



HERITAGE IMPACT STATEMENT

Erection of 16 no. dwellings including 40% affordable housing and associated infrastructure with access off Pound Lane.

**Land East of Ugley Village Hall,
Pound Lane, Ugley**

July 2024



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1 Introduction

1.1 Brighter Planning Ltd have been appointed by Pelham Structures Ltd to prepare a Heritage Impact Assessment in respect of the proposed development east of Ugley Village Hall. The village hall fronts the B1383 Cambridge Road and has a vehicular access onto this road. The application site would use an existing access to Pound Lane.

1.2 There are no identified heritage assets on the site, and it is not located within a Conservation Area. Five Listed Buildings have been identified within the vicinity of the site. The potential impact of the development on the setting of these heritage assets is therefore the focus of this statement.

1.3 This statement seeks to meet the requirements of the national guidance set out in the NPPF (Dec 2023) when assessing the heritage significance and value of identified heritage assets. This statement identifies the heritage assets in the locality and assesses their heritage value and significance, including the contribution the application site makes to these. A proportionate background history of the site has been researched including a map regression. The proposals have been assessed using the Historic England methodology set out in their Setting Guidance PAN3. The scheme has been considered in terms of the potential heritage harm resulting from the proposals, having regard to any mitigation measures proposed. Any heritage benefits flowing from the development are also identified where applicable.

1.4 A site visit was undertaken in June 2024 when the photos which illustrate the report were taken.

1.5 This Statement should be read in conjunction with the following:

- Transport Statement by Journey TP
- Planning & Design & Access Statement by Pelham Structures
- Ecology Assessment by A R Arbon
- Biodiversity Net Gain Assessment by Arbtech
- 596 x PL00M Proposed Site Plan
- 596 x PL01 Plot 1 and 2 Plans and Elevations
- 596 x PL03 Plots 3-5 Plans and Elevations



- 596 x PL06 Plot 6 and 7 Plans and Elevations
- 596 x PL08 Plot 8 and 9 Plans and Elevations
- 596 x PL10 Plot 10-12 Plans and Elevations
- 596 x PL13 Plot 13 Plans and Elevations
- 596 x PL14 Plot 14 Plans and Elevations
- 596 x PL15 Plots 15 Plans and Elevations
- 596 x PL16 Plots 16 Plans and Elevations
- 596 x PL17A Single Garage
- 596 x PL08A Double Garage



An aerial photograph of a residential neighborhood, overlaid with a semi-transparent map showing street layouts and property boundaries. The map is in a light blue color. Several street names are visible, including "BAYVIEW AVENUE" running diagonally across the center, "BEACHVIEW" at the bottom, and "PARADISE BL" at the bottom right. Other street names like "MADISON ST" and "MADISON BL" are visible at the top. The map shows a grid of streets with numerous small rectangular plots, likely representing individual lots or houses. The overall scene is a typical suburban residential area.

Heritage Baseline

2 Identified Heritage Assets

Listed buildings



Historic England Website

2.1 The above map from the Historic England web site illustrates that there are no Listed Buildings on the site. There are three identified Listed Buildings in the north to the north of



the site and a cluster of four Listed Buildings to the south focused on Orford House. These are considered in detail below. The full Listing descriptions are set out in **Appendix 1**.

North of the site

The Square

The Old Post House Grade II (SMR 36693)

2.2 Separated from the northern boundary of the application site by a detached two storey dwelling which is not listed, the Old Post House is a large detached two storey dwelling house. It forms part of a picturesque group of mid C19 buildings in conjunction with the five Listed cottages to the north. It is constructed of brick and timber framing. It has decorative plasterwork and tile hanging to the first floor. The plan form of the house is to a T form, and it has a large chimney stack to the rear of the front range.



The Old Post House to the centre with 6 & 7 Cambridge Road cottages to the left

3,4 and 5 Cambridge Road (SMR 36697) and 6 & 7 Cambridge Road Grade II (SMR 36695)

2.3 These five properties collectively are all mid C19 cottages built in a courtyard arrangement with the Old Post House forming the southern side. They are all designed to echo a C17 cottage orne style with a series of gables, timber frame porches, decorative hung



tiles and a series of substantial chimney stacks. No's 2-4 are in a terrace set back from the main road and 6 & 7 are a semi-detached pair of dwellings. No 7 has render infill panels to the first-floor western elevation facing the road, echoing the Old Post House.

South of the site

Orford House Grade II* (SMR 36686)



Orford Barn and Orford House south of this

2.4 This is the most highly graded Listed Building in the locality. It is a C18 red brick house built for the First Earl of Orford as a halfway point between London and his main estate of Chippenham Park near Newmarket. It is two storey in scale with an attic floor within a slate roof set behind a parapet wall. To Cambridge Road it originally had six brick bays, but this was extended with a further two bays. The Hall was lived in as a house until the 1980's when it was purchased by the Home Farm Trust to provide support for people with learning disabilities.



Barn north of Orford House Grade II (SMR 36692)

2.5 A C17/C18 black weather boarded timber frame barn with a red clay tile roof. This comprises seven bays – it is noted in 1916 it is described by the RCHME as having 11 bays. It is located gable end to the main road.

Dovecote at Orford House Grade II (SMR 36687)

2.6 A detached square profile building northeast of the barn. This is C18 in date and built of brick with a tiled roof. It is not visible from the public realm.

Orford Cottage and garage block Grade II (SMR 36690)

2.7 This C18 former coach house is single storey with attic rooms. It is located to the east of Orford House It has a clock tower feature which is the only element of the building glimpsed in the public realm.

Conservation Area

2.8 The site is not located within a Conservation Area.

Non-designated Heritage Assets



The Village Hall

2.9 The Village Hall is not on the List of Locally Listed Buildings produced by UCD (Parts 1 and 2) however given that it includes a blue plaque and its local associations it is held the building should be treated as a NDHA. The village hall located to the western boundary of the site was donated to the village in 1920 by William Tennant who lived in Orford Hall. It was built as a war memorial. The original hall was badly damaged by a bomb in WWII and was rebuilt. The building has a blue plaque on it dedicated to Nancy Tennant and a prominent member of the village WI. She lived in Orford Hall until the 1980's.

Essex HERS records

2.10 There are no records covering the site. The SMR references for the Listed Buildings are noted above



3 Brief History of the Site and its Context

3.1 Ugley is a small village 6.5 miles south of Saffron Walden and 2 miles north of Stansted Mountfitchet located on the old main road from London to Cambridge. The C13 Parish Church and Hall are located to the east of the main road.



From the village hall website

3.2 The above postcard shows the Square at the turn of the C19 when The Old Post Office was trading as a shop and the White Hart Public House can be seen to the left-hand side of the picture. Today the predominant land use of buildings fronting the Cambridge Road is residential.



The Application Site

3.4 The application site has been used for gravel extraction in the past as the map evidence confirms and as such has been previously developed. The only building which has been erected on the site in the last 100 years is the Village Hall. The image below shows the Village Hall was originally thatched. The image shows the Hall had no other buildings in close proximity, the nearest building at that time being the old Post Office to the north.



