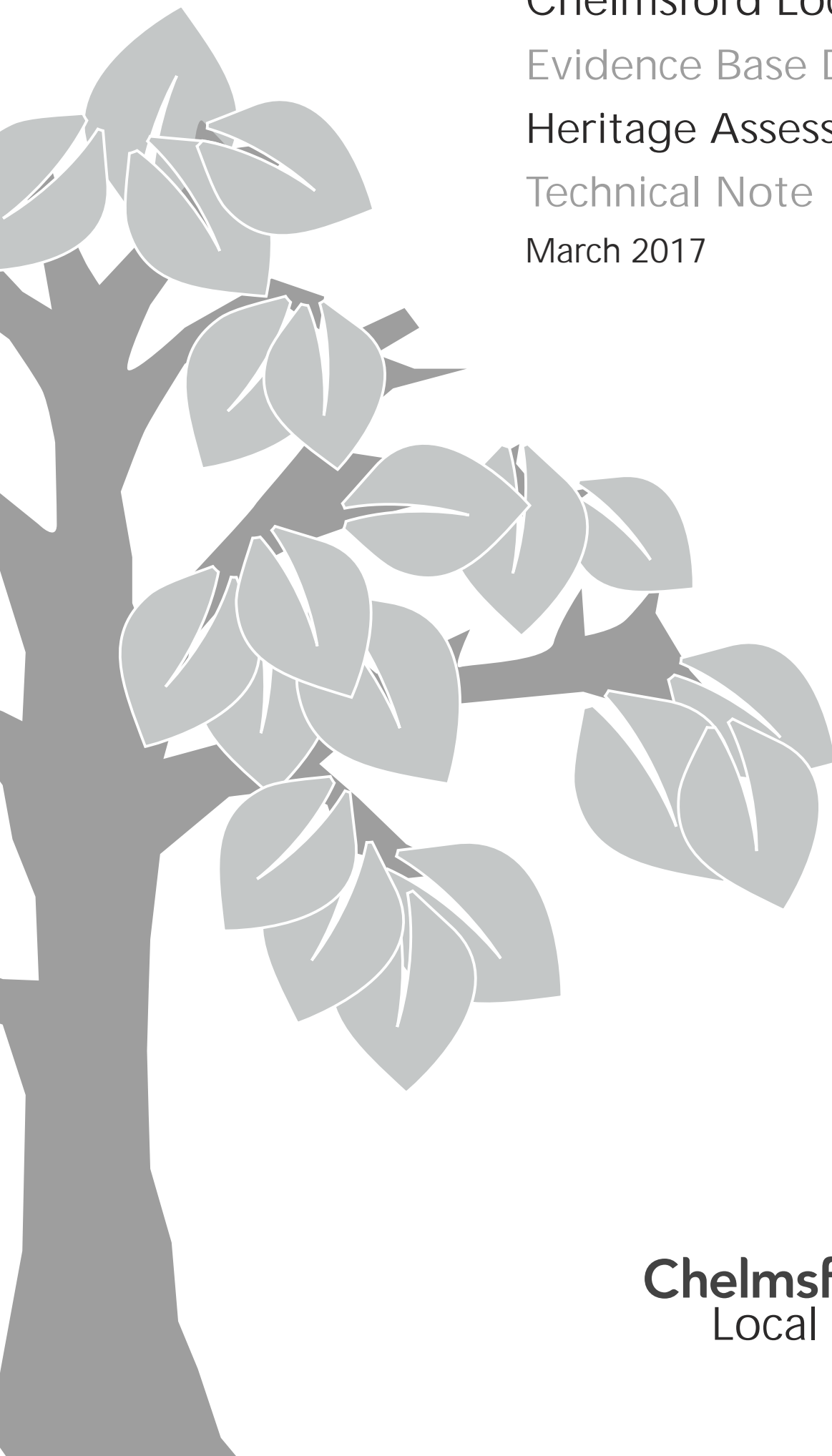


Chelmsford Local Plan
Evidence Base Document
Heritage Assessments
Technical Note
March 2017



INDEX

1	INTRODUCTION	1
2	BACKGROUND	2
3	CHELMSFORD CITY CENTRE	5
4	LAND WEST OF CHELMSFORD	9
5	LAND EAST OF CHELMSFORD AND GREAT BADDOW	19
6	LAND NORTH EAST OF CHELMSFORD	28
7	LAND NORTH OF BROOMFIELD	43
8	MOULSHAM HALL AND NORTH OF GREAT LEIGHS	51
9	BOREHAM	74
10	NORTH OF SOUTH WOODHAM FERRERS	77
11	BICKNACRE	93
12	DANBURY	96
13	HAMMONDS FARM	101

1. INTRODUCTION

- 1.1 Work has started on a new Local Plan that will provide the planning framework for the future growth and development of the City Council's area until 2036. The new Local Plan will identify land for housing, schools, shops and jobs as well as areas for protection, such as open space and sites important for wildlife.
- 1.2 As part of the Local Plan process options for development are being considered, mainly concentrated at existing settlements, outside of the Metropolitan Green Belt. The selection of development areas will be informed by an evidence base comprising a range of reports and other information which supports the proposed options for growth. This report forms part of this evidence base and has been produced to define the heritage significance of designated and built undesignated heritage assets whose setting may be affected by development proposals. The objective is to inform the consideration of development options to ensure heritage significance is considered in accordance with local and national policy. This will include defining land where development may or may not have a heritage impact and recommending mitigation measures where necessary or desirable. This report does not cover undesignated archaeological remains, which should be subject to further assessment.
- 1.3 This report will inform future development options, which will be subject to assessment of a whole range of other constraints and opportunities in terms of development site allocation and delivery.
- 1.4 This report provides a comprehensive assessment of the setting of designated and built undesignated heritage assets in the vicinity of development sites under consideration.
- 1.5 This findings of this report are based on site assessment together with desk based research to define heritage significance. A variety of sources have provided background information, including:
 - Statutory List of Buildings of Historic or Architectural Interest (Historic England)
 - English Heritage's Register of Parks and Gardens
 - Buildings of England: Essex (2007) Bettley and Pevsner
 - RCHME: Central & SW Essex (1916)
 - C19 OS Maps
 - Chapman and Andre Map 1777
 - Historic Environment Characterisation (Essex County Council)
 - Landscape Character Assessment (Chris Blandford Associates)
 - Essex Record Office Documents
 - Development site archaeological and heritage assessments
 - Local History information

2. BACKGROUND

Designated and Undesignated Heritage Assets

- 2.1 The National Planning Policy Framework defines Heritage Assets as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

- 2.2 Designated Heritage Assets are defined as:

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

Definition of Setting

- 2.3 The 'Setting of a heritage asset' is defined as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.'* (NPPF, Annex 2)
- 2.4 'Significance' is defined as *'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'* (NPPF, Annex 2)

Policy Objectives

- 2.5 Chelmsford City Council has a duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of architectural or historic interest which it possesses. Section 16 of the Act also requires authorities to have special regard to the desirability of preserving the setting of the building.
- 2.6 National and international policy recognises the value and significance of cultural heritage, the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of special interest are protected by the Ancient Monuments and Archaeological Areas Act 1979 as amended, and within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.7 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment and GPA3 Setting).

The NPPF sets 12 core planning principles for sustainable development, one of which is that heritage assets should be conserved in a manner appropriate to their significance, so that they can contribute to the quality of life now and in the future. Heritage assets are irreplaceable and, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

2.8 The NPPF says that local planning authorities should 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.

2.9 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. (NPPF, paragraph 132)

2.10 English Heritage's Conservation Principles: Policies and Guidance (2008) considers 'setting' to relate *'to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance.'*

2.11 In line with this guidance, the following sections will broadly discuss the significance of each building or group of buildings potentially affected by new development, considering the historic setting and then highlighting the various historical changes to that setting. The following paragraphs will then discuss which features are considered to be important to the building's setting and which are considered to detract from it by looking at the visual impact of the building, considering the impact of new development, considering current and historical linkages to other buildings and features, historic associations and identifying key vistas and views. This methodology is adapted from Historic England's Guidance on the Setting of Heritage Assets (July 2015).

2.12 The detailed policies on development management concern the need to clearly define the significance of any potentially affected site or area and the principles to be considered in determining any proposal for change potentially affecting heritage assets. There is an overall requirement to gather sufficient information to ensure an adequate understanding of the significance of an asset before any decisions affecting its future are made. A key concept in the NPPF is proportionality; that the

information required, efforts to preserve, and degree of public benefits necessary to offset any harm or loss of an asset should be based on an understanding of its significance.

- 2.13 The national guidance on the approach to the assessment of the contribution made by the setting of an asset to its significance, and of changes resulting from development is given in Good Practice Advice GPA3 Setting (2015) published by Historic England. Guidance is given on the range of factors and qualities that can define the contribution of adjoining land to the significance of any single asset or group of assets. The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships of an asset to the surrounding land area. These include both physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes. A five step approach is proposed:
1. Identification of heritage assets which are likely to be affected by proposals.
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset.
 3. Assessing the effects of proposed development on the setting of a heritage asset.
 4. Maximising enhancement and reduction of harm on the setting of heritage assets.
 5. The final decision about the acceptability of proposals.
- 2.14 In October 2015, Historic England published an advice note, Historic Environment and Site Allocations in Local Plans to offer support to those involved in the local plan site allocation process. A positive strategy for the historic environment in local plans can ensure that site allocations avoid harming the significance of heritage assets, including effects on their setting, while at the same time presenting possible opportunities for the historic environment. The guidance offers advice on the three key stages of the site allocation process: evidence gathering, site selection and site allocation policies.
- 2.15 The relevant local planning policy is provided by Chelmsford Core Strategy and Development Control Policies (Adopted February 2008). Policy CP9 on protecting areas of natural and built heritage and archaeological importance states that the council will seek to protect and enhance the borough's important historic environment, including heritage assets and protected lanes. Policy DC17 covers development proposals in conservation areas, DC18 concerns listed buildings and their settings, DC20 protects Registered Parks and Gardens, and policy DC21 covers development affecting archaeological sites.
- 2.16 While setting is largely a visual term (given that views are considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset), it (and, thus, the way in which an asset is experienced) can also be affected by other environmental factors including noise, vibration and odour. Further, setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

3. CHELMSFORD CITY CENTRE

- 3.1 The following sites are identified for development within the urban area. Where there is a potential impact on a built designated or non-designated heritage asset or their setting(s), they are identified in column 2 below. Where there is a particular heritage issue this is set out in column 3. Heritage impacts are graded as follows

High - demolition, extensive alteration or impact on key component of setting or character

Moderate - impact on setting or character, where impacts can be minimised through design

Low - limited impact on setting or character of an area, where impacts can be avoided through design

None - no impact

Address	Heritage Constraints	Comments
Chelmer Waterside (Gas Works & Peninsula), Wharf Road.	Site located within the Chelmer and Blackwater Conservation Area and adjacent to several designated and non designated heritage assets, including Moulsham Mill complex (3 x grade II listed buildings) and Chelmer Lock (2x grade II listed buildings).	Eastern site current application (16/01630/FUL - 421 units). Derelict former industrial land suitable for redevelopment without adverse heritage impacts, subject to taking account of the area's special character, key views and setting to historic buildings. Low to moderate impact dependent on mitigation through.
Land North West of Lockside Marina, Hill Road South.	The site is beyond, but adjacent to the Chelmer and Blackwater Navigation Conservation Area.	This part of the Navigation is urban in character and there is scope for development without adversely affecting the Conservation Area. Development fronting the Navigation should be limited to 5 storeys, provide an active frontage and continuation of the tow path. Low impact dependent on mitigation through design.
Travis Perkins, Navigation Road.	The site lies within the Chelmer and Blackwater Navigation Conservation Area.	This part of the Navigation is urban in Character and there is scope for development without adversely affecting the Conservation Area. Development fronting the Navigation should be limited to 5 storeys, provide and active frontage and continuation of the tow path. Low impact dependent on mitigation through design.

