Brooklands and behind and adjacent to Chestnut Cottage, whilst not of sufficient quality to be included in the conservation area, still offer important vistas out of the historic heart of the settlement confirming the agricultural heritage of the village. Additionally, Hill Green is essential as a playing field and open space offering definition and focus to the eastern end of the village.

2.23 Policy ENV3 Open Spaces and Trees says '*The loss of traditional open spaces, groups of trees and fine individual specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value*'.

2.24 The areas are identified on Figure 6 and it is considered that development on them would be entirely inappropriate and represent a considerable loss.

Part 2 - Management Proposals 2

2.25 The general locations of trees that make a particular contribution to the conservation area are illustrated on Figure 6. Other trees also contribute to the quality of the street scenes. As noted in the appraisal all trees in the conservation area (subject to exceptions) are afforded protection, as owners have to notify the council if they wish to undertake works to them. Many trees have been made subject to Tree Preservation Orders.

2.26 Good practice guidance for owners includes making regular inspections of trees to check for dieback and danger in the general interests of amenity and health and safety. The Council's Landscape Officer will offer advice in appropriate circumstances.

Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution

2.27 As the appraisal has demonstrated there are extensive lengths of quality walls that are distinctive to Clavering. These represent an essential component of the village's cultural heritage and must be protected from demolition.

2.28 The walls of quality are shown on Figures 3-6. Some are within the curtilages of listed buildings where listed building consent will normally be refused for any proposal involving their demolition. Others are not in the curtilages of listed buildings and as such are unprotected. The council therefore proposes to introduce an Article 4 Direction to remove the right to remove selected walls and railings and appropriate consultation will take place in due course.

The Potential Need to Undertake an Archaeological Field Assessment

2.29 There are few opportunities for development within the conservation area as most sites considered acceptable for development have already been built on. However because of the archaeological importance of Clavering and when development is proposed, applicants should familiarise themselves with Policy ENV4 –Ancient Monuments and Sites of Archaeological Importance. This policy states, inter alia, that *'...In situations where there are grounds for believing that sites ... would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined...'*

Enhancement Proposals to Deal with Detracting Elements

2.30 The appraisal has identified the following elements that detract from the qualities of the conservation area. The table below identifies them and proposes a course of action in summary form.

Detracting element.	Location.	Proposed action.
Four electricity poles	Middle Street, south end	Enter discussions with public utility company to seek removal and under grounding of services

2 Part 2 - Management Proposals

Detracting element.	Location.	Proposed action.
Litter bin (black plastic)	Next to Willow Thatch	Liaise with PC to seek more sympathetic replacement
Discordant signs	The Fox and Hounds Inn	In first instance, liaise with owner to seek cooperation with view to achieving rationalisation
Rusting and unreadable road sign	Green adjacent Fox and Hounds Inn	Liaise with Essex County Council (ECC) to achieve replacement.
Insensitive fencing.	Electricity sub station and adjacent to Brooklands	Liaise with owners to seek solution to reduce impact that could be achieved by planting or painting
Road surface.	Middle Street	Liaise with ECC to seek improvements
Spalling and inappropriate repairs to important wall	Linking wall between Brooklands and electricity sub station	Discuss repair with owner
Ivy growth	Churchyard trees	Discuss removal with church
Speed reduction plan	Principally High Street, possibly elsewhere	Discuss with PC and local District and County Members and pursue options vigorously with ECC

2.31 Additional elements relating to Hill Green proposed area for inclusion

Detracting element.	Location.	Proposed action.
Litter bin (black plastic)	Edge of cricket ground	Liaise with PC to seek more sympathetic replacement
Electricity and telephone poles	Cricket ground	Low priority to enter discussions with public utility company to seek removal and under grounding of services
Metal shutter	Barn at Hill Green Farm	Liaise with owner to seek co-operation to reduce impact by painting a neutralising colour