Image from the village hall web site

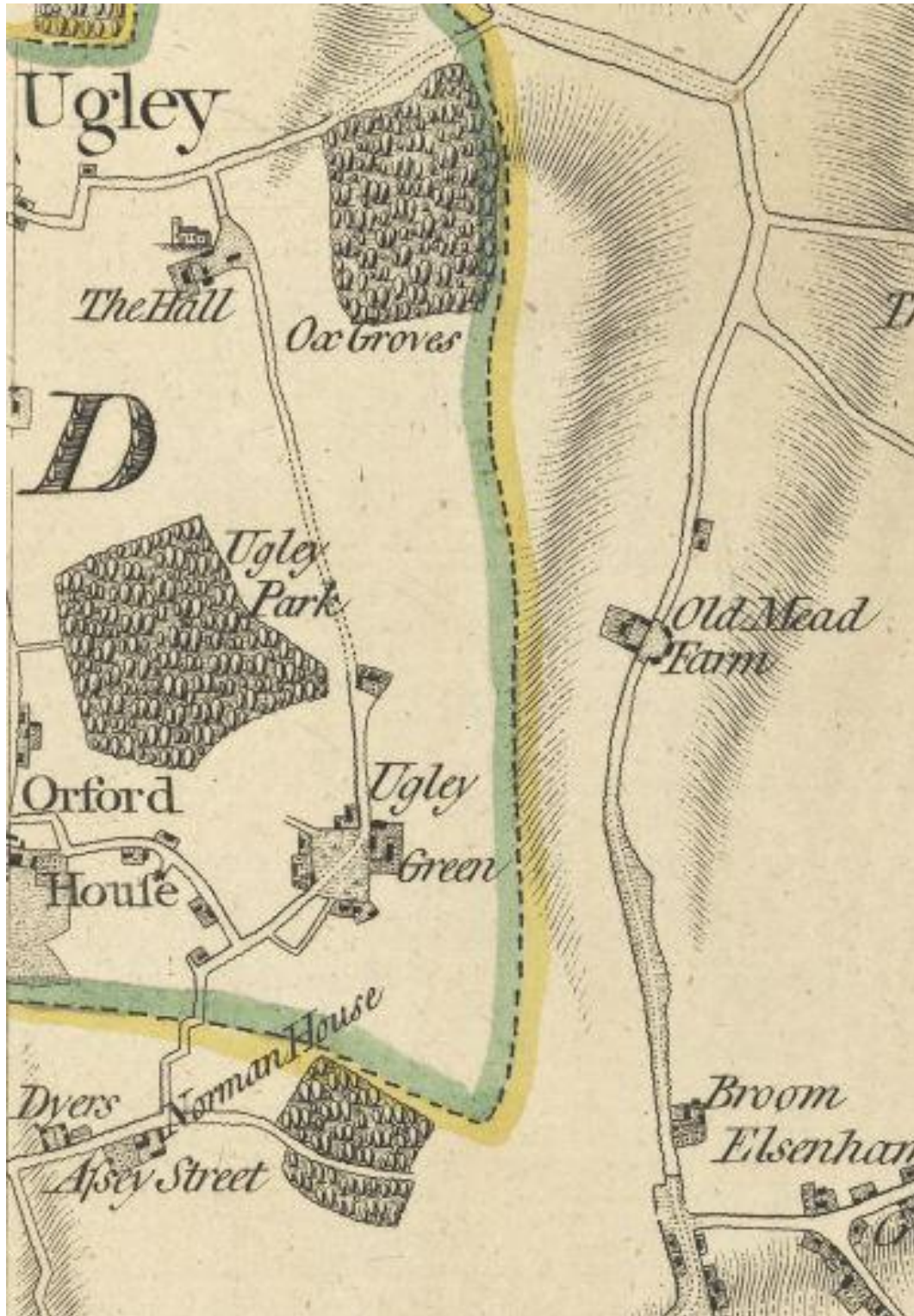
Map regression

3.5 The earliest map referenced in this statement is the 1777 Chapman and Andre Map of Essex. Orford House is clearly legible with not development on the northern side of Pound Lane.

3.6 Two Ordnance Survey maps are reproduced dating from 1897 and 1960. On the Revised First Edition of 1897 the site is shown as a field with a gravel pit denoted to the southeast corner where the access to the site is located. It is understood the difference in the levels of the site from west to east is a result of the gravel extraction across the majority of