Address	Heritage Constraints	Comments
Baddow Road Car Park.	The site lies within the Chelmer and Blackwater Navigation Conservation Area and adjacent to grade II listed buildings Moulsham Mill and 37 Baddow Road.	This part of the Navigation is urban in character and there is scope for development without adversely affecting the Conservation Area. Development fronting the Navigation should be limited to 5 storeys and provide an active frontage. Key views of the listed buildings should be taken into account. Low impact dependent on mitigation through design.
Land east of Baddow Road Car Park, Baddow Road.	The site lies within the Chelmer and Blackwater Navigation Conservation Area and adjacent to the grade II listed buildings at Moulsham Mill.	The open water meadow character of the site is significant to the conservation area and the setting of Moulsham Mill. Development here would have considerable adverse heritage impacts. High heritage impact.
Navigation Road sites.	Adjacent to Chelmer and Blackwater Navigation Conservation Area and grade II listed buildings in Springfield Road.	Limit Springfield Road frontage to 3 and 4 storeys. Take account of view along Wharf Road. Low Heritage impact.
Essex Police HQ and Sports Ground, New Court Road.	The Police headquarters were designed by Clare and Ross, completed 1902. Edwardian free baroque. Main buildings flanked by separate chief constable's house and recruits' accommodation, with stable block and gate house. Non designated heritage assets of architectural and historic interest.	The red brick Edwardian buildings should be retained and re-used, the green to the west side preserved and the setting protected in developing proposals. Low impact subject to retention of non designated heritage assets and mitigation through design.
Meteor Way including car park and E2V land.	The front portion of the site, just beyond the development site includes a grade II listed former barn.	The setting to this barn is now urban and its significance lies in its fabric and immediate context. The proposed development site would not impact on the setting of the listed barn. No heritage impacts
Former St Peter's College, Fox Crescent.	No designated or non designated heritage assets affected.	No heritage impacts
John Shennan Playing Field, Gloucester Avenue.	No designated heritage assets affected.	No heritage impacts

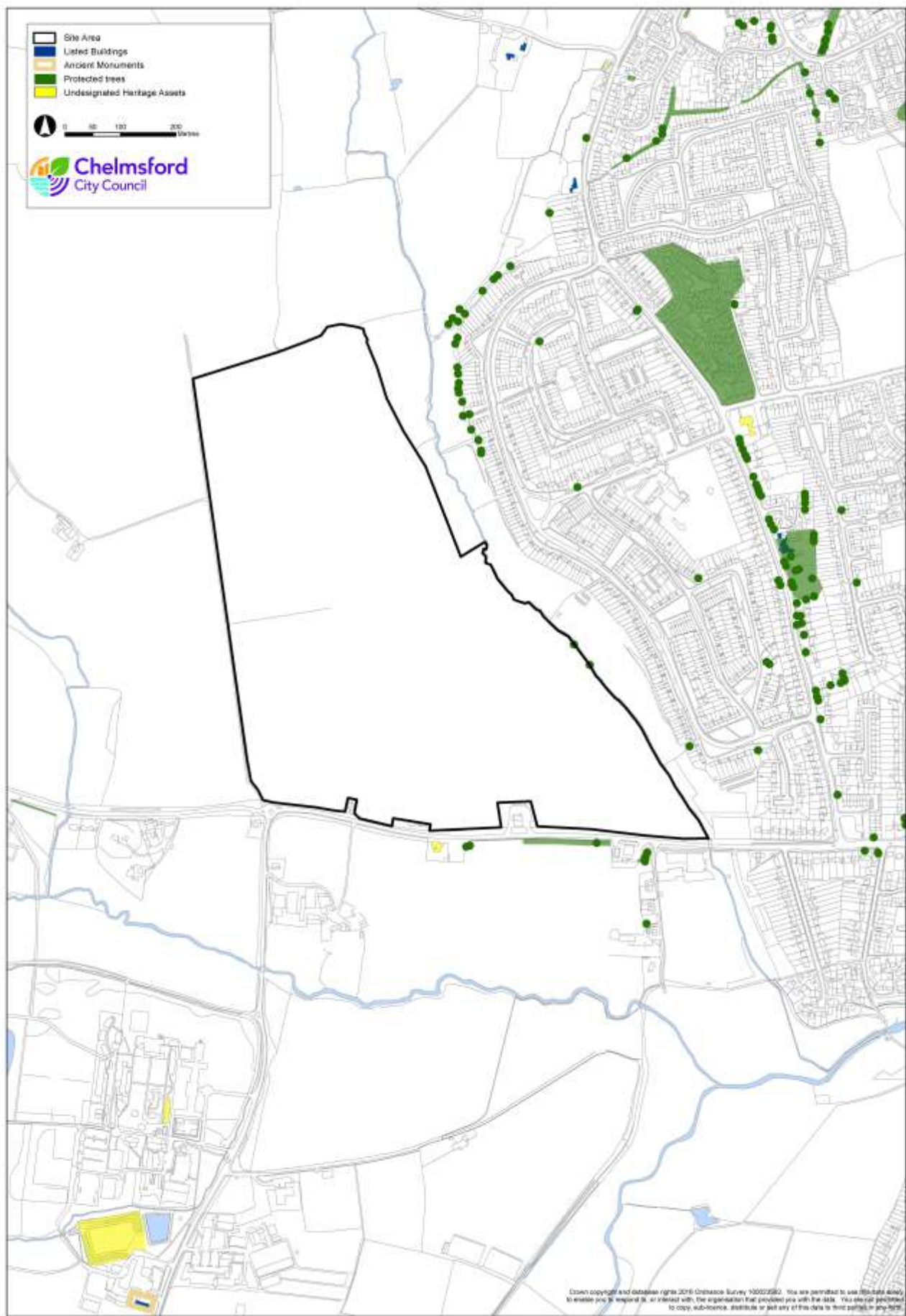
Address	Heritage Constraints	Comments
Civic Centre land.	Site partly within the West End Conservation Area. The Old Library and railway viaduct are non designated heritage assets.	The Old Library building should be retained, no other Civic Centre buildings are of heritage value. Constraints on scale to Duke Street Frontage. Scope for high buildings adjacent railway line. Low heritage impacts, subject to retention of Old Library and mitigation through design.
Riverside Ice and Leisure land.	Adjacent to the Central Conservation Area and grade II listed buildings at Riverside Inn and Springfield Mill House.	Urban setting, limited heritage impacts. Key views towards the Cathedral should be protected. Low heritage impact, subject to mitigation through design.
Chelmsford Social Club and private car park, 55 Springfield Road.	Site adjacent to a group of grade II listed buildings on Springfield Road.	Design to protect the setting of 73-91 Springfield Road. Low to medium heritage impact, subject to mitigation through design.
Ashby House car parks, New Street.	Site adjacent to the former Hoffmans Works and Marriages Mill - non designated heritage assets.	Retain landmark status and key views towards non designated assets. Low heritage impact, subject to mitigation through design.
Rivermead Industrial Area, Bishop Hall Lane.	Adjacent to grade II listed former Mill House.	The mill pond and views towards the mill house are significant, scale to be limited adjacent to mill house. Low to Moderate heritage impact, subject to mitigation through design.
Garage site and land, Medway Close.	No designated or designated heritage assets affected.	
Former Chelmsford Electrical and Car Wash, New Street	Adjacent to grade II listed former Marconi offices.	Urban setting, no significant impact on listed Marconi offices anticipated. No heritage impacts.
BT Telephone Exchange, Cottage Place	Adjacent to Central Conservation Area and Cathedral precinct listed buildings.	Limited heritage impacts. Protect key views and back drop to views of the Cathedral. Low heritage impact, subject to mitigation through design.

Address	Heritage Constraints	Comments
Waterhouse Lane Depot and Nursery.	No designated or non designated heritage assets affected.	No heritage impacts.
Eastwood House (car park), Glebe Road.	Adjacent to West End Conservation Area and non designated heritage assets in Townfield Street	Visually separate from the west End. Low heritage impact.
Church Hall site, Woodhall Road.	No designated or non designated heritage assets affected.	No heritage impacts.
10-30 Coval Lane, Chelmsford.	No designated or non designated heritage assets affected.	No heritage impacts.
British Legion, New London Road.	Site within the New London Road Conservation Area.	Careful layout and design required to protect the character of the conservation area. Low heritage impact subject to mitigation through design.
Garage site, St Nazaire Road.	No designated or non designated heritage assets affected.	No heritage impacts.
Car Park r/o Bellamy Court, Broomfield Road.	Within West End Conservation Area and adjacent to Coval Hall (grade II listed).	Limitations on height and scale due to character of the area and setting Coval Hall. Potential for enhancement by improving appearance of site. Maximum 3 storeys. Low to Moderate heritage impact.

4. LAND WEST OF CHELMSFORD



Figure 1 Study Area



Location

- 4.1 The site lies on the west side of Chelmsford City, approximately 2km from the city centre.
- 4.2 The study area (figure 1) includes the land roughly enclosed bounded by Roxwell Road to the South, One Bridge Brook to the east, the track boundary which extends in line with Lordship Road to the west and the field boundary which aligns with the north side of Wicklow Avenue to the north. Where the setting of heritage assets beyond the study area may be affected they are assessed.
- 4.3 The underlying geology is claygate member overlain by sand, gravel and clay.

Historic Background

- 4.4 The site lies in the northeast corner of the parish of Writtle, on high ground above the River Can, with the One Bridge Brook tributary to the east.
- 4.5 During the late Saxon and Norman period Writtle was a prosperous town and home to a Royal forest. The Domesday Book records 192 households (giving a population of around 1000 people) compared to 20 households in Chelmsford, making it an important centre.
- 4.6 There is evidence of Roman occupation, but limited archaeological work in the area means there little evidence to track early occupation of the parish, although limited finds comprising tools, arrow heads and pottery confirm prehistoric occupation.
- 4.7 At Writtle College there is a moated site, which was King John's Hunting Lodge built c.1211. There were three fishponds, a complex of buildings dating from the thirteenth to the fifteenth centuries, and a detached farmstead.
- 4.8 The village is centred on The Green, with a proliferation of medieval timber framed buildings, reflecting the high status of the village at that time. All Saints Church lies beyond The Green and is of eleventh century or earlier origins.
- 4.9 The development site subject to this study lies in the agricultural hinterland to the village, beyond the Royal forest. Elements of ancient field boundaries remain, with much loss in the twentieth century. This area is named as Bedell's End on the 1873/4 OS plan.
- 4.10 During WWII Marconi located an experiential listening station on the western edge of the development site, later used for the development radar equipment.



Area Assessment of Designated and Built Undesignated Heritage Assets

- 4.11 The following gives accounts of designated and built undesignated heritage assets and sets out how their setting contributes to significance. Plans are annotated to indicate where development proposed may or may not have an impact on setting. This is based on the assumption of moderate density housing development of predominantly two storeys with public and private open space, community facilities and retention of landscape features.
- 4.12 Areas annotated red are where there is likely to be an adverse impact on setting which contributes to significance, orange where there may be a limited impact on setting which requires careful design and mitigation measures and green where there is likely to be limited or no heritage impacts. The coloured areas refer to development areas which would include landscaping and open space, rather than being fully developed. This assessment is based on a number of unknown assumptions which seek to address probable impacts, but any future schemes would have to be fully assessed for their impact.

Roxwell Road

The Horse and Groom Pub

- 4.13 The Horse and Groom is a nineteenth century coaching inn located on the Roxwell Road. It has a steeply pitched slate roof, rendered walls and sash windows. There are modern additions to the rear.
- 4.14 The building can be considered as a non-designated heritage asset due to its architectural interest and community value as a local landmark and long term function as a coaching inn and public house.
- 4.15 The setting of the building which contributes to its significance is confined to its grounds and its immediate surroundings. The agricultural land to the north makes no contribution to the significance of the building.



Figure 4, The Horse and Groom Public House

Chignal Road

Writtle Wick

- 4.16 Writtle Wick was once a large farmhouse, now re-used as a nursery. It comprises a 5-bay house of sixteenth or seventeenth century origins and extensive additions and alterations. It is grade II listed. There is also a small sixteenth century timber framed cottage to the immediate north of Writtle Wick, which is also grade II listed.
- 4.17 Both buildings are justifiably grade II listed as vernacular buildings with much pre-1700 fabric.
- 4.18 The group would once have been a rural farmstead, but has been consumed within the expansion of Chelmsford in the second half of the twentieth century. The setting which contributes to significance is now confined to the grounds and immediate surroundings. The development site west of Chelmsford makes no contribution to the setting of Writtle Wick or the adjacent cottage.

Crows Farmhouse

- 4.19 Crows Farmhouse is a timber framed building dating from c.1600. There is an impressive brick chimney stack on the roadside. The building has been modernised and extended, and the farm buildings historically related to the complex no longer survive. The building is grade II listed, justifiably so as a vernacular building dating from pre-1700.
- 4.20 The setting would once have been of a rural landscape, with dispersed farmsteads, but the expansion of Chelmsford reached Crows Farmhouse in the second half of the twentieth century and this rural setting has been eroded. It maintains a rural setting to the north and west, which contributes to its significance.
- 4.21 Development to the southwest on the land west of Chelmsford would alter the landscape character and reduce the expansive rural setting. The site would be partly screened from Crows Farmhouse and would be at least 450m at its closest point, this together with the retained rural setting to the west means that there would be a limited impact on the setting of Crows Farmhouse. This harm should be mitigated through the placement of public open space the northern end of the site, screening and filtering of the north edge and careful design of the development in terms of building layout, height, scale, form and materials.

The Chapel

- 4.22 The Chapel at the corner of Chignal Road and Mashbury Road is a small tin Baptist chapel. It dates from 1926 and is included on the Council's Register of Buildings of Local Value and is therefore a non-designated heritage asset.
- 4.23 The immediate surroundings form part of its setting. The development site is distant from The Chapel and key views towards it and its backdrop would remain unchanged. The development site makes no contribution to the significance of The Chapel.