Maps 3

Fig 1 - 1877 O.S. Map

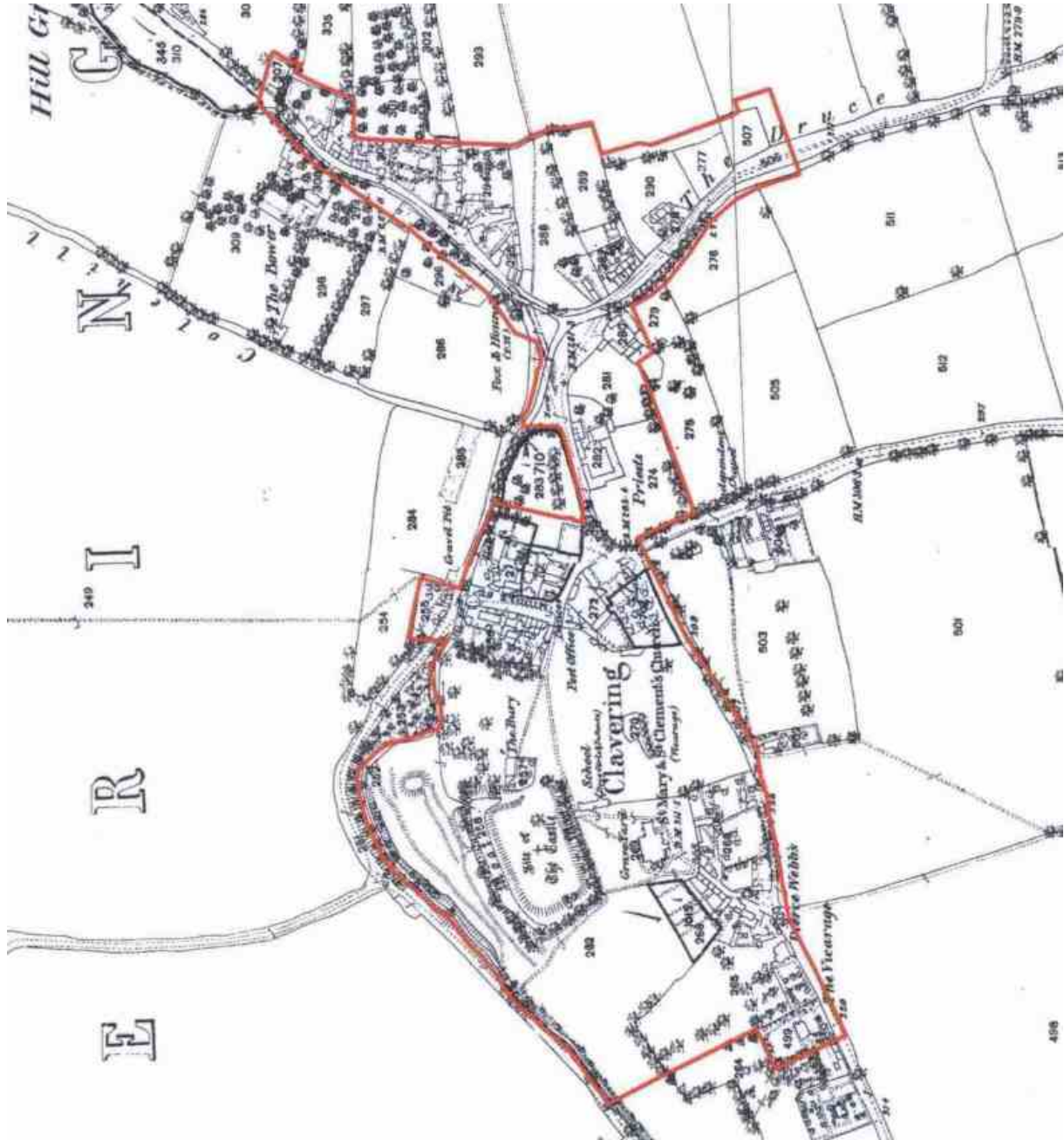


Figure 3.1 1877 Ordnance Survey Map with current Conservation Area

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3 Maps

Fig 2 - Character Analysis Areas

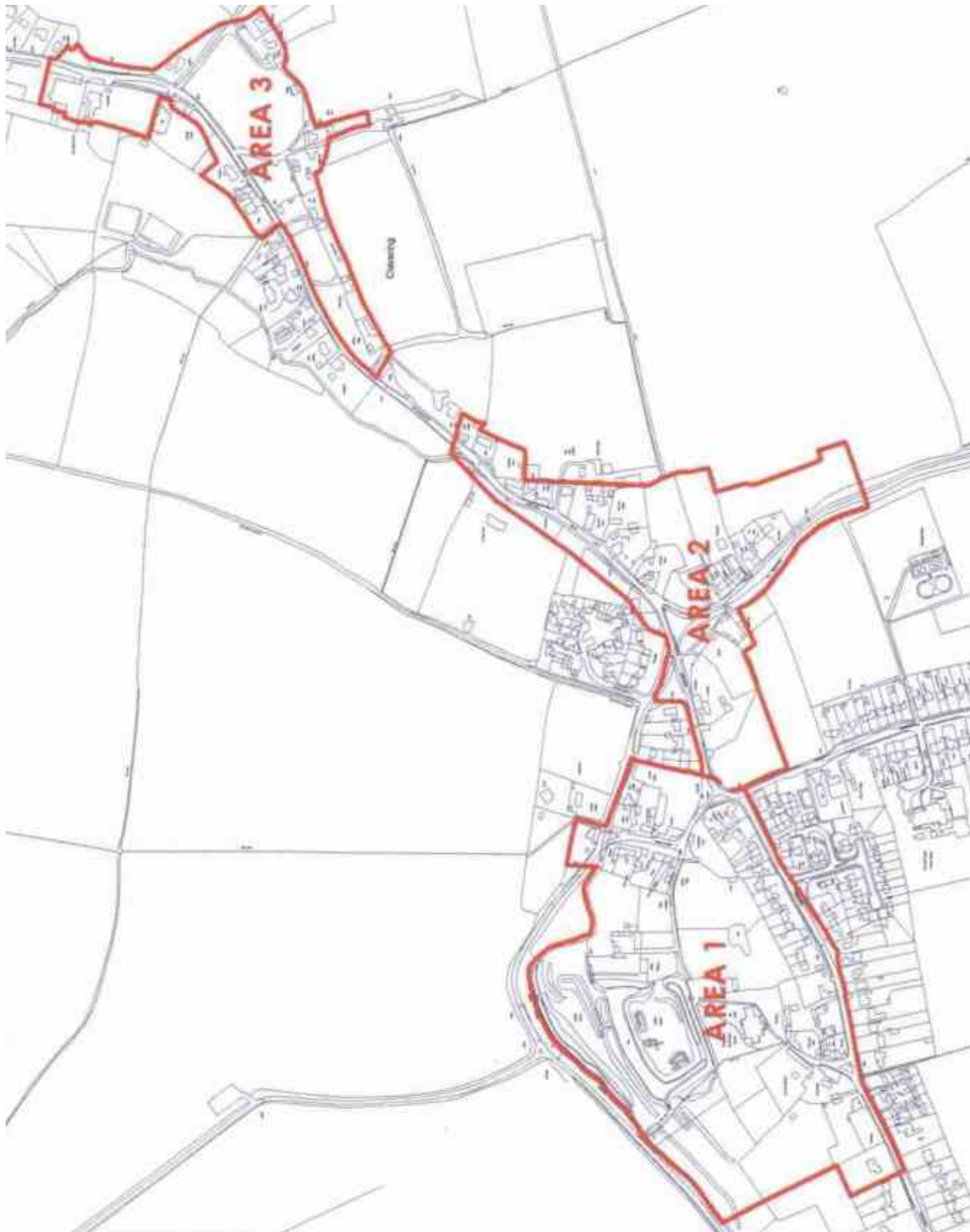


















Figure 3.2 Character Analysis Areas

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Maps 3

CHARACTER ANALYSIS KEY

-  Existing Conservation Area Boundary
-  Individually Listed Buildings
-  Separately identified buildings within the curtilages of Listed Buildings
-  Other buildings that make an important architectural or historic contribution to the Conservation Area
-  Scheduled Ancient Monuments
-  Important Open Spaces
-  Important Trees
-  Walls
-  Railings
-  Other distinctive features that make an important visual or historic contribution
-  Important Views
-  Important Hedging
-  Detracting Elements
-  Proposed boundary revisions to the Conservation Area
-  Include additional area
-  Exclude existing area