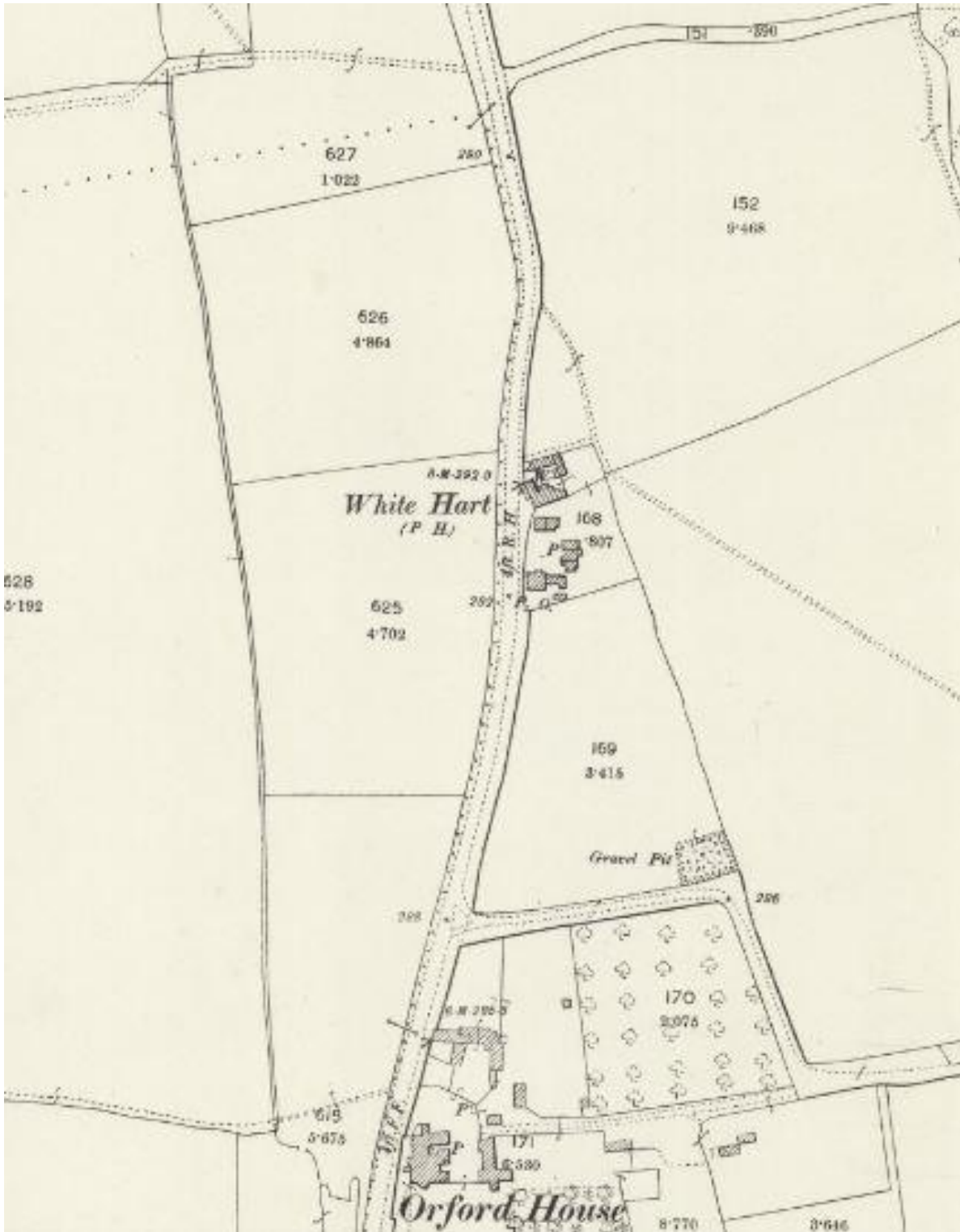


the site. The Square has been laid out by this date with a Public House – The White Hart to the north of the cottages.



Map of Essex 1777 Chapman and Andre – digitised version





Essex Revised First Edition Rev XIII.16 Published 1897 Twenty-Five Inch Series Reproduced with permission of the National Library of Scotland



3.7 The second Ordnance Survey map of 1921 shows the site after gravel extraction has taken place and before the village hall has been erected. By this time the property adjacent to the northern boundary had been developed and is shown as being a Post Office – today this is the dwelling of Stoney Close.



Essex New Series nXIII.11 Published 1921 Twenty-Five Inch Series Reproduced with permission of the National Library of Scotland



3.8 The final Ordnance Survey map in the series dates from 1960. The Village Hall has been built on the western side of the site.



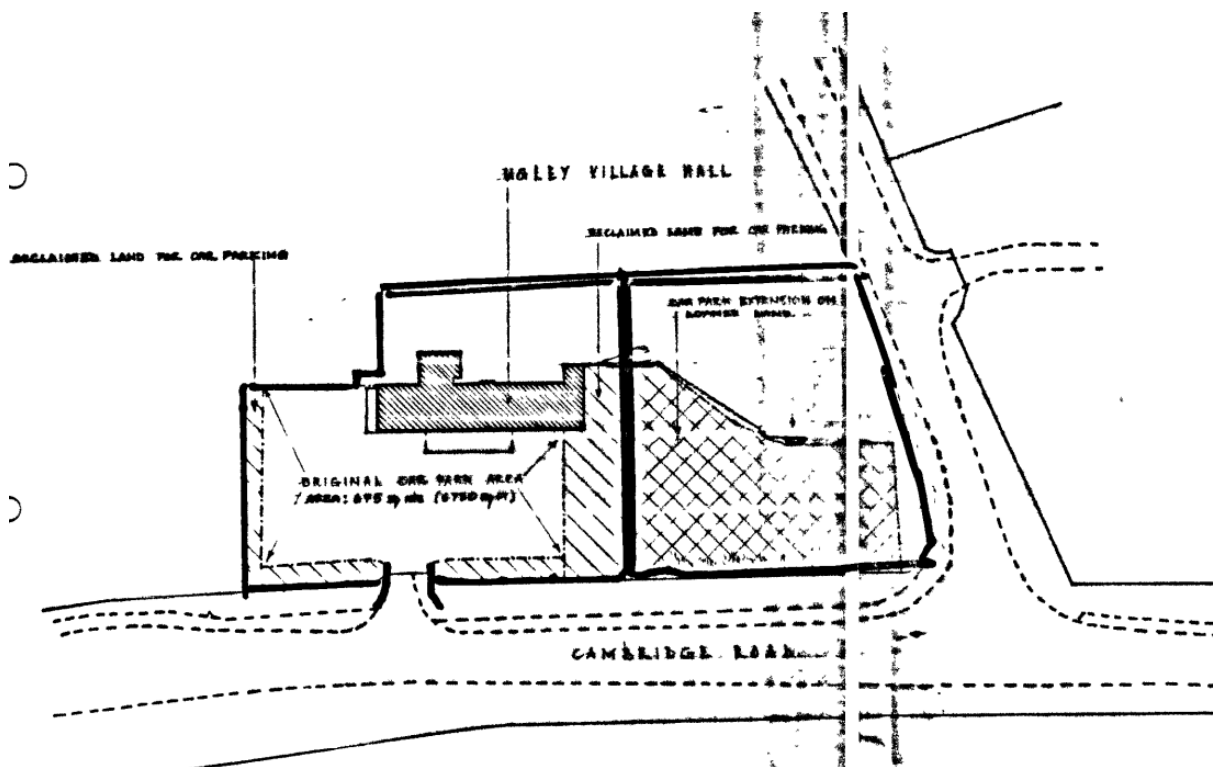
TL52NW A Published 1960 6 inches to 1 mile series Reproduced with permission of the National Library of Scotland



Planning History

3.10 The only planning history relates to the village hall:

- UTT/0523/00FULL Permission was granted for a replacement single storey rear extension to provide toilets.
- UTT/1742/05/UL Permission was approved for an extension to the village hall car park – this included part of the application site to the southwest corner of the site.



4 Assessment of Significance

4.1 The NPPF (Dec 2023) sets out in paragraph 200 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.’

4.2 Heritage assets and significance (for heritage policy) are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic, or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

4.3 Heritage interests are defined as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point (NPPF, Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.(NPPG para 006)*

***Historic interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*



4.4 Setting of a heritage asset is also defined in Annex 2 of the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.5 Historic England's 'Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets' (2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

4.6 *The historic interest* of the two distinct groups of listed buildings and the NDHA of the village hall are now considered using the above definitions and the contribution the application site makes in its current form to the significance or setting of these heritage assets.

The Square – contains a group of three listed buildings

Archaeological interest – low

4.7 The historic standing fabric is considered to date from the mid C19.

Architectural and artistic interest – High

4.8 Being Grade II Listed Buildings these structures have been assessed as being of national importance. They collectively form part of a group of cottage orne style dwellings (the Old Post House having once had a mixed-use function) and are in the style of the C17. They include decorative detailing including hung tiles and pargetting.

Historic interest – High

4.9 The Square once formed part of the mix of residential and commercial properties fronting on the main road. Today all the units are in residential use and the buildings form a distinctive and attractive group.



Contribution made to the setting by the application site



View from village hall site to the northern boundary of the application site

Orford House and related buildings - Grade II* and three other Grade II listed buildings

4.11 The Listed Buildings to the south of the site are a group of structures all relating to Orford House and dating from the C18 onwards.

Archaeological interest – Moderate

4.12 This site as a whole has been subject of a Building Recording in 2009 by Essex County Council and some ground works were subject of a watching brief in 2008.