St Andrews Church

- 4.24 St Andrews Church was designed by Robert Potter and Richard Hare, 1958-9, to serve the expanding population of Chelmsford. It is included on the Council's Register of Buildings of Local Value due to its architectural interest and community value. It is therefore a non-designated heritage asset.
- 4.25 The setting which contributes to significance is confined to the grounds and immediate surroundings. It is enclosed by modern housing. The development site is makes no contribution to its significance.

Brick Barns Farm

- 4.26 Brick Barns Farm lies to the far north of the development site on Mashbury Road. The group comprises an early seventeenth century timber framed lobby entry farmhouse, eighteenth century combined barn and dovecote and other eighteenth and nineteenth century outbuildings. The farmhouse and barn are listed grade II, justifiably so for their age and rarity.
- 4.27 There are views from Roxwell Road towards the Brick Barns complex and views back towards Writtle from the site itself. The development site forms part of an extensive rural landscape which forms part of the setting to Brick Barns Farm and contributes to its significance.
- 4.28 Development to the southwest on the land west of Chelmsford would alter the landscape character and reduce the expansive rural setting. The site would be partly screened from Brick Barns and would be at least 550m at its closest point, this together with the retained rural setting to mean that there would be a limited impact on the setting of Brick Barns Farm. This harm should be mitigated through the placement of public open space the northern end of the site, screening and filtering of the north edge and careful design of the development in terms of building layout, height, scale, form and materials.



Figures 5 and 6, views south from Brick Barns Farm towards the development site, right picture magnified.



Figure 7,
Brick Barns Farm from Mashbury Road

Writtle College

- 4.29 Writtle College lies to the southwest of the development site. The site includes a timber framed barn dating from c.1450, which is a Scheduled Monument and grade II* listed building. The moated site of King John's Hunting Lodge and the original college building designed by J Stuart, County Architect, built 1938-40, are both non-designated heritage assets.
- 4.30 The college is c.500m from the development site at its closest point, is well screened and has no known historic associations. The development site makes no contribution to the setting of designated and non-designated heritage assets at the Writtle College site.

New Barn Farm

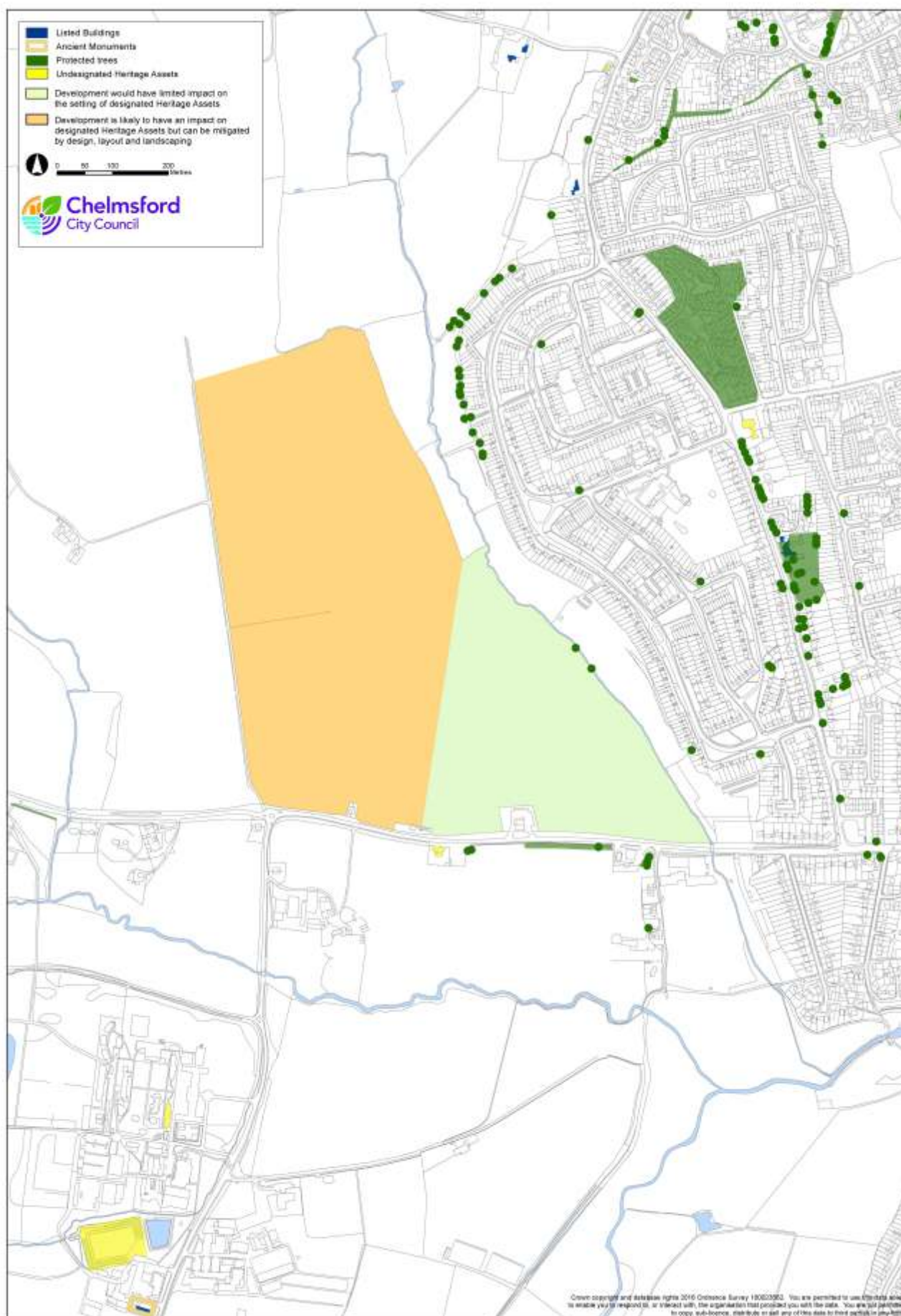
- 4.31 New Barn Farm lies to the west of the development site in a rural setting. It comprises a late nineteenth century house and traditional barn of nineteenth century or earlier origins. The remainder of the buildings appear to date from the twentieth century. The traditional buildings can be considered as non-designated heritage assets, due to their architectural and historic interest.
- 4.32 The rural setting to this group is important to its significance. The proposed development to the west on the land west of Chelmsford, would alter the landscape character and reduce the expansive rural setting. New Barn Farm would retain a rural setting on all sides, which would be reduced to the east. It would still remain legible within a rural landscape. There would be minor harm to its setting as a non-designated heritage asset. This harm should be mitigated through the placement of public open space to the western side of the site, screening and filtering of the north edge and careful design of the development in terms of building layout, height, scale, form and materials.

CONCLUSIONS

- 4.33 The development site makes a limited contribution to the setting of the designated heritage assets at Brick Barns Farm and Crows Farmhouse, and the non-designated heritage assets at New Barn Farm. The rural character of the landscape forms part of the setting to these heritage assets and contributes to their significance.

- 4.34 The distance separating the development and the screening on the northern side of the site, means that this harm would be minor and can be mitigated against by screening, the placement of public open space adjacent to the most sensitive areas, retention and strengthening of existing hedge boundaries and trees, screening and filtering of views with new planting and careful design of the new development, particularly the treatment of the outer edges, building layout, height, scale, form and materials.

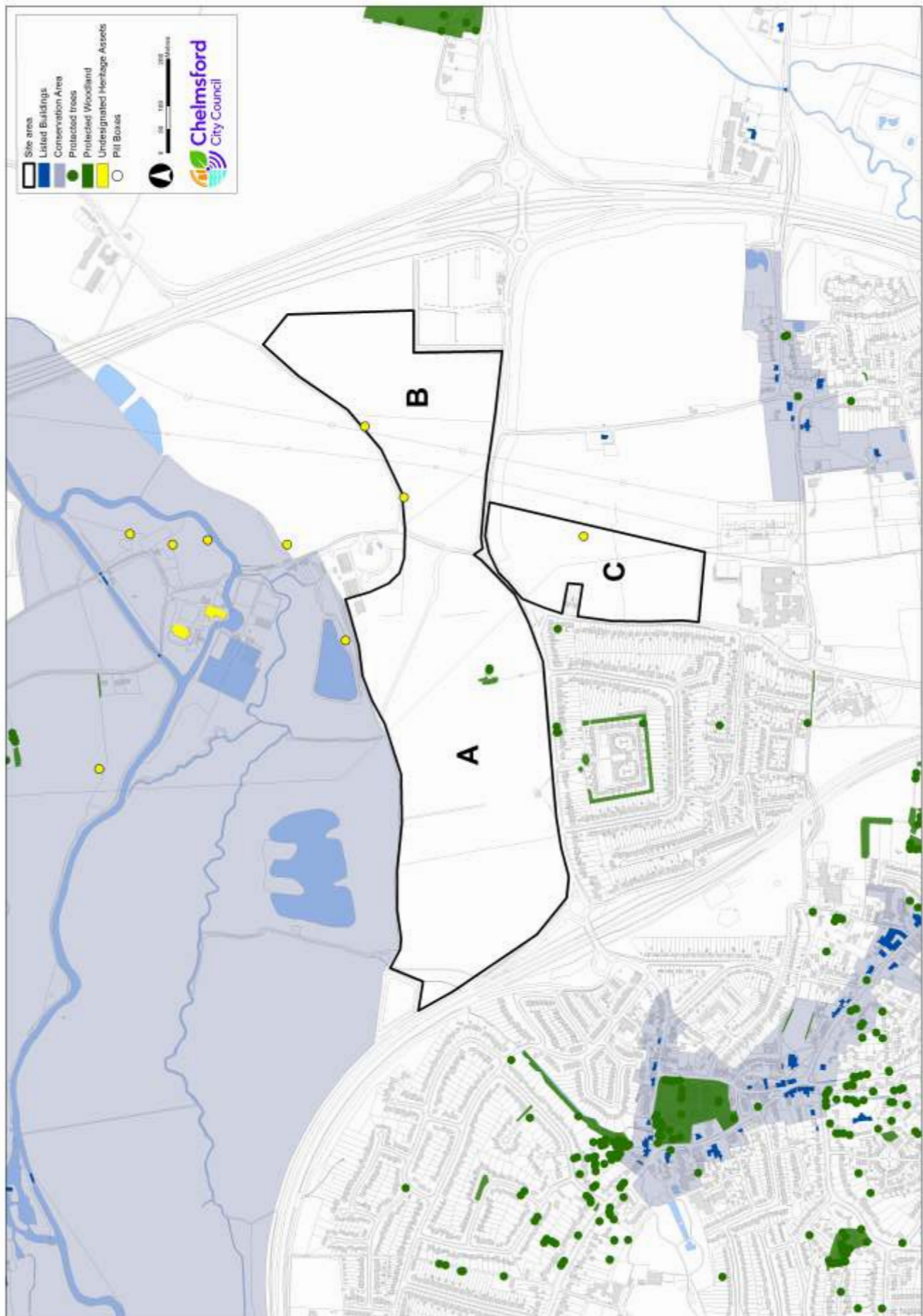
Figure 8 – Plans indicating where setting contributes to significance



5. LAND EAST OF CHELMSFORD AND GREAT BADDOW



Figure 1 - Study Area



Location

- 5.1 The site lies on the east side of Chelmsford City, approximately 2.7km from the city centre.
- 5.2 The study area includes three parcels: a) roughly bounded by Maldon Road to the south, Manor Farm to the east, Essex Yeomanry Way to the west and the valley floor to the north, b) between Sandford Mill Lane to the east, Sandon Park and Ride to the west, Maldon Road to the south and Hammonds Farm track to the north, c) east of Molrams Lane, between Maldon Road and The Sandon School.

Historic Background

- 5.3 The site lies partly within Sandon Parish and partly within Great Baddow Parish on high ground overlooking the Chelmer Valley, and off Molrams Lane adjacent to the existing edge of Great Baddow.
- 5.4 The historic settlements at Sandon and Great Baddow were centred on the parish churches. Sandon means sandy hill, reflecting the local geology. Great Baddow is thought to derive from Beadewan, possibly a name for the river Chelmer of celtic origins.
- 5.5 There is rich archaeological evidence for the early occupation of the Chelmer Valley, including to the north of the valley, at Springfield Lyons, where there was a Neolithic cursus and Bronze Age enclosure, and a Bronze Age enclosure at Manor Farm, which would have been a prominent in the landscape features. Archaeological evidence suggests a community deeply involved in agriculture with advanced tools.
- 5.6 There is Roman brick re-used at St Andrews Sandon, evidence of the area's development as part of the agricultural setting to the Roman town of Caesaromagus at Moulsham.
- 5.7 Great Baddow developed as two isolated groups, concentrated at the Parish Church and on the main road between Chelmsford and Maldon.
- 5.8 St Mary Great Baddow and St Andrew Sandon display fine sixteenth century brickwork, as does the outbuilding at Sandon Place (possibly a religious lodging). Great Baddow has a wealth of late medieval timber framed buildings.
- 5.9 Great Baddow prospered in the eighteenth in nineteenth centuries, as wealthy Chelmsfordians built new mansions.
- 5.10 The Chelmer and Blackwater Navigation was opened in 1797, creating a navigable waterway linking Chelmsford to the estuary at Heybridge via 12 locks. This developed as an important trade route for coal, lime, slate and timber, which contributed to the industrial development of Chelmsford.
- 5.11 The development site subject to this study lies in the agricultural hinterland to the villages. Elements of ancient field boundaries remain, with much loss in the twentieth century.