3 Maps

Fig 3 - Area 1



Figure 3.3 Area 1

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Maps 3

Fig 4 - Area 2

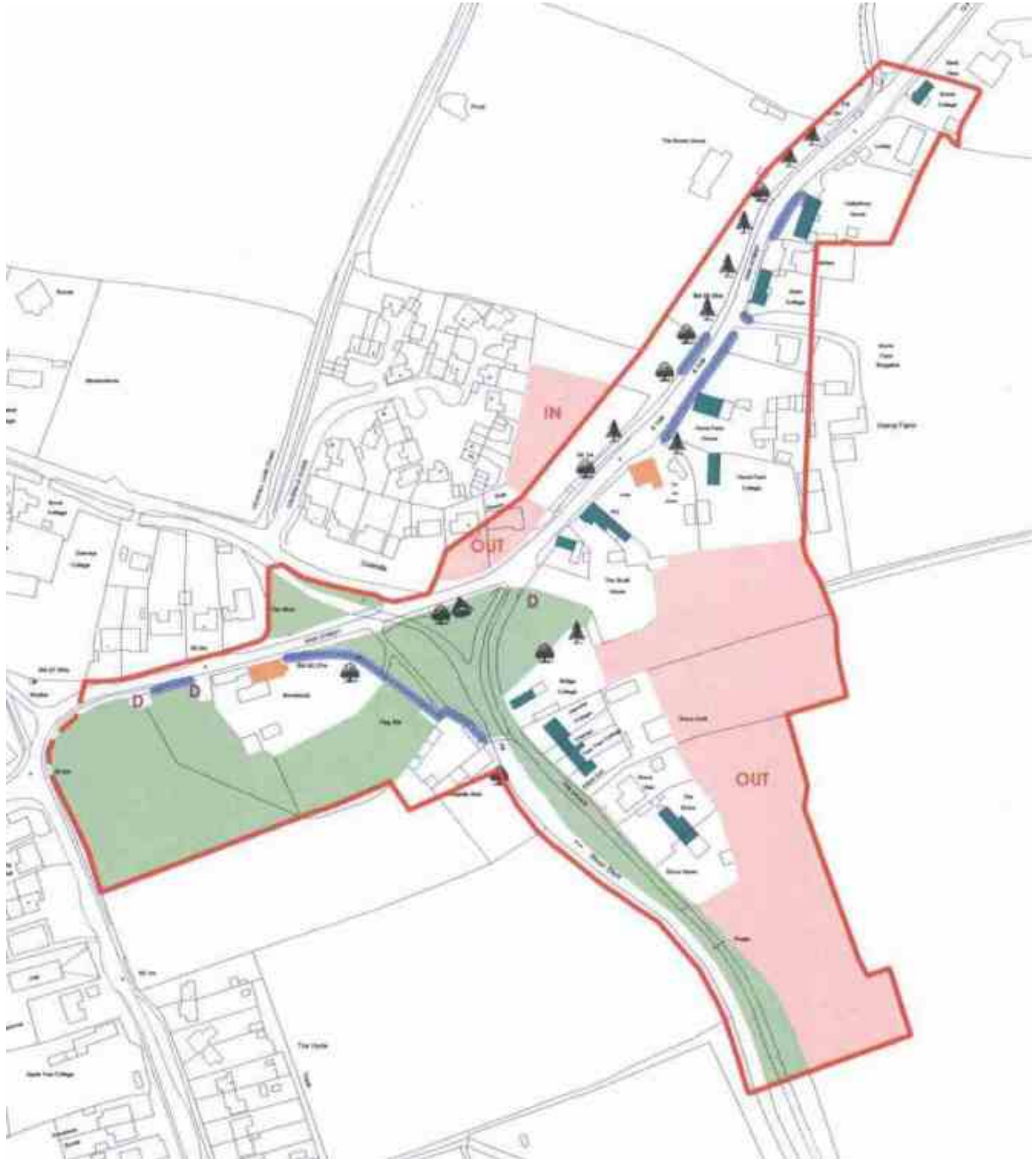


Figure 3.4 Area 2

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3 Maps

Fig 5 - Area 3



Figure 3.5 Area 3

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Maps 3

Fig 6 - Management Plan



Figure 3.6 Management Plan

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3 Maps

MANAGEMENT PLAN KEY



Revised conservation area boundary, adopted Policy ENV 1 applies



Listed buildings, including important curtilage buildings, adopted Policy ENV 2 applies