Architectural and artistic interest – High

4.13 Orford House in being Grade II* is held to have very high national significance. The high grading is due to the fine interior including the plasterwork ceilings and staircase. The other three buildings are ancillary to the House and are all Grade II. The barn and dovecote



are traditional vernacular buildings of Northwest Essex. The former coach house is a grander former service building with an impressive clock tower feature.

Historic interest – High

4.14 The House is one of the most important buildings in Ugley and the past owners have had an important influence on the village via their philanthropic actions including the provision of the village hall.

Contribution made to the setting by the application site

4.15 There is very limited intervisibility between the application site and the buildings on the Orford House site, given the separation distances and the mature trees which form an effective buffer between the sites. The main access to the various buildings on the Orford House site is opposite the southern boundary of the application site. The trees which line the southern boundary of the site provide an important context to this access.



View along Cambridge Road from the pavement adjacent to the Orford House complex



The Village Hall (NDHA)

Archaeological interest – Low

4.16 The original building was constructed post WWI but was rebuilt after bomb damage in WWII therefore the structure is C20 in age.

Architectural and artistic interest – Low

4.17 The building is a modest single storey structure with a front veranda detail. The original building had a thatched roof, but the present structure has a tiled roof and has been extended to the rear.

Historic interest – High

4.18 The building is of historic interest being both a war memorial and the associations it has with the past owners of Orford House, notably the Tennant family.

Contribution made to the setting by the application site



View of village hall from southwestern corner of the site



4.19 The application site surrounds the site on three sides, with the trees to the roadside boundaries of both sites forming a strong landscape character to the locality. Pound Lane has a rural character derived from the trees on either side of the road and the narrow and windy nature of the road. The village hall being set back into the site has a close relationship with the western boundary of the application site. The village hall and adjacent land is at a raised level from the application site. The hall even though it is single storey will be a prominent building in the views west out of the application site. The village hall has its main aspect away from the application site and the immediate setting is the carpark area. The main contribution the application site makes to the setting of the Hall are the trees on and to the boundaries of the site which form the backdrop and screening to the Hall site.



5 Heritage Policy Context

National legislation

5.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control. Under Section 38 of 2004 Act, the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.

5.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

National guidance

5.3 National planning guidance is set out in the **National Planning Policy Framework** (NPPF) December 2023. Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 203 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

5.4 Paragraph 205 requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight is given to the asset's conservation and the more important the asset the greater the weight should be.

5.5 Paragraph 206 requires any harm to or loss of the significance of a designated heritage asset, including from development within its setting, to have a clear and convincing justification. Substantial harm to or loss of any Grade II buildings or Grade II registered parks or gardens should be exceptional. Paragraph 207-208 as part of the assessment of harm to a



heritage asset requires any harm of loss to be outweighed by the public benefits resulting. Paragraph 208 requires that when a development proposal leads to less than substantial harm to the significance of a designated heritage asset that this harm should be weighed against the public benefits of the proposals.

5.6 The **National Planning Practice Guidance** (PPG), which is regularly updated online, provides additional government advice on enhancing and conserving the historic environment. This includes in paragraph 006 (18a-006-20190723) a definition of what significance is.

Local Plan Policy

5.7 The adopted Local Development Plan framework for the locality consists of :

- *The Uttlesford Local Plan 2005*

The main heritage policy of relevance is **ENV2 Development affecting listed buildings**.

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

There is no specific policy relating to Non-Designated Heritage Assets in the adopted Local Plan.

The emerging plan

5.8 A Draft Local Plan (Reg 18) has been published and been subject to consultation in December 2023. The comments received are currently being reviewed with the Regulation 19 Plan anticipated to be published in July/August 2024. The emerging plan thus carried little weight at present. Given the age of the Local Plan the guidance of the NPPF and the balancing process of harm and benefits is seen as the approach which should be taken in considering this application.

5.9 The two emerging Local Plan policies of relevance are:



- **Core Policy 62 – The Historic Environment**

This states in the opening paragraphs : *In determining applications, great weight and importance will be given to conserving the significance of designated heritage and non-designated assets, including*

: i. the special architectural and historic interest of Listed Buildings, including with regard to their character, fabric, and their settings

ii. the special architectural and historic interest, character and/ or appearance of the District's Conservation Areas and their settings, including the contribution their surroundings make to their physical, visual, and historic significance

iii. the special archaeological and historic interest of nationally important monuments (whether Scheduled or not), both with regard to their fabric and their settings, and

iv. the special cultural, architectural, and historic interest of Registered Parks and Gardens, and Registered Battlefields, including the contribution their surroundings make to their physical, visual, and historical significance.

- **Core Policy 64 – Development affecting Listed Buildings**

Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, should:

i. conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting

ii. respect the building's historic curtilage or context or its value within a group and/ or its setting, including its historic landscape or townscape context, and

iii. retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials, and finishes (including colour and texture), design, details, and form



Neighbourhood plans

5.10 Ugley does not have a designated Neighbourhood Plan Area or a Made Neighbourhood Plan.

Historic England Guidance

5.11 The main guidance produced by Historic England of relevance to this application

- **The Setting of Heritage Assets (Practice Advice Note 3) 2017**

This will be referenced as PAN3, and the methodology set out in this document is used as part of the heritage impact assessment.



An aerial photograph of a residential development, overlaid with a semi-transparent teal color. The map shows a grid of streets and numerous small, rectangular building footprints. The text 'The Development' is centered in a bold, dark blue font. Several street names are visible, including 'DARTMOUTH AVENUE' and 'BEACON AVENUE'. A large, irregularly shaped area is highlighted in a darker shade of teal, indicating the specific development site. The overall image has a clean, professional appearance, typical of a planning or architectural presentation.

The Development

6 The Proposals

6.1 The application seeks to develop 16 no. dwellings on the site with a single new vehicular access to the site using the existing gated access to Pound Lane to the southeast corner of the site. This would serve a cul de sac around which the dwellings would be located.



Proposed site layout – Pelham Structures Limited

6.3 The built form proposed is predominantly one of detached units, with some semidetached and terraced houses to the southern side of the site. The maximum height of the units is two storey with one bungalow. The proposal includes a SUDS drainage swale.



6.4 The proposed site plan includes landscaping details which indicate the existing boundary trees to be retained and the large trees to the rear of the village hall.

6.5 The orientation of the houses is to face into the site so that the houses to the north of the site have their rear gardens facing towards Cambridge Road and the eastern boundary of the site.

6.6 The extent of the car parking area associated with the village hall is to be reduced, with the extension area granted in 2005 forming part of the development site with two dwellings proposed to the southern end of the carpark but accessed via the new cul de sac.





Heritage Impact Assessment

7 Heritage Impact Assessment

7.1 The proposals are now considered in terms of the potential impact on the heritage significance of the identified heritage assets and their setting.

Justification

7.2 The justification for the proposed development of the site is that the proposals respond to a local housing need and the site has been demonstrated to be accessible and sustainable. The development includes six affordable housing units and a range of types of houses.

Potential Impact

Direct harm

7.3 The proposals will not result in any direct harm given that there are no heritage assets within or covering the site.