- 5.12 The area was crossed by the General Headquarters defence line in 1940, when an anti-tank ditch 6m wide was constructed with pillboxes, ammunition stores and road blocks to provide a stop line in the event of German invasion. Many of the pillboxes survive in the Chelmer Valley and along the A130.
- 5.13 In the late twentieth century Great Baddow expanded with housing, linking it with Chelmsford, whilst its centre provides a busy local centre. The A130 and A12 bypasses were built, and more recently the Sandon Park and Ride.

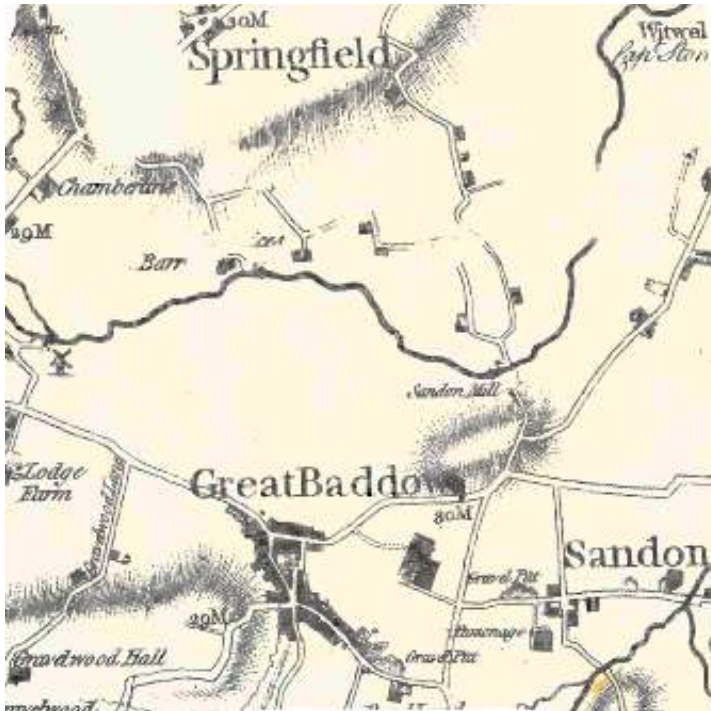


Figure 2,
Chapman and Andre Map, 1777



Figure 3,
1st Edition OS Map, 1873/4

- 5.14 The following gives accounts of designated and built undesigned heritage assets and sets out how their setting contributes to significance. Plans are annotated to indicate where development proposed may or may not have an impact on setting. This is based on the assumption of moderate density housing development of predominantly two storeys with public and private open space, and retention of landscape features.
- 5.15 Areas annotated red are where there is likely to be an adverse impact on setting which contributes to significance, orange where there may be a limited impact on setting which requires careful design and mitigation measures and green where there is likely to be limited or no heritage impacts. The coloured areas refer to development areas which would include landscaping and open space, rather than being fully developed. This assessment is based on a number of unknown assumptions which seek to address probable impacts, but any future schemes would have to be fully assessed for their impact.

Sandon Village

- 5.16 Sandon village is centred on the green, adjacent to St Andrews Church.
- 5.17 There are 7 listed buildings at the village centre, 5 grade II and 2 grade II*. The area around the village green is also designated as a Conservation Area. Graces Cross is a grade II listed building on Brick Kiln Lane to the north of the village centre.
- 5.18 The village retains a compact form with a picturesque centre and historic buildings along Woodhill Road and around The Green. There is modern housing to the southeast, the A12 to the east and an electrical substation and associated power lines to the northwest, which detract from the landscape setting. The rural surroundings to the village remain, particularly to the north and southwest, which form part of its setting.
- 5.19 St Andrews Church originates from the fourteenth century and includes some high quality early sixteenth century brickwork. The tower is an important landmark feature from the wider area.
- 5.20 The immediate rural surroundings are an important part of the setting to the village Conservation Area and the listed buildings within it. Site C would be approximately 350m from the edge of the village and 175m west of Graces Cross. Sites A and B would be approximately 550m to the north of the village at the closest point.
- 5.21 Development at site C would diminish the rural setting to Sandon Village and Graces Cross, extending the developed edge of Great Baddow. However, the retained open setting would be sufficient to maintain a landscape setting to Sandon village and separation from modern Great Baddow, likewise a buffer would be maintained adjacent to Graces Cross. Mitigation measures would be required to limit the impacts, with the placement of public open space on the east side of the development to ensure the built development has maximum separation from the designated heritage assets. The eastern edge should also include a generous landscaped edge and careful treatment of the spacing, height and scale of the buildings to give a low density edge of village character. It would also be desirable to route the two lines of power lines below ground.

Great Baddow Village

- 5.22 Great Baddow Village Centre lies approximately 450m to the southwest of the development site A, significantly further from sites B and C. The village is centred on the Vineyards local centre, with a range of shopping facilities.
- 5.23 The village centre is designated as a Conservation Area and includes a group of listed buildings and buildings on the Council's Register of Buildings of Local Value, concentrated along Maldon Road, High Street and Church Street.
- 5.24 The historic core of the village is enclosed by modern development on all sides, including to the north eastern side adjacent the development site. There are important long distance views towards the spire of the grade I listed St Mary's Church, which are significant, but otherwise the development site makes no significant contribution to the setting of the Conservation Area or listed buildings or buildings on the Local Register.

Chelmer and Blackwater Navigation

- 5.25 In 1793 a successful parliamentary bill was put forward to canalise the river Chelmer from Chelmsford, bypassing Maldon, joining the Blackwater estuary at Heybridge. Progress was swift and John Rennie, a well known canal architect was appointed chief engineer and a survey was carried out by Charles Wedge and Richard Coates. The finance for the compulsory purchase of the necessary land was obtained by selling shares, of which half were purchased locally and the other half in Leicestershire, where a successful canal had recently been completed.
- 5.26 By 1797 the whole navigation had been completed, allowing the transportation of goods, with the navigation company levying tolls for entering Heybridge Basin, passing through the locks, and docking at Chelmsford. The navigation has an unbroken history from June 1793 when an Act of Parliament was passed authorising the making and maintaining of a navigable waterway. This follows the River Chelmer partly as canal and partly as river. The navigation was almost 14 miles long, with twelve locks and five bridges. The cost of coal in Chelmsford is said to have halved when the navigation opened. Timber, lime and slate were also common goods to be transported. Traffic increased on the canal until the mid-1800s, when completion of the Great Eastern Railway in 1843, caused the navigation's use to gradually decline. The company increased revenues by increasing rents, selling property and diversifying into new business. The farming of cricket bat willows, now grown extensively, developed from this time.
- 5.27 The rural character of the setting to the navigation is a significant feature, this includes water meadows to the base of the valley and agricultural land to the valley sides. The development site A comprises the valley bottom and the valley side up to the Maldon Road. Due to the topography the site is very prominent in long views from the navigation and across the valley.
- 5.28 The development of site A would significantly change the landscape character and be harmful to the setting of the Chelmer and Blackwater Navigation Conservation Area. This harm could be minimised through the reversal of modern landscape interventions (agricultural reservoirs and pylons), retention of landscape features, a landscape led development, but there is still likely to be considerable harm to the Conservation Area.

- 5.29 The eastern parcel of land (Site B), beyond Hammonds Lane, is less sensitive to development because of its additional separation from the Conservation Area and previous intervention and intrusion of the A12 and pylons. Building height here should be limited to 7 m and buildings set within a landscape setting, with screening to the northern edge.

Sandford Mill

- 5.30 A mill in the vicinity of Sandford was mentioned in the Domesday Book. A water powered corn mill remained on the site until the twentieth century. The traditional timber framed mill on the site was demolished in 1926 and the site developed as a water works.
- 5.31 The present engine house dates from 1929 and was used to pump water to Galleywood reservoir to serve Chelmsford. There is also a pair of cottages dating from 1905 and a water treatment building dating from 1955.
- 5.32 The site is within the Chelmer and Blackwater Navigation Conservation Area. The lock and two road bridges to the north date from the construction of the navigation. The pump house, water treatment buildings, the cottages at Sandford Mill Lane and the GHQ defence line pillboxes within Springfield Parish are included on the Council's Register of Buildings of Local Value.
- 5.33 The buildings and structures at Sandford Mill are primarily of significance for their architecture, historic interest and group value. The rural setting and associations with the navigation are also of importance. The separation between the development site and the mill group means the impact would be limited and could be mitigated against through a landscape led scheme with particularly careful design and landscaping to the edges. There would however still be an adverse impact on the Conservation Area (see above).

GHQ Defence Line

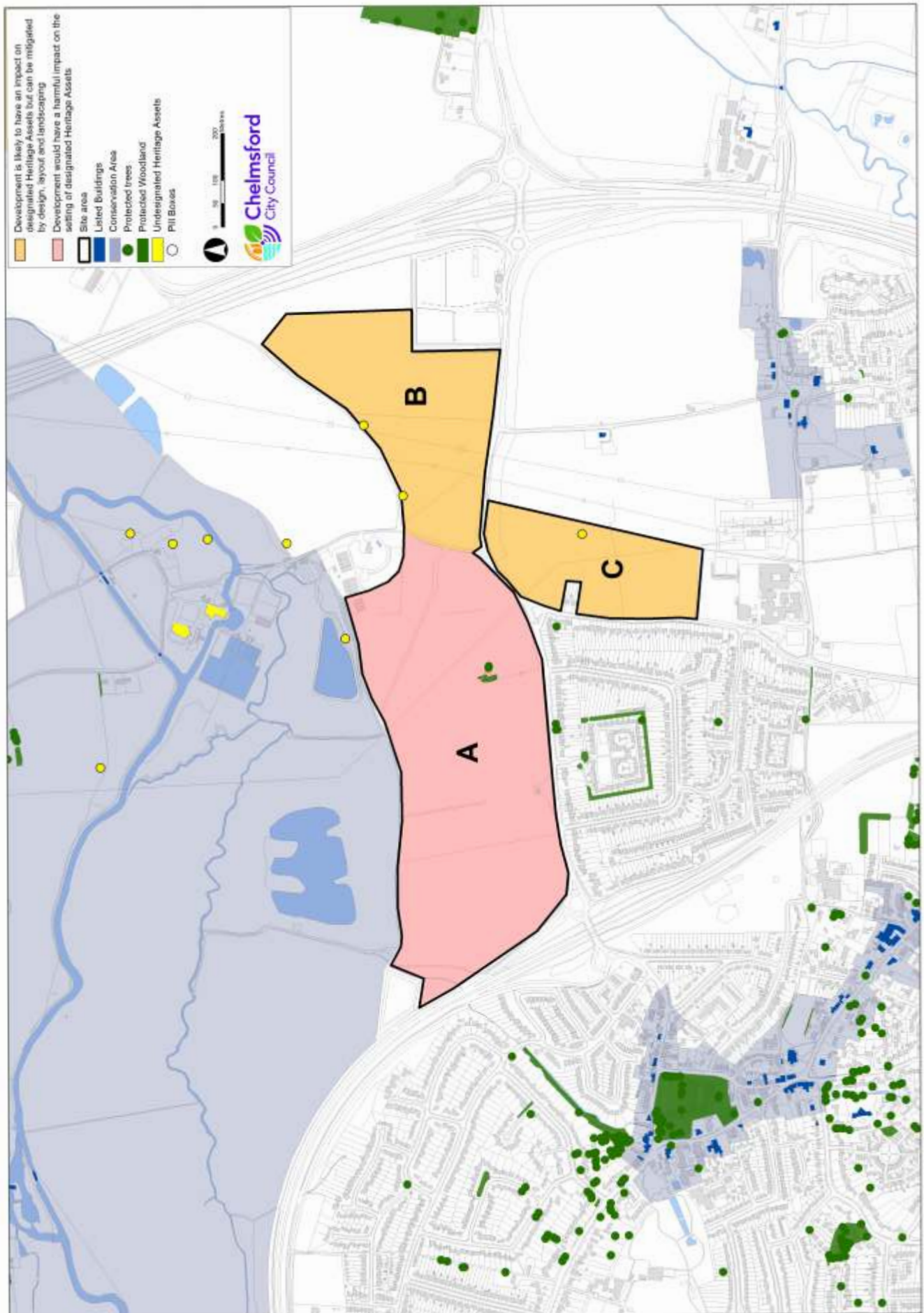
- 5.34 In the summer of 1940 the allies were defeated in France and evacuated across the channel. Over 200,000 men of the British Expeditionary Force escaped German hands to fight another day. But there was an impending threat of German invasion. The flat open countryside of the east coast provided an inviting target, with relatively few natural anti-tank obstacles.
- 5.35 The section of the GHQ defence line which passes through Sandon parish extended from the south, skirting the east side of the village and linking with the navigation, which provided a natural defence line to the north. There were pillboxes and gun emplacements regularly spaced, many of which remain. There are surviving pillboxes on the development sites, at Manor Farm, adjacent to Hammonds Lane and east of Molrams Lane, together with those at Sandford Mill and near to Sandon village. There are no remains of the anti-tank ditch. The landscape probably remains largely unchanged from its mid twentieth century form, the main intervention being the A12. The pillboxes form part of a well preserved group of defences on the edge of Chelmsford. The designation of such defences is highly selective due to the high number of defences surviving nationally. A survey would need to place them in the national context. They are undoubtedly of historic interest and can be considered as non-designated heritage assets.