Other buildings to be protected from demolition, see policy ENV 1. Additional controls to be introduced for selected buildings



Scheduled Ancient Monuments



Important open spaces protected from development, adopted Policy ENV 3 applies



General location of important trees/groups of trees



Other distinctive features to be protected from demolition within parameters of planning law. Additional controls to be introduced for selected walls and railings

E

Proposed enhancements

SPEED

Proposed Speed Reduction Plan



Important Hedging

Appendices 1

Appendix 1 - Sources

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1 Appendices

Photograph sources (acknowledged where appropriate)

Clavering Local History Collection

Saffron Walden Museum Local History Collections

Appendix 2 - Buildings that make an important Architectural or Historical Contribution to the Conservation Area

1.1 *Buildings other than those already listed that make an important architectural or historic contribution to the conservation area*

Building name	Location	Description
Little Thatch	32 Pelham Road	Formerly a shop, believed to be of 17th century origins, timber framed, dormer windows and with prominent double bow windows of five lights, central doorway, now blocked in.
Rose Cottage and Church End Cottage	Junction of the Pelham Road and Church Walk	18th century (both appear on 1783 map) timber-framed and plastered house, much altered. Two storeys, a modern bow window to Church End Cottage. Modern casement windows, two dormers, roof tiled and a central square chimney stack, much renovated and with modern additions.
The Oaks	Pelham Road	17 th or 18 th century on 1783 map as 'White's house and orchard', partly thatched timber-framed and of 'L' shape form, twentieth century additions with slate or tiled roof.
Chestnut Cottage	Top of Middle Street	Adjacent to annexe (listed Grade II). 19 th century (constructed post 1860 after fire destroyed original building), slate roof and a central square chimney stack, casement windows, some original nineteenth century features. Later extensions. Included for group value and as a focal point from Middle Street.
Pavitts	High Street	Large late 18 th century building (1783 map which gives 'House yard, butchers shop etc' at about the right place, 1840 map 'Pavitt'),

Appendices 1

Building name	Location	Description
		rendered half hipped roof now unfortunately finished with concrete tiles. Formerly used as a village shop run by the Fairbanks is evident from the large double banks of six pane shop windows under a deep moulded cornice.
Brooklands	High Street	16 th century hall, called Priest's on 1783 map, Town Farm in early twentieth century. Externally of little note aside from two large full height bay windows late nineteenth century.
The Old Vicarage	46 Pelham Road	Early 19 th century (not on the 1783 map but in present location on the 1840 map), rendered, large full-length vertical sash windows, pediment, 3 half 6-pane sashes in the upper storey. Slate roof, hipped, large brick chimney stacks at the corners. Brick extension to the east, 2 large vertical sashes; this built late nineteenth century and used as part of a small boarding school for boys run by the vicar.

Appendix 3 - Buildings that make an important Architectural or Historical Contribution to the Hill Green Proposed Conservation Area

Building name	Location	Description
Hill Green Farm	B1038	Range of red brick Flemish barns dating from early-mid 19 th century
Methodist Chapel	Cricket Green	The present structure dates from 1877-8. With its large quality arched windows, distinctive detailing picked out in gault brick and large front doors with arched half-light; it is a building of particular visual quality.
Cricket pavilion	Cricket ground	Rendered, casement windows over fifty years old (dated 1950 in the plaster) it takes its style from the earlier thatched properties which predominate in other parts of the village and

1 Appendices

Building name	Location	Description
		provides a focal point for the cricket ground. Reputedly constructed from a utility building from the RAF base at Debden.
The Views	Clatterbury Lane	Distinctive small single storey timber framed and rendered cottage probably dating from the late 18 th century (ref. Chapman and Andre). Two casement windows, central boarded door, thatched half-hipped roof and central brick chimney stack.