Indirect harm

7.4 The main heritage consideration is therefore the potential impact of the proposals on the setting of the Listed Buildings identified close to the site and the setting of the Village Hall identified as a NDHA. The site is not within a Conservation Area.

7.5 The methodology set out in the Historic England Guidance on Setting (PAN3) 2017 is followed, notably the checklists on page 11 and 13 the guidance, which sets out a list of potential attributes with which to assess the potential impact of the development on the setting of the identified heritage assets. The checklist has been used to prepare the following table:

Potential attributes/experience

Assessment of the site

Consideration of potential impact of development



<p>Proximity to the assets</p>	<p>The NDHA of the Village Hall is the closest asset to the site, given its location within the central part of the site.</p> <p>The side elevations of The Old Post House the Grade II Listed dwelling within The Square to the north is visible in the long views north across the site together with the roofscape of the other buildings in The Square.</p> <p>The group of Listed Buildings around Orford House to the south are located further from the site and there is not the same intervisibility between the site and these heritage assets.</p>	
<p>Position in relation to topography</p>	<p>The topography is such that the land in the area rises gently towards the north. The overall site is level with the site of the village hall at a raised level to the application site as a result of the past gravel extraction undertaken on the site.</p>	
<p>Inter-relation of the site with the assets</p>	<p>Orford House and related buildings</p> <p>Given the separation distance, the orientation of the buildings facing east/west and the mature landscaping between this group of Listed Buildings and the application site, it is assessed there is no visual inter-relation between these four heritage assets and the site.</p> <p>The set back location of the housing and the retention of the mature landscaping to the existing boundaries will ensure there will be no visual impact on the setting of Orford House and the Listed outbuildings formerly related to this property.</p>	



	<p>This assessment therefore focuses on the following assets:</p> <p>The Square</p> <p>Located on the same side of Cambridge Road the relationship is with the side elevation of The Old Post House and its related curtilage – however this is not the closest building to the northern boundary of the site, so the separation distance is material. The northern boundary is less screened by trees than the other three boundaries.</p> <p>The Village Hall</p> <p>This will be retained and form a central focus to the development, with the mature trees on the application site retained to help screen the rear elevation of the building.</p>	
<p>Key views</p>	<p>Two key views are identified –</p> <p>The view down Pound Street from the main road to the access of the site</p> <p>Here the trees on the site frame the road in conjunction with the sites to the southern side of Pound Lane – this effectively screens the built form to the south of the site and draws the eye to the east/west.</p>	





The view from the access to the site north to The Square

There is a tree framed vista north from the access which the new roadway will follow to the properties to the north of the site including the Listed Buildings of The Square.



Orientation

The application site has a linear form which runs north south. Most of the dwellings in the proposed scheme will have an east west orientation, with most of the dwellings having an inward facing aspect towards the access road. Plots 6 and 7 are the exceptions to this.



Openness



To the public realm of both road frontages the site is well screened by trees and scrubs which afford limited views into the site. The village hall is glimpsed to the southwest corner of Pound Lane, but the main view of the hall is up the access drive to the carpark.

The main view of the development will be from the access point with a vista up the access road, which will be softened by the retention of the mature trees within the site.

Degree of change over time

The application site is known to have been previously developed as a gravel extraction site. The development of the village hall is the only building constructed on the site in the last 100 years.

Prominence or dominance of the development

The proposals seek to retain and reinforce the landscape screen to the site. The dwellings will be set back from both road frontages with only the access road affording a view into the development. Unlike the Listed Buildings to the north and south of the site which have a strong visual relationship to the Cambridge Road, the objective is to screen this new built form.

No harm



	<p>The scale and form of the new dwellings will be far smaller than the visible historic buildings north and south of the site.</p> <p>it is assessed the proposed relationship of the proposed development with the heritage assets would be subordinate and in keeping.</p> <p>The village hall will remain the focal element to the western side of the site and its elevated position will mean it remains the prominent building within the context of the site.</p>	
Competition with the assets	The heritage impact is also considered to be limited with the new buildings located and designed not to compete visually with the Listed Buildings or the existing landscape setting.	No harm
Visual permeability	<p>The visual permeability of the development will be limited by the set back location of the dwellings from the two road frontages, and the retention of the mature trees and shrubs to the boundaries and within the site. The proposed reinforcement of the boundary screening which exists will further mitigate visual permeability of the development.</p> <p>The trees to the boundaries of the site will form a sylvan backdrop and screen to the development in the views from the new access road.</p>	No harm
Introduction of movement and activity	<p>The main period of intensive movement and activity on the site will be in the construction period.</p> <p>The introduction of dwellings on the site is held not to result in any increase of activity over and above that generated from the existing houses and use of the village hall in the locality. Cambridge Road is a</p>	Only during construction period which conditions can mitigate



	busy main road, and this will remain the dominant source of movement and activity in this location.	
Diurnal or seasonal change	<p>The means of ensuring the development will not result in harm is principally from the location, scale, siting, form, and retention of the existing landscape screening, of the development. The new screen planting proposed will further mitigate the potential impact on any of the heritage assets. The degree of screening will reduce in the winter months, but the development will still not be visually intrusive given the siting of the units and the inward facing layout of the houses.</p> <p>The design of lighting can be conditioned to be downward focused and ecologically friendly.</p>	Mitigation measures ensure the potential harm is fully addressed
Heritage baseline		
Relationship to the built surroundings/land use	The location to the eastern side of the Cambridge Road follows the pattern of development to this part of the settlement. The site is currently enclosed by trees so that there are very limited views of the site or the village hall. The retention of the trees will ensure that this sylvan character is maintained. The varying sizes and scale of buildings give articulation and interest to the development and seek to avoid the scheme having an urban character.	No harm
Changes to skyline	The trees on the site form the backdrop to the views of the site. The proposals seek to retain and reinforce the boundary planting	No harm
Noise, odour, vibration etc	This is held to be limited to the construction period	Limited harm in construction



		period and conditions can mitigate this
Changes to public access	There are no formal public rights of way across the site as existing. The new access road serving the development will provide public access to the site.	No harm
Changes to landscaping	The retention of the existing vegetation to the boundaries will reduce the visual and landscape effects of the proposals and new landscape elements are proposed which will further mitigate any impact	This mitigates the impact so that no of harm will occur
Changes to boundary treatments	The proposals seek to retain and reinforce the landscaping to the boundaries of the site. Only the existing access to the site will form a permanent break in the vegetation to the frontage to Pound Lane. The village hall and carpark associated with this will remain the buffer to the main road, with the main views of the hall obtained via the access drive.	No harm

7.6 In summary the Historic England guidance accepts that the setting of a heritage asset is not fixed and may evolve over time. The heritage assets to the north of the site have been developed to focus on the main routeway of the Cambridge Road. The proposed development will not alter this relationship of the heritage assets and the proposals will not be read in the main views of the assets given the screening of the development site and the orientation and location of the proposed development away from the heritage assets. In retaining the mature boundary screening and being set away from the boundaries of the site, the housing will not result in any harm to the significance or setting of any of the identified listed buildings. The development in being inward looking and screened to the main road boundaries will not visually compete with the heritage assets or their setting.