- 5.36 The rural surroundings and inter visibility between pillboxes is important to understanding their context and function. Development on the eastern parcel of land (B) is likely to compromise their setting and ability to interpret their function. This harm could be minimised by retaining the extant pillboxes, maintaining the rural setting to the north at site B and on the eastern edge to site C, and provide interpretation information.

CONCLUSIONS

- 5.37 Development sites A and B make little contribution to the setting of the designated heritage assets and the non-designated heritage assets at Sandon and Great Baddow. There is unlikely to be any significant on their setting. Views towards St Andrews and St Marys Churches, and the cathedral are significant and key views across the site would need to be protected.
- 5.38 Development site C would have an impact in reducing the separation of modern Great Baddow from Sandon Village and Graces Cross and mitigation measures would be required to limit this impact. This should include the positioning of public open space, landscaping screening and design. It would also be desirable to route the adjacent power lines below ground.
- 5.39 There are three WWII pillboxes on the development site, which are non-designated heritage assets. They should be retained and protected in any proposal, the impact on their group value and sightlines minimised and interpretation provided.
- 5.40 The group of designated and non-designated heritage assets at Sandford Mill's rural setting would be diminished and careful treatment of the edge of the development (including limitations on height), with landscaping screening would be necessary.
- 5.41 Development site A makes a significant contribution to the setting of the Chelmer and Blackwater Conservation Area. Enhancement of the landscape by reinstating water meadows to the valley floor (including removal of the agricultural reservoirs) and removing the pylons would be enhancements together with a landscape led design, landscape screening, low density and careful design and layout to retain key views and respond to the topography and minimise visual impact could reduce the impact on the conservation area, but this would require all of the aforementioned mitigation measures.
- 5.42 The Chelmer Valley is rich in archaeological remains; a desk based archaeological study should be undertaken at an early stage.

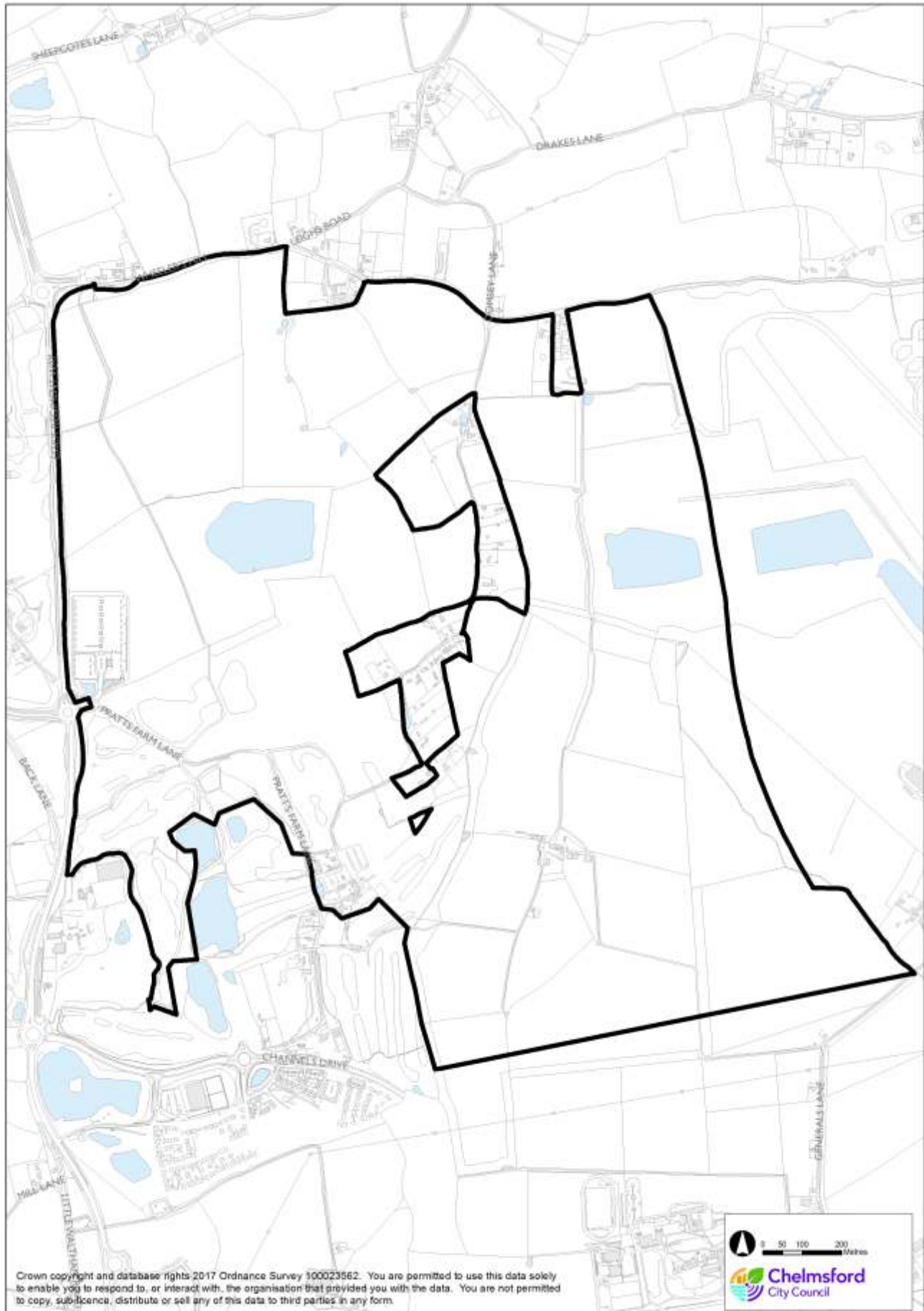
Figure 4 - Plans indicating where setting contributes to significance



6. LAND NORTH EAST OF CHELMSFORD



Figure 1 Study Area



Location

- 6.1 The proposed development area lies on the north east side of Chelmsford, approximately 5km from the city centre.
- 6.2 The study area (Figure 1) includes the land roughly enclosed by Essex Regiment Way to the east, Wheelers Hill and Cranham Road to the north, close to the former Boreham Airfield to the west and part of Channels Golf Course and the current Beaulieu development to the south. Where the settings of heritage assets beyond the study area may be affected, these are assessed.
- 6.3 The underlying sub soil contains sand and gravel.

Historic Background

- 6.4 The proposed development area lies mainly within Little Waltham Parish and takes in part of the Boreham and Springfield Parishes to the south.
- 6.5 Little Waltham was recorded in the Domesday Book. It developed as a prosperous village, founded at a crossing point over the River Chelmer. When the bypass was constructed in the 1970s evidence of an Iron Age village of round houses was found.
- 6.6 Archaeological work undertaken during gravel extraction and as part of the first phase of the Beaulieu development found evidence of a rich history of occupation.
- 6.7 The land subject to this study includes a golf course and large areas of former gravel extraction, with much of it in agricultural use, and with evidence for human occupation for millennia.
- 6.8 New Hall was developed into a Tudor mansion by Henry VIII, set within a deer park. Old Lodge, Bulls Lodge and Park Farm formed part of the estate. The parkland reverted to agricultural use in the eighteenth century.
- 6.9 The landscape includes dispersed farms and cottages, set within a rural landscape. The creation of a golf course at Channels, mineral extraction and the introduction of the Essex Regiment Way, together with the airfield at Boreham, Park and Ride, and more recent housing development, have impacted on the landscape character of the area.

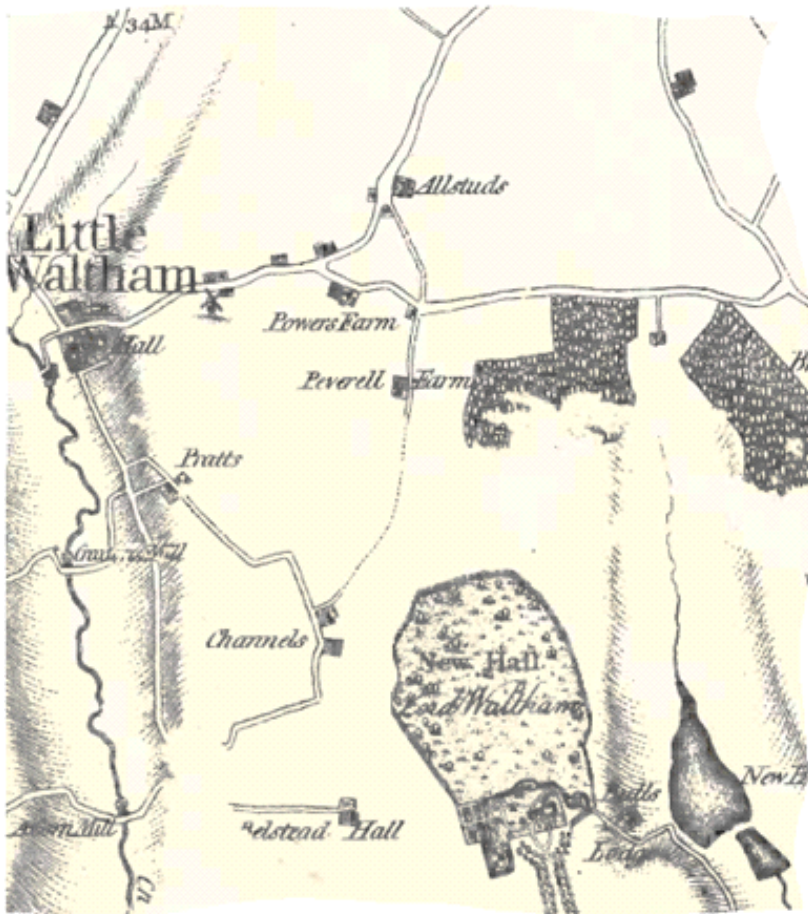


Figure 2, Chapman and Andre Map, 1777



Figure 3, 1st Edition OS Map, 1873/4, northern area



Figure 4
1st Edition OS map
1873/4. Southern area

Area Assessment of Designated and Built Undesignated Heritage Assets

- 6.10 The following gives accounts of designated and built undesignated heritage assets and sets out how their setting contributes to significance. Plans are annotated to indicate where development proposed may or may not have an impact on setting. This is based on the assumption of moderate density housing development of predominantly two storeys with public and private open space, community facilities and retention of landscape features.
- 6.11 Areas annotated red are where there is likely to be an adverse impact on setting which contributes to significance, orange where there may be a limited impact on setting which requires careful design and mitigation measures and green where there is likely to be limited or no heritage impacts. The coloured areas refer to development areas which would include landscaping and open space, rather than being fully developed. This assessment is based on a number of unknown assumptions which seek to address probable impacts, but any future schemes would have to be fully assessed for their impact.

Sites Within The Proposed Development Area

Park Farm

- 6.12 Historically known as New Lodge, Park Farm was an outlying farmstead within the New Hall Deer Park, possibly redeveloped when the park reverted to agricultural use.
- 6.13 The site includes a farmhouse, barn and range of outbuildings, which appear to date from the eighteenth century, with more modern additions. The adjacent field boundaries are also of eighteenth century origins. The long straight boundary to the east may be associated with a 'ride' out of New Hall into the deer park.

- 6.14 The buildings can be considered as a non-designated heritage asset due to their architectural and historic interest, and associations with New Hall. If the buildings pre-date 1840 and are largely unaltered they are likely to be eligible for listing.
- 6.15 The setting of the building which contributes to its significance includes the rural surroundings which form part of the context.
- 6.16 Development in the vicinity of Park Farm should retain the traditional buildings and allow for their retention and sensitive re-use, retention of a rural 'breathing space' and the adjacent field boundary and landscape features, within a landscape framework linked to Mount Maskells and Channels. The edge of new development requires careful treatments in terms height, scale, layout, landscape screening and materials.

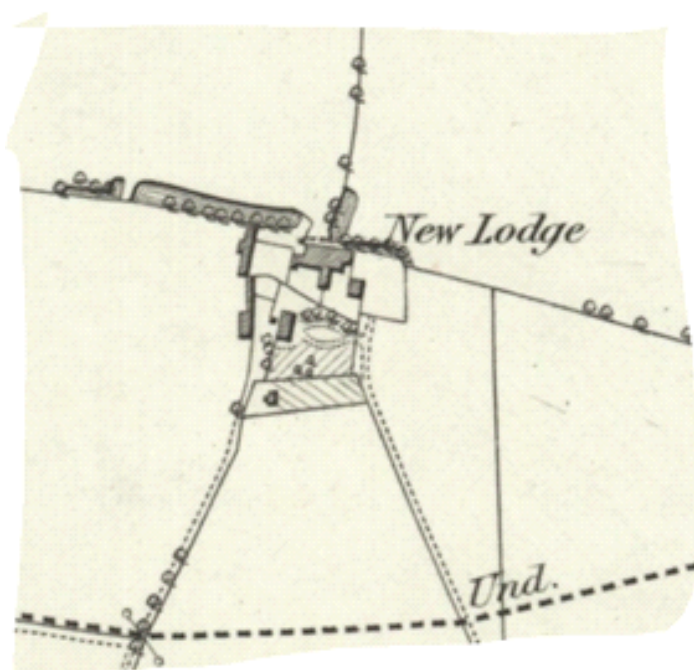


Figure 5,
Park Farm (then known as New Lodge)
1st Edition OS Map, 1873/4

Channels

- 6.17 Channels is a seventeenth century timber framed farmhouse, which is grade II listed. There are a collection of traditional farm buildings and a large timber framed and thatch roofed barn.
- 6.18 The buildings have been converted into restaurant and conference facilities, currently used as the golf course club house. The farmhouse retains much of its original fabric and is justifiably grade II listed. The other traditional buildings should be considered as curtilage structures.
- 6.19 A sale catalogue from 1929 describes Channels as a freehold farm, comprising old fashioned farmhouse, farm premises including barn, stabling, cow shed, cattle sheds, yards, arable and old pasture land covering a total of 78.5 acres.
- 6.20 The setting has been degraded by the landscape intervention of the golf course and its associated car parking, but the setting remains rural in character. Elements of the historic landscaped setting remain, particularly to the east and along Domsey Lane.

- 6.21 Development should retain the building group and allow for their on-going use. There is an opportunity to enhance their immediate setting and reverse previous landscape interventions. A generous rural 'breathing' space should be maintained within a landscape framework linked to Park Farm and Peverels Farm. Key views should be preserved, along with historic landscape features. The edge of new development requires careful treatment in terms of height, scale, layout, landscape screening and materials.
- 6.22 The separation between Channels and Belsteads is a feature of their setting which should be maintained. Historically there was an orchard between the two sites, which could be reinstated.



Figure 6, Channels



Figure 7, Belsteads

Belsteads

- 6.23 Belsteads is a timber framed farmhouse of fifteenth century origins. There is also a barn of seventeenth century (or earlier) origins, nineteenth century barn and cart lodge and recent development of ancillary farmbuilding scale.
- 6.24 The farmhouse and barn are grade II listed, justifiably so, as relatively complete pre-1700 vernacular buildings. The buildings have in part been sensitively converted into hotel use.
- 6.25 The setting has been degraded by the landscape intervention of the golf course and its associated car parking, but the setting remains rural in character. Elements of the historic landscaped setting remain, particularly to the east and along Domsey Lane.
- 6.26 Development should retain the building group and allow for their on-going use. There is an opportunity to enhance their immediate setting and reverse previous landscape interventions. A generous rural 'breathing' space should be maintained within a landscape framework linked to Channels, Park Farm and Peverels Farm. Key views should be preserved, along with historic landscape features. The edge of new development requires careful treatment in terms height, scale, layout, landscape screening and materials.
- 6.27 The separation between Belsteads and Channels is a feature of their setting which should be maintained. Historically there was an orchard between the two sites, which could be reinstated.



Figure 8, Belsteads Farmhouse 1908

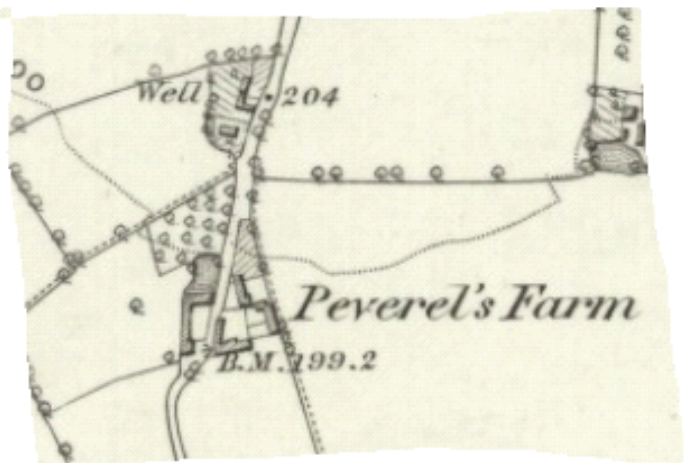


Figure 9, Peverels Farm, 1st Edition OS Map, 1873/4

Peverels Farm

- 6.28 Peverels Farm is a timber framed farmhouse of seventeenth century origin, reclad in brick in the nineteenth century. There are a collection of nineteenth century farm buildings, set around a loose courtyard split by Domsey Lane.
- 6.29 The farmhouse is grade II listed, justifiably so for its pre-1700 fabric.
- 6.30 The rural setting contributes to the significance of the listed building. The small irregular pattern of field boundaries are of ancient origin.
- 6.31 Development should retain a generous breathing space around the farmstead and set it within a landscape framework linked with Powers Farm. Field boundaries and historic landscape features should be retained. The edge of new development requires careful treatment in terms height, scale, layout, landscape screening and materials.

Sites Adjacent to the Development Area

Whealers Hill/Cranham Road/Leighs Road

- 6.32 There is a small hamlet of traditional buildings at the junction of Wheelers Hill, Cranham Road and Leighs Road, which lies directly adjacent to the development site. This includes Shuttleworth (early C16 origin, grade II listed), Powers (C17 origin, grade II listed), Hobbits (probable C15 origin, grade II listed) and Shoulderstick Hall (C18 origin, grade II listed).
- 6.33 This group of buildings have largely lost their traditional farm buildings associated with their historic functions, other than Powers Farm, which retains a group of historic and modern farm buildings. The landscape setting remains rural in character and the small irregular fields between Powers Farm and Peverels Farm are of ancient origin.
- 6.34 The rural landscape context is part of the setting to the group of listed buildings and contributes to their significance.

- 6.35 Development should retain a generous breathing space around the hamlet and set it within a landscape framework linked with Peverels Farm. Field boundaries and historic landscape features should be retained. The group should retain the feeling of a distinct hamlet. The edge of new development requires careful treatment in terms height, scale, layout, landscape screening and materials



Figure 10, Powers Farm from Domsey Lane

Pratts Farm

- 6.36 Pratts Farmhouse originates from the sixteenth century and is grade II listed. There are a collection of traditional farm buildings to the north and a cottage of probable seventeenth century date, also grade II listed.
- 6.37 The setting remains rural in character, which contributes to the significance of the listed buildings. The context has been altered by modern buildings, the Essex Regiment Way, car parking and the golf course.
- 6.38 The development site lies to the east and north-east, beyond the existing Park and Ride facility. The separation of the site from the listed building by the Essex Regiment Way means the impact would be limited, but the edge of the development should be screened from the west, and building heights and edge treatment carefully designed to soften the visual impact of development.

Little Waltham Village

- 6.39 Little Waltham village lies to the west of the northwest corner of the development site, beyond Essex Regiment Way. The village developed in two parts concentrated around the parish church and at the crossing over the River Chelmer.
- 6.40 St Martin's Church lies to the southeast of the village centre, with the hall as a cluster of buildings distinct from the main village. The church originates from the twelfth century and is grade II listed, The Old Rectory, Hulmans and Little Waltham Hall are also grade II listed. The village conservation area includes this group of buildings.
- 6.41 The rural context to the village forms part of its setting and contributes to the significance of the conservation area, St Martin's Church and the adjacent listed buildings.

- 6.42 The development site is 425m away at its closest point, would be partly screened by the established planting flanking Essex Regiment Way and would not impact on key views. The impact on the setting would therefore be minimal. The rising ground level means the new development could be a dominant feature on the skyline, which could impact on the rural character of the area and sense of an isolated setting, and have a limited impact on views out of the conservation area.
- 6.43 The north eastern corner of the development should be screened from the west and building heights and edge treatment designed carefully to soften the visual impact of development.



Figure 11, St Martin's Church, Little Waltham

Mount Maskall

- 6.44 Mount Maskall lies to the northeast of New Hall and was probably an outlying farmstead associated with estate. The house and barn date from the early to mid-eighteenth century. The barn reuses much Tudor brick in its construction, which indicates it is likely to been built shortly after 1738 when New Hall was partly demolished and rebuilt by its new owner Lord Waltham, John Olmuis.
- 6.45 The house is a large red brick building with a formal west front. It is grade II listed, justifiably so as a fine eighteenth century house. The barn is a curtilage listed building. There are two other houses and outbuildings close by, which are not of special interest.
- 6.46 The site is well enclosed by tree planting on three sides, with a more open aspect to the southeast, where there are important views from Generals Lane on the approach.
- 6.47 The enclosed nature of the site means that the rural surroundings make a limited contribution to the setting. The open aspect to the west and views towards the front elevation of the house, together with the historic landscape setting of the New Hall estate are significant features.

- 6.48 The far south-eastern tip of the development site abuts the edge of the group and an open buffer should remain here and be part of a landscape framework linked to Park Farm and Channels. Development edges here should be carefully treated to give a low density rural hamlet character, with particular attention to landscape, building heights, layout, traditional materials and landscape screening. The new radial distribution route should be carefully integrated with the landscape, with levels reduced, landscape screening and minimal highway paraphernalia.

New Hall

- 6.49 New Hall, one of the six manors of Boreham, was granted to the Cannons of Waltham in 1062. It became the property of the crown in 1450 and a licence to fortify and crenellate was granted in 1491. This house was developed in to a large quadrangle mansion (known as Beaulieu) by Henry VIII from 1516, and set within a 1,500 acre deer park. The house was extensively remodelled by successive owners, before falling into decline and being partly demolished c.1738. The Canonesses of the Holy Sepulchre of Liege purchased New Hall in 1798 and set up a boarding school. The site was extensively bomb damaged in 1943 and subject to development the later twentieth century.
- 6.50 New Hall is grade I listed, and its grounds and avenue are listed grade II on the Register of Parks and Gardens, reflecting its importance.
- 6.51 The proposed development site lies to the north of New Hall. New housing development has been approved for the land between New Hall and the current development site, which was subject to a package of compensatory measures including the creation of a parkland setting to the south of New Hall. Additional development further north will therefore have a limited impact on the setting of New Hall and its Registered Park and Garden.
- 6.52 The development site covers part of the former deer park to New Hall, which reverted to agricultural use in the eighteenth century. Fragmentary features from the deer park remain and should be retained in development proposals. The outlying lodges associated with New Hall, including Park Farm, should retain linkages through a landscape framework.

Boreham Airfield

- 6.53 Boreham Airfield was built in 1943-1944. Primarily used for bomber and troop transport for paratroopers, it closed in late 1945. The airfield consisted of three runways, with a range of ancillary structures. The site housed the USAF 394th Bomb Group flying B-26s between March and July 1944. The site was used for motor racing and later as a test track for Ford motor racing. The site has now been considerably altered by quarrying.
- 6.54 Elements from the original airfield remain, including part of the runway, control tower and operations block. There is also a war memorial located on Cranham Road.
- 6.55 The site is of some interest for its historic association, but its significance has been severely diminished through demolition and alteration.
- 6.56 The remaining features are of some heritage value and can be considered as non-designated heritage assets. No remaining features of interest are on the site and their setting would not be harmed by the anticipated development.