7.7 The application proposals seek to retain the rural and historic landscape character of the site by seeking to propose a form of development which would be varied in form, visually regressive and retain the landscape buffering to the boundaries and mature trees within the site. The village hall will retain its position in relation to the main road and will remain the focal structure to the western side of the site.

Level of harm to setting of the identified heritage assets

7.8 The proposals have been assessed in terms of the potential impact on the setting of the identified heritage assets, as summarised in the table above. The proposals are assessed as resulting in no harm to the significance or setting of the collection of Listed Building focused on Orford House

7.9 The Lised Buildings to the north of the site have been developed to have their principal elevations towards the main road. The application site forms a treed backdrop to these, and this will not be altered by the proposals. It is assessed that the location, form, scale and layout of the development will ensure there is an acceptable relationship with these assets which will not harm their setting. The mitigation screening proposed to the northern boundary to reinforce the trees which exist on the site will further mitigate any potential harm.

7.10 The proposals retain the village hall to the western side of the site. The existing setting of this building is the car park area. The introduction of houses to the rear of the hall and at a lower level to the hall, with the mature trees within the site being retained as a backdrop, ensures the setting and appreciation of the hall will not be harmed.

7.11 The location, layout, scale and form of the development ensures the proposals will not be visually dominant or intrusive to either of the road frontages. The retention of the boundary trees to the site and additional mitigation screening will ensure the setting of all the identified heritage assets will not be harmed and there will be no loss of significance to any of the assets. The conclusion is that there will be no heritage harm resulting.

Heritage benefits

7.12 The need to identify any heritage benefits to balance against any heritage harm therefore does not arise. Given that there are no heritage assets on the site there are no heritage benefits identified as flowing from the proposals. In the event of the Inspector finding that heritage harm results (which would have to be less than substantial and to the



extremely low end of the spectrum of this category) this would need to be balanced against the wider Public Benefits set out in the Planning and Design & Access Statement (Section 7).

Compliance with Local Plan Policy

7.13 The provisions of Policy ENV2 of the adopted Uttlesford Local Plan 2005 require that a development be in keeping with the surroundings and preserve the setting of the identified Listed Buildings. The analysis of the potential heritage impact of the proposals has demonstrated that the proposals comply with the provisions of this policy.

7.14 Given the age of the current local plan and the limited weight of the emerging plan it is held that the guidance of the NPPF must be used. This advocates a balancing exercise of harm v benefits.

7.15 The assessment undertaken following the Historic England methodology has demonstrated that the development will not result in any harm to the significance or setting of the identified Listed Buildings and the NDHA. The retention of the landscaping together with new reinforcing planting ensures that any potential for harm is fully mitigated. The conclusion is that there is no resulting heritage harm.



10 Conclusions

8.1 This Heritage Impact Assessment has been undertaken to consider the potential impact of the development on the identified heritage assets. The methodology in the Historic England guidance on setting PAN3 has been followed.

8.2 There will be no direct impact to any identified heritage assets – designated or non-designated.

8.3 The conclusion reached in this HIA is that the proposals will result in no harm to the significance or setting of any of the identified Listed Buildings and the NDHA. The siting, design, scale, form, and materials of the application scheme are held to be appropriate for the location and minimise potential visual impact on any of the heritage assets. The potential heritage impact is further mitigated by the retention of the on-site landscape and the reinforcement of the existing mature boundary landscaping with additional planting. Any potential impact during the construction period is held to be mitigated by condition and the same is held regarding on-site lighting.

8.4 The conclusion of the assessment is that the development will result in no harm resulting from the proposals to the identified heritage assets and their setting.

8.5 In the event of the LPA disagreeing with the conclusion of this HIA and finding heritage harm, this would need to be balanced against the public benefits flowing from the development as part of the Planning Balance within the Planning and Design & Access Statement, following the guidance of the NPPF.

8.6 It is thus held that there are no sound heritage grounds for resisting this development.



References

- Bettley J & Pevsner N **The Building of England Series – Essex**
Newport pp795-796 Yale University Press 2015
- RCHME – **An Inventory of Historical Monuments of England – Volume 1 North West Essex** pp326-328
HMSO 1916
- <https://www.ugleyvillage.org.uk/>
- <https://ukga.org>





Appendix 1

Listing descriptions

3, 4 AND 5, CAMBRIDGE ROAD

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1273821**

Date first listed: **17-Jun-1982**

List Entry Name: **3, 4 AND 5, CAMBRIDGE ROAD**

Statutory Address 1: **3, 4 AND 5, CAMBRIDGE ROAD**

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

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

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

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Location

Statutory Address: **3, 4 AND 5, CAMBRIDGE ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Ugley**

National Grid Reference: **TL 51535 27385**

Details

1. UGLEY CAMBRIDGE ROAD 5222 The Square

Nos 3, 4 and 5 TL 52 NW 22/763B

II

2. Mid 19th century two storey block of three cottages in red brick with upper floors of red tile hanging. There is a hipped roofed 'cross-wing' at the north end and a block at right angles projecting from the rear, near the centre. The front elevation has a lean-to, double porch in the centre with a brick plinth wall and turned baluster supports. Windows have segmental arched brick heads and are contemporary casements with glazed bars. There are two tile hung dormers on the west elevation and 17th century style red brick stacks.

The Old Post House, 3, 4 and 5, 6 and 7 form a group around a roughly square court. Architect unknown.

Listing NGR: TL5153527385

Legacy

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

Legacy System number: **417057**

Legacy System: **LBS**

Legal

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



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End of official list entry

6 AND 7, CAMBRIDGE ROAD

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1239239**

Date first listed: **17-Jun-1982**

List Entry Name: **6 AND 7, CAMBRIDGE ROAD**

Statutory Address 1: **6 AND 7, CAMBRIDGE ROAD**

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Location

Statutory Address: **6 AND 7, CAMBRIDGE ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Ugley**

National Grid Reference: **TL 51522 27399**

Details

1. UGLEY CAMBRIDGE ROAD The Square

Nos 6 and 7 TL 52 NW 22/763C

II

2. Mid 19th century pair of semi detached cottages ornes, part red brick and part exposed timber frame with plaster infill. The south elevation has two linked two storey, gabled projections, with tile hung first floors. The roof is of peg tiles, half hipped, with a 'gablet' on the west and gabled to the east. Central 17th century style clustered shafted brick stack. Windows are contemporary casements with glazed bars and there are decorative panels of pargetting, brick nogging and arched window heads with shingled infill to the spandrels.