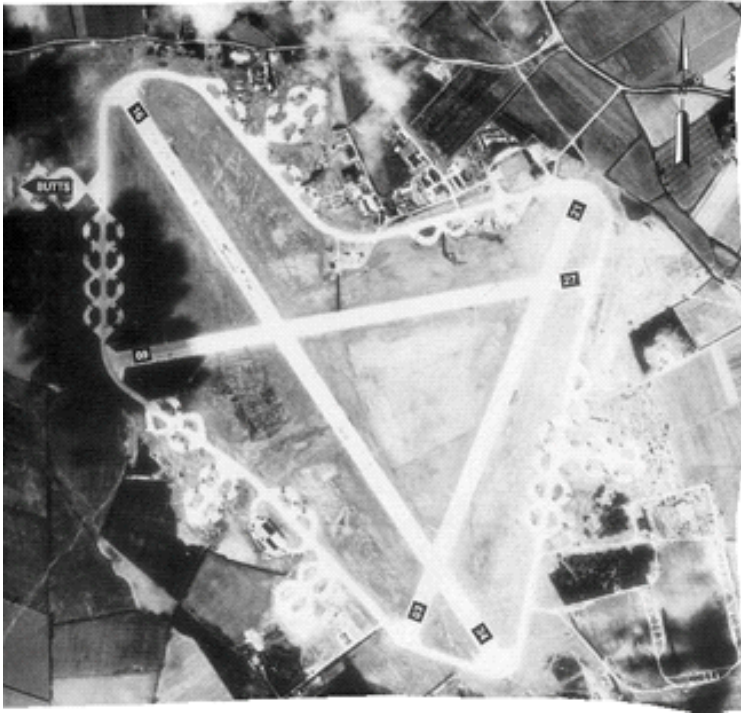


Figure 12, Boreham Airfield 1944

CONCLUSIONS

- 6.57 The area has a distinctive character with a range of designated and non designated heritage assets within and adjacent areas for potential development. New Hall has a strong influence on the historic character of the area, with its outlying lodges and farms, and the remnants of its deer park. There are also a number dispersed farms associated with the former predominant agricultural land use. Domsey Lane and some field boundaries are of ancient origins.
- 6.58 The rural farmsteads are intimately linked with the rural landscape, which forms part of their setting and contributes to their significance, which includes Powers Farm, Peverels Farm, Park Farm, Channels, Belsteads and the group on Wheelers Hill/Cranham Road. A generous landscape buffer is required to protect their settings.
- 6.59 Little Waltham village conservation area and Pratts Farm are adjacent to potential development areas, beyond the Essex Regiment Way. The land rises here and the skyline is important. A planting belt and careful consideration of building layout, height, scale, roof forms and landscaping are significant here.
- 6.60 There would be a limited impact on the setting of New Hall and no impact on designated and non designated heritage asset in the wider area.

Principles for Land North East of Chelmsford

- Maintain a buffer to designed heritage assets to protect their setting where this is part of their significance. Avoid areas annotated red. Concentrate development in areas of least heritage impact (green). Where development is within sensitive locations (orange) use open space, planting belts, low density and careful design and materials to avoid of minimise harm.
- Set the new development with a landscape framework, working with the existing landscape character and linking the heritage sites (see Figure 12).
- Retain field boundaries and mature trees.

- Use building types and scales which reflect the local vernacular, particularly in sensitive locations.
- The edge of new development requires careful treatments in terms height, scale, layout, landscape screening and materials. Limit building heights to 2 storeys in sensitive locations.
- Use materials from the local vernacular palette; particularly clay plain tiles, thatch and colour washed render.
- Provide screening to Essex Regiment Way.
- Maintain key views of historic buildings. Create new views to add character and legibility to new developments.
- Celebrate the area's heritage in new developments, for instance in place and road names, public art, community projects and design.

Figure 13 A possible landscape framework approach to development

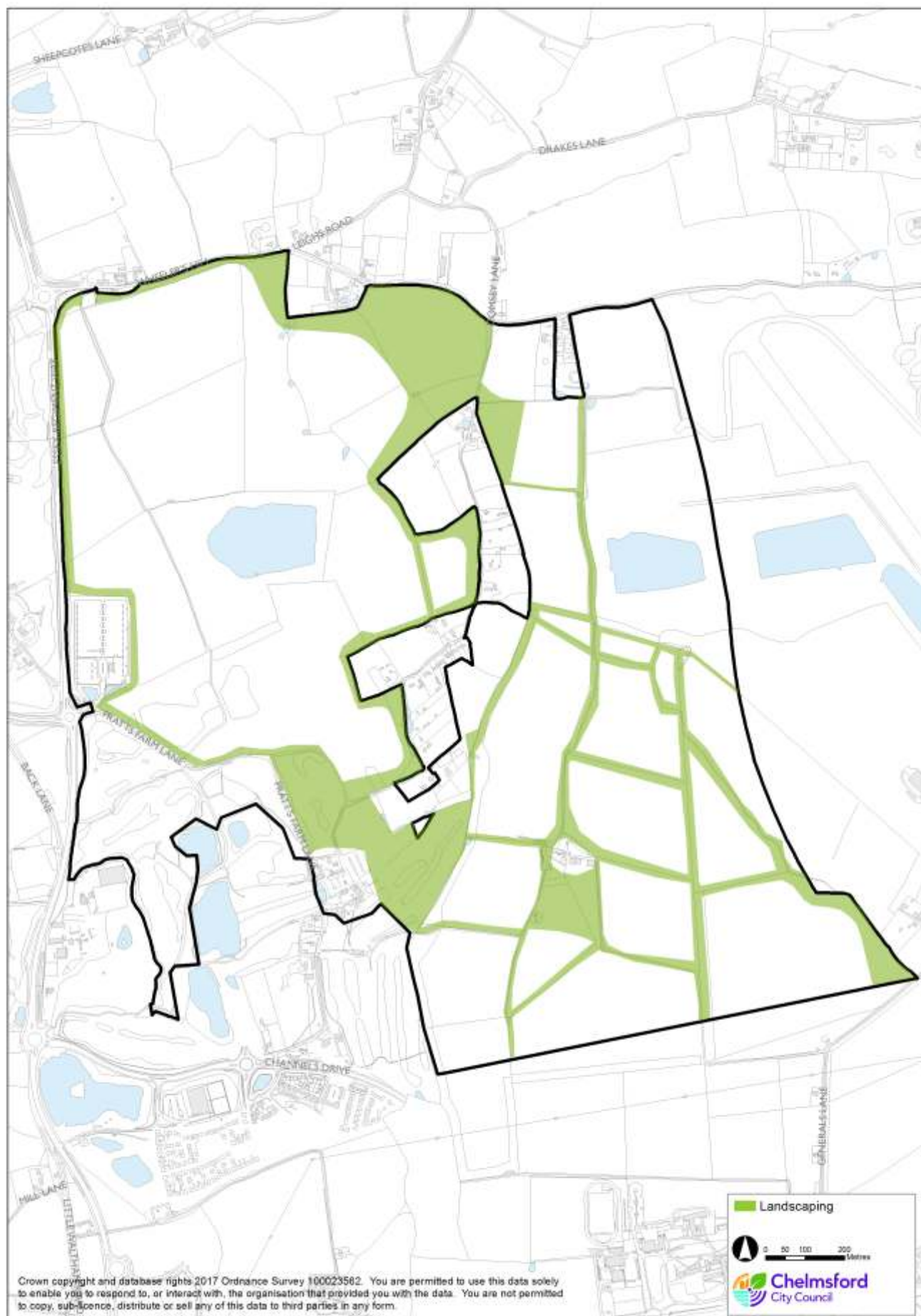
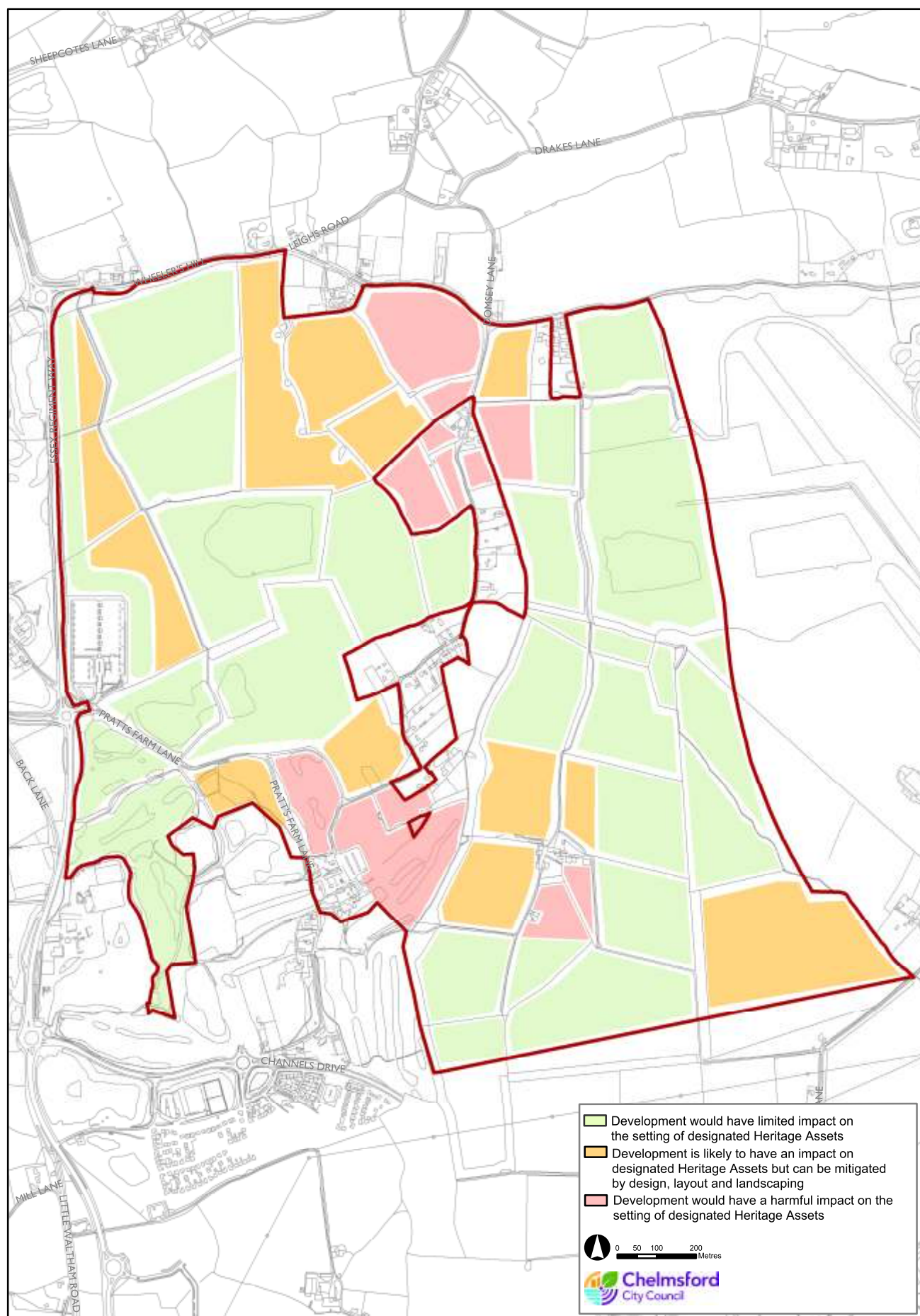


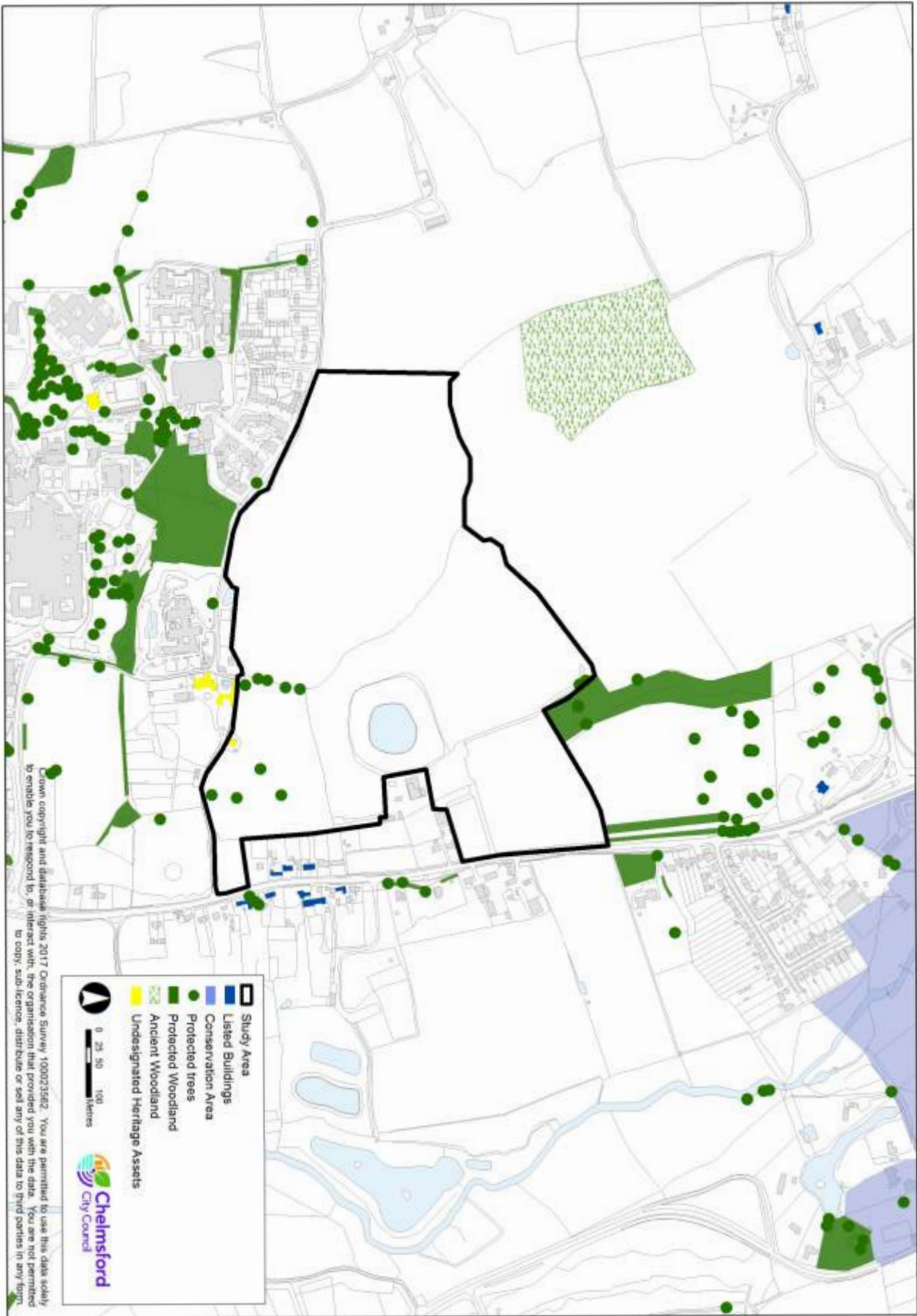
Figure 14 Plans indicating where setting contributes to significance