Listing NGR: TL5152227399

Legacy

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Legacy System number: **417056**

Legacy System: **LBS**

Legal

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End of official list entry



BARN 40 METRES TO NORTH OF ORFORD HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1273751**

Date first listed: **21-Oct-1982**

List Entry Name: **BARN 40 METRES TO NORTH OF ORFORD HOUSE**

Statutory Address 1: **BARN 40 METRES TO NORTH OF ORFORD HOUSE, CAMBRIDGE ROAD**

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Location

Statutory Address: **BARN 40 METRES TO NORTH OF ORFORD HOUSE, CAMBRIDGE ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Ugley**

National Grid Reference: **TL5149027144**

Details

1. 5222 TL 52 NW 19/763A

UGLEY CAMBRIDGE ROAD Barn 40 metres to north of Orford House

II

2. C17th/18th. Timber framed; weatherboarded and clay eg tile roof which is gabled. 7-bay range with a gabled midstrey and a lean-to roofed midstrey on the north. The western three bays aisled on the north and there is a drop in ridge line to the eastern bay which has a wide casement window in its gabled elevation.

Listing NGR: TL5149027144

Legacy

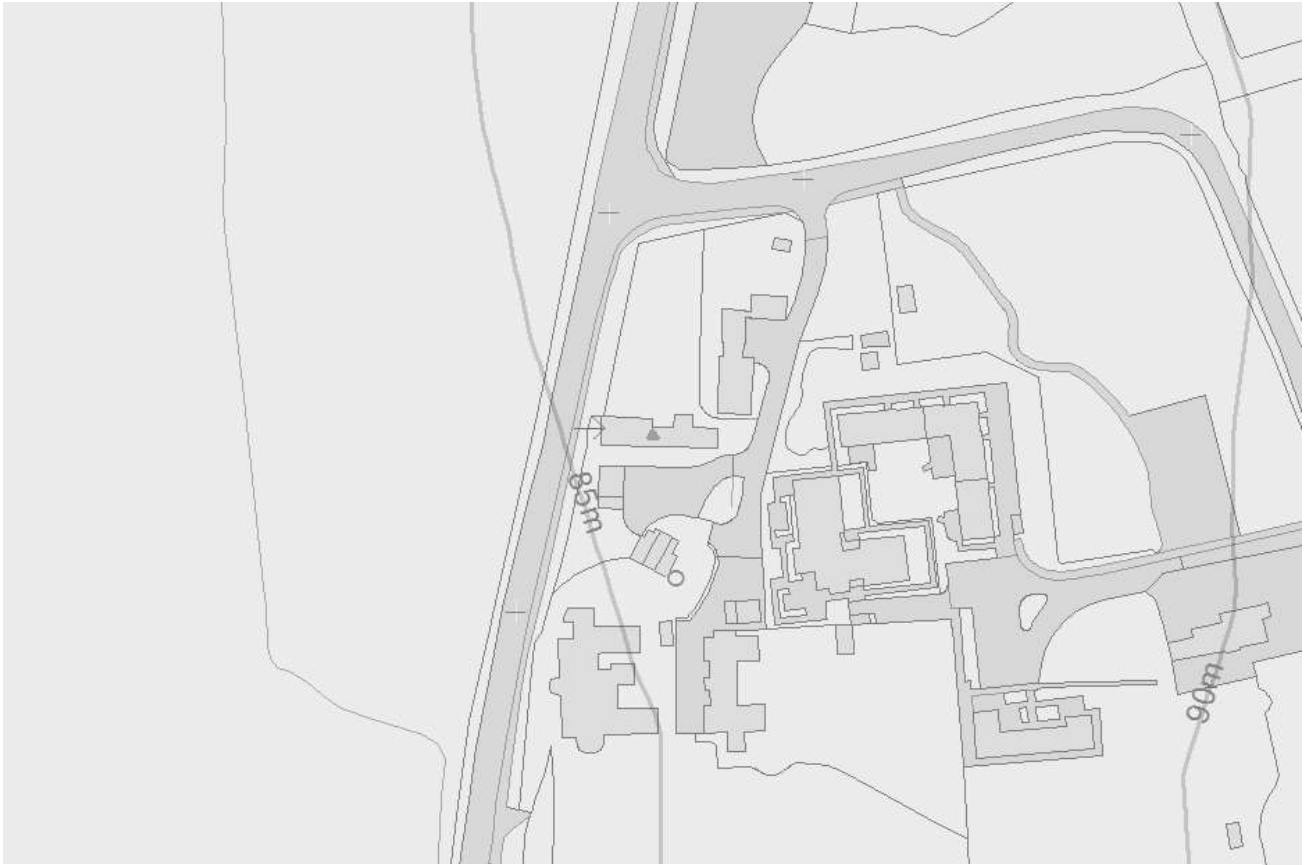
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Legacy System number: **417197**

Legacy System: **LBS**

Legal

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End of official list entry



DOVECOTE AT ORFORD HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1221686**

Date first listed: **21-Feb-1967**

List Entry Name: **DOVECOTE AT ORFORD HOUSE**

Statutory Address 1: **DOVECOTE AT ORFORD HOUSE, CAMBRIDGE ROAD**

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Location

Statutory Address: **DOVECOTE AT ORFORD HOUSE, CAMBRIDGE ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Ugley**

National Grid Reference: **TL5154227162**

Details

1. 5222 TL 52 NW 22/763 21.2.67

UGLEY CAMBRIDGE ROAD Dovecote at Orford House

II

2. Situated about 80 m to the north-east of Orford House. C18 timber-framed and plastered dovecote with a brick base. Square on plan. There is a doorway on the west side with a 2-light window above. The roof is tiled, pyramidal, with a coved plaster eaves cornice and surmounted by a square cupola with a pyramidal tiled roof. The interior has 350 nests.

Listing NGR: TL5154227162

Legacy

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Legacy System number: **413464**

Legacy System: **LBS**

Legal

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End of official list entry



THE OLD POST HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1273777**

Date first listed: **17-Jun-1982**

List Entry Name: **THE OLD POST HOUSE**

Statutory Address 1: **THE OLD POST HOUSE, CAMBRIDGE ROAD**

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

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Location

Statutory Address: **THE OLD POST HOUSE, CAMBRIDGE ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Ugley**

National Grid Reference: **TL 51523 27368**

Details

UGLEY CAMBRIDGE ROAD 1. The Square 5222 The Old Post House TL 52 NW 22/763A II

2. Mid 19th century brick and part timber framed house. 'T' shaped plan form with 'cross- wing' block at western end and lean-to extension at rear. The north front has a two storey gabled porch. Roofs are gabled in plain tiling and most of ground floor is in red brick. Upper floors are part exposed timber frame with plaster infill or decorative brick nogging and some tile hanging and cross wing is jettied on the west side. Windows are contemporary casements with leaded lights. Two large 17th century style brick stacks with multiangular shafts.

Listing NGR: TL5152327368

Legacy

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Legacy System number: **417055**

Legacy System: **LBS**

Legal

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ORFORD HOUSE COTTAGE AND GARAGE BLOCK 15 METRES TO EAST OF ORFORD HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1273750**

Date first listed: **21-Oct-1982**

List Entry Name: **ORFORD HOUSE COTTAGE AND GARAGE BLOCK 15 METRES TO EAST OF ORFORD HOUSE**

Statutory Address 1: **ORFORD HOUSE COTTAGE AND GARAGE BLOCK 15 METRES TO EAST OF ORFORD HOUSE,
CAMBRIDGE ROAD**

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

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Location

Statutory Address: **ORFORD HOUSE COTTAGE AND GARAGE BLOCK 15 METRES TO EAST OF ORFORD HOUSE, CAMBRIDGE ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Ugley**

National Grid Reference: **TL 51508 27089**

Details

UGLEY CAMBRIDGE ROAD 5222 TL 52 NW 19/763B Orford House cottage and garage block 15 metres to east of Orford House II

2. Mid C18 former coach house with service cottage of flemish bond red brick construction under a clay peg tile hipped roof with clock turret. One storey and attics the ends projecting forward slightly. The clock tower surmounted by an octagonal open cupola. Four lapped roof dormers with leaded light casements, contemporary doors and sash windows with glazing bars. '

Listing NGR: TL5150827089

Legacy

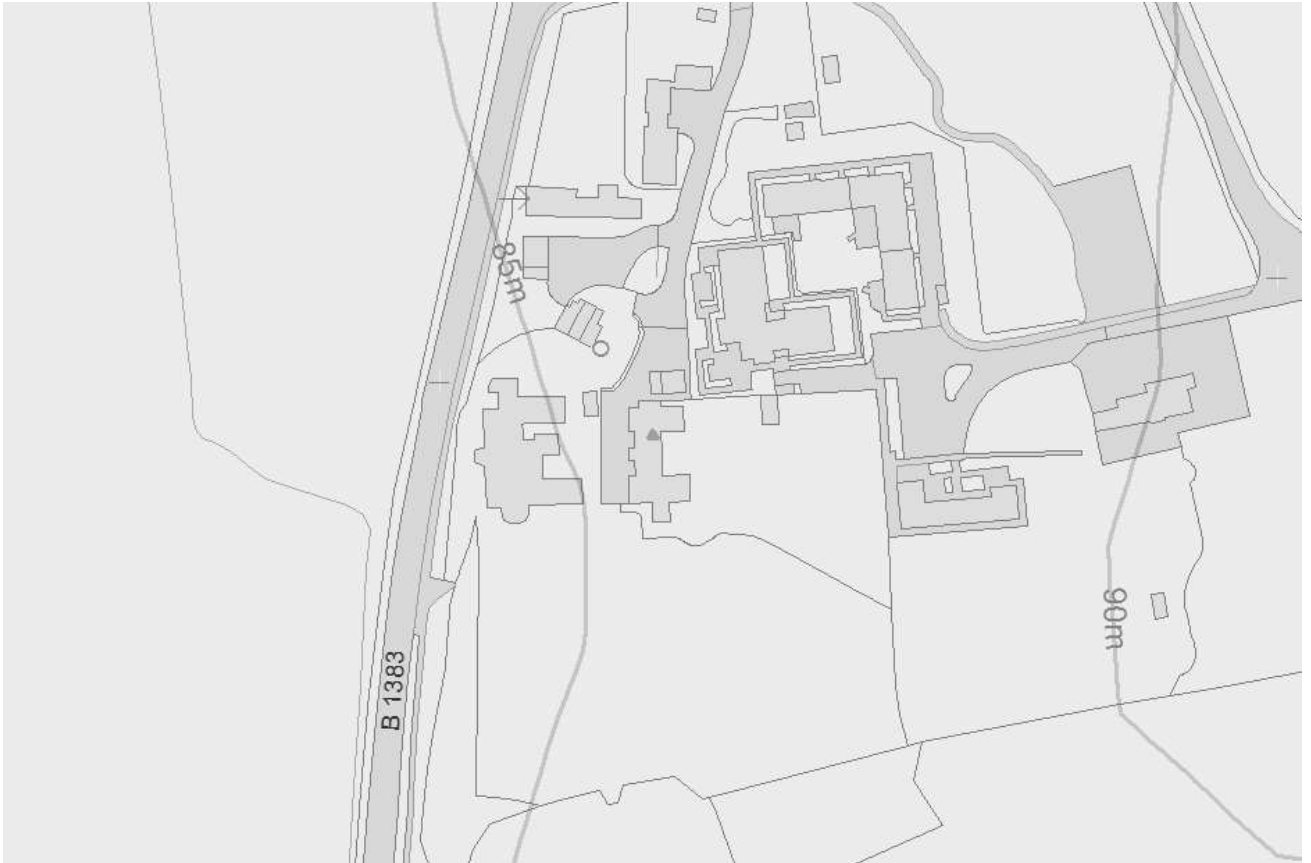
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Legacy System number: **417195**

Legacy System: **LBS**

Legal

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End of official list entry



ORFORD HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1221630**

Date first listed: **21-Feb-1967**

Date of most recent amendment: **10-Dec-1987**

List Entry Name: **ORFORD HOUSE**

Statutory Address 1: **ORFORD HOUSE, CAMBRIDGE ROAD**

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Location

Statutory Address: **ORFORD HOUSE, CAMBRIDGE ROAD**

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

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Ugley**

National Grid Reference: **TL 51476 27081**

Details

This list entry was subject to a Minor Amendment on 01/10/2012

TL 52 NW 22/762 21.2.67 5222

UGLEY CAMBRIDGE ROAD Orford House

II*

Early C18 red brick house built by the First Earl of Orford circa 1700. considerably altered and added to at the rear. The front is of 2 storeys with a parapet. Three: three: three window range of double-hung sashes with glazing bars and segmental rubbed brick arches with fluted keystones. The centre part, of 3 window range breaks forward as a half hexagonal bay. The doorway has a Doric doorcase with a modillion pediment and a triglyph frieze. The roof is partly of slate and partly tiled.

Interior: Mid-C18 dog-leg staircase with open string with carved brackets to tread ends. 2 turned balusters per tread. Moulded, ramped, and wreathed handrail. Panelling above and below dado rail. Dado rail imitates rake of handrail. Quiet Room on ground floor has 2 mid C18 doorcases, one with heavily moulded and bolectioned cornice head, the other with cornice with egg-and-dart moulding with bay leaf frieze below, supported on scrolled brackets. Both have fielded 6-panel doors. Moulded and scrolled window surrounds with shutters to 3 windows. Mid C18 chimneypiece with moulded decoration, including frieze with central carved face with swags. Heavily moulded and decorated overmantel, with dentilled broken pediment containing basket of fruit, with foliage frieze below. Heavily moulded and modillioned ceiling cornice. Rococo plasterwork ceiling with central surface, c1760s. This room is said to have been partly designed by W Kent. Ground floor large room to south has

c1770s marble chimneypiece, with inlaid marble fluting and carved centre panel to frieze. 1st floor large bedroom has late C18 marble chimneypiece with fluting and centre panel to frieze carved with classical figures. Moulded ceiling cornice with anthemion frieze. 1st floor bedroom to west has late C18 chimneypiece with marble fireplace with moulded edge and anthemion decoration to frieze above. 1st floor corridor to east has c1730s chimneypiece, with marble with moulded edge, and egg-and-dart moulded surround. There is a similar, larger chimneypiece with a cornice mantelshelf, in the large room on the mezzanine floor.

Listing NGR: TL5147627081

Legacy

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

Legacy System number: **413462**

Legacy System: **LBS**

Legal

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



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