7. LAND NORTH OF BROOMFIELD



Figure 1 - Study Area



Location

- 7.1 The site lies approximately 4.5km to the north of Chelmsford city centre, between Broomfield Hospital to the south and the villages of Great and Little Waltham to the north.
- 7.2 The development site (figure 1) includes the land enclosed by Blasford Hill to the east, Woodhouse Lane to the south, KEGS playing field to the west and the field boundaries northwest of Montpelier Villa to the north, with the study including those designated and non-designated heritage assets in the vicinity of the site whose setting may be impacted upon.

Historic Background

- 7.3 The sites lie partly within Broomfield Parish and partly within Little Waltham Parish on high ground rising above the River Chelmer to the east.
- 7.4 The historic settlements at Broomfield, Little Waltham and Great Waltham are centred on the parish churches. 'Brumfelda' is mentioned in the Domesday Book, translating to 'open country with broom', and was held by Geoffrey de Mandeville, founder of Pleshey. Great and Little Waltham are also noted in the Domesday Book and the name is thought to mean 'forest estate centre'.
- 7.5 There is rich archaeological evidence for the early occupation of the Chelmer Valley, including a multi-phase site at Ash Tree Corner, Little Waltham, with 18 late Iron Age round houses identified during excavations to construct the bypass.
- 7.6 There is Roman brick re-used in St Marys Church Broomfield and the archaeological remains of three Roman Farms at Little Waltham, evidence of the area's development as part of the agricultural setting to the Roman town of Caesaromagus at Moulsham.
- 7.7 The villages of Broomfield, Little Waltham and Great Waltham include a wealth of late medieval timber framed buildings. All three villages have expanded, but retain a compact historic core.
- 7.8 The development site subject to this study lies in the agricultural hinterland to the villages. Elements of ancient field boundaries remain, with much loss in the twentieth century.
- 7.9 The area was crossed by the General Headquarters defence line in 1940, where the natural stop line of the River Chelmer was supplemented with pill boxes.
- 7.10 Broomfield Hospital was built 1935-40 as a TB hospital designed by the county architect J. Stuart, which significantly expanded in the late twentieth and early twenty first centuries.



Figure 2,
Chapman and Andre Map, 1777



Figure 3,
1st Edition
OS Map, 1873/4

- 7.11 The following gives accounts of designed and built undesignated heritage assets and sets out how their setting contributes to significance. Plans are annotated to indicate where development proposed may or may not have an impact on setting. This is based on the assumption of moderate density housing development of predominantly two storeys with public and private open space, and retention of landscape features.
- 7.12 Areas annotated red are where there is likely to be an adverse impact on setting which contributes to significance, orange where there may be a limited impact on setting which requires careful design and mitigation measures and green where there is likely to be limited or no heritage impacts. The coloured areas refer to development area which would include landscaping and open space, rather than being fully developed. This assessment is based on a number of unknown assumptions which seek to address probable impacts, but any future schemes would have to be fully assessed for their impact.

Blasford Hill

- 7.13 Blasford Hill is a road of Roman origins, linking Chelmsford with Braintree and Long Melford. Linear development along Blasford Hill east of the development site includes a group of 8 grade II listed buildings dating from the fifteenth to the eighteenth century. There is further infill dating from the nineteenth and twentieth centuries.
- 7.14 The rural surroundings to the hamlet remain, with separation from the modern edges of Broomfield and Little Waltham, the Chelmer valley to the east and playing fields and agricultural land to the west. This separation and rural surrounding form part of the setting to the group of listed buildings at Blasford Hill and contributes to their significance.
- 7.15 The land to the west of Montpelier Farm, including the modern agricultural reservoir make little contribution to the setting, because this area is visually distinct from the listed building group and has been degraded by modern interventions.
- 7.16 The land between Woodhouse Lane and Runneymede Cottage and the allotment site to the north are significant in ensuring the hamlet retains a compact form. The field to the west retains a parkland character and is important to provide a rural setting to the hamlet, has significant views to the listed building group and forms part of the setting of Woodhouse and its former lodge (see below). This area should remain undeveloped, but could be public open space with sensitive landscape design.
- 7.17 The land beyond the field boundaries aligned with Northcourt Road and west of Hillside is sufficiently distant that its impact on setting would be minimal, subject to the treatment of the development edge in terms landscaping and building height, scale, spacing and materials.

Woodhouse and Woodhouse Lodge

- 7.18 Woodhouse lies to the south of Woodhouse Lane. The Chapman and Andre Map of 1777 depicts the route of Woodhouse Lane and built form on the site of Woodhouse.
- 7.19 The house is set in extensive grounds and includes a collection of outbuildings. A sale catalogue of 1906 describes the 'Woodhouse Estate comprising residence with conservatory, kitchen garden and grounds, stabling, entrance lodge, farm buildings with 31 acres of arable and pasture land, 3 cottages with gardens and orchard'.

- 7.20 The house includes various elements, of nineteenth century appearance, but many contain older fabric. It is unlisted, but because of its historic and architectural interest can be considered as a Non-Designated Heritage Asset. The outbuildings associated with the house, boundary walls, its former lodge cottage, its grounds and the field to the north form part of its setting and contribute to its significance. Development should be avoided to the north and the edge treatment carefully landscaped and designed (as set out above) .

Broomfield Hospital

- 7.21 Broomfield Hospital site includes an Edwardian country house, known as Broomfield Court, built in 1904 for Louisa Radcliffe, the daughter of Thomas Christy of Brooklands. Converted to Nurses' Accommodation when the Art Deco TB hospital was constructed in 1935-40, Broomfield Court is of architectural and historic interest as a fine neo-Jacobean house. Only the south front on the Art Deco hospital remains, including its cantilevered sun balconies. This block is of architectural design and historic interest for its associations with the hospital and emerging treatment philosophy. None of the remainder of the hospital complex is of any heritage merit.
- 7.22 Broomfield Court and the Art Deco block are enclosed within the hospital estate from the north and the development site makes no contribution to their setting.

Little Waltham Lodge

- 7.23 Little Waltham Lodge is an early nineteenth century house, which is grade II listed. Its parkland grounds remain largely unchanged since that depicted on late nineteenth century maps. The grounds form part of the setting to the house and contribute to its significance.
- 7.24 The development site itself would be approximately 340m to the house at its closest point, but the grounds extend to the north eastern corner of the development site. The development site itself makes little contribution to the setting of the listed building and would not impact on key views to or from the listed building.
- 7.25 The north eastern corner of the development should include a planting belt of at least 25m to provide a buffer to the parkland setting of Little Waltham Lodge to minimise the impact on its setting.

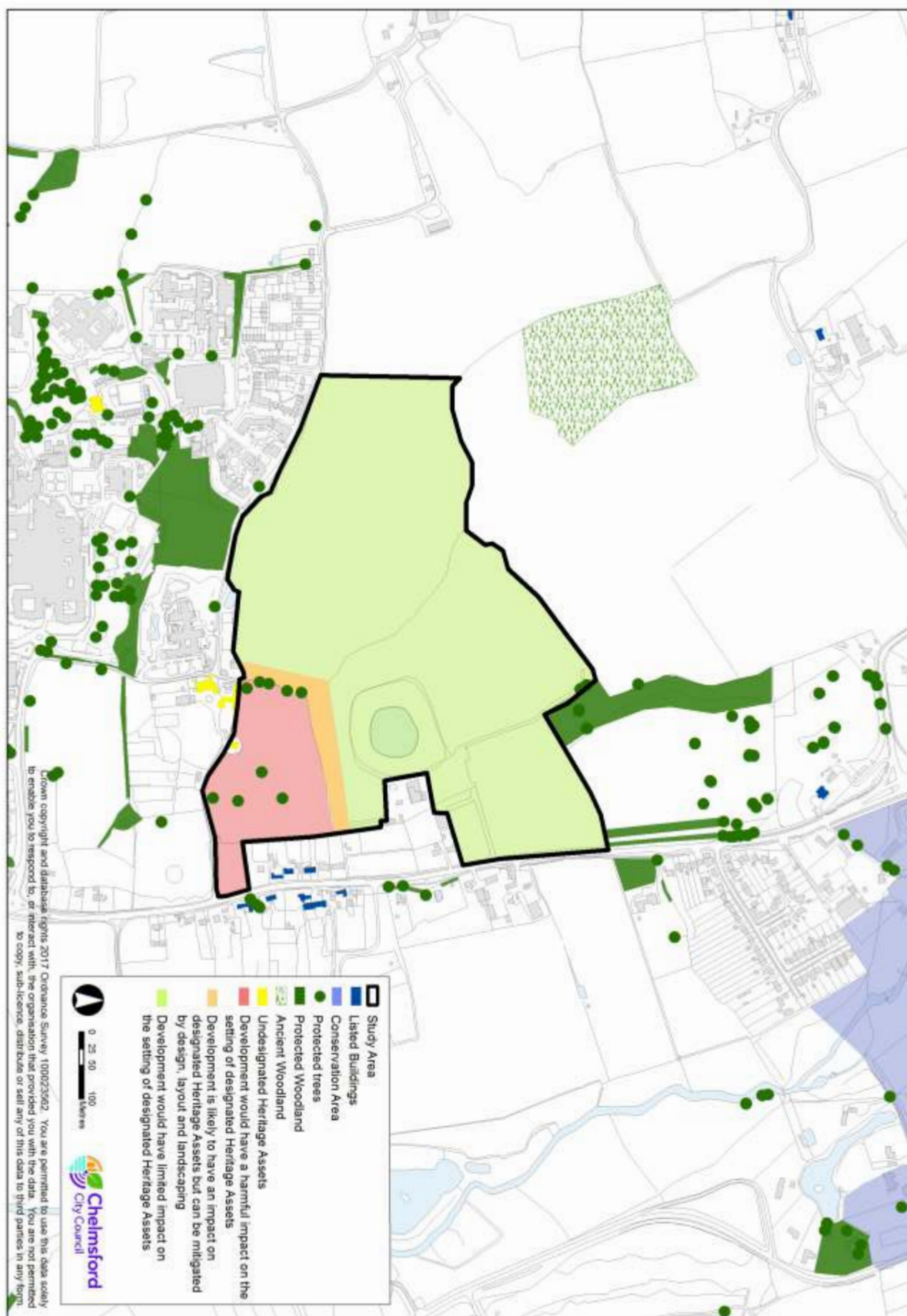
GHQ Defence Line

- 7.26 The defence line follows the line of the River Chelmer and includes a number of pill boxes. There was a pill box located on the north-eastern edge of the development site which was demolished recently. The remainder of the defences are located further northeast and would be unaffected by development on the site.

CONCLUSIONS

- 7.27 The development site includes no designated or non-designated heritage assets.
- 7.28 The setting of designated heritage assets at Blasford Hill and non-designated heritage assets at Woodhouse includes the field to the immediate north of Woodhouse Lane. This field is a significant feature and should remain undeveloped, but could form the public open space of development to the west and north with retention of existing landscape features and sensitive landscape design. The treatment of any development fronting onto this space would require landscape screening to filter views and two storey development with a spacious layout and traditional materials.
- 7.29 A screening belt would be required to the north-eastern edge of the site to protect the setting to Little Waltham Lodge and its parkland.
- 7.30 There would be no impact on the setting of the GHQ line of WWII defences, or non-designated heritage assets at Broomfield Hospital.
- 7.31 The Chelmer Valley is rich in archaeological remains; a desk based archaeological study should be undertaken at an early stage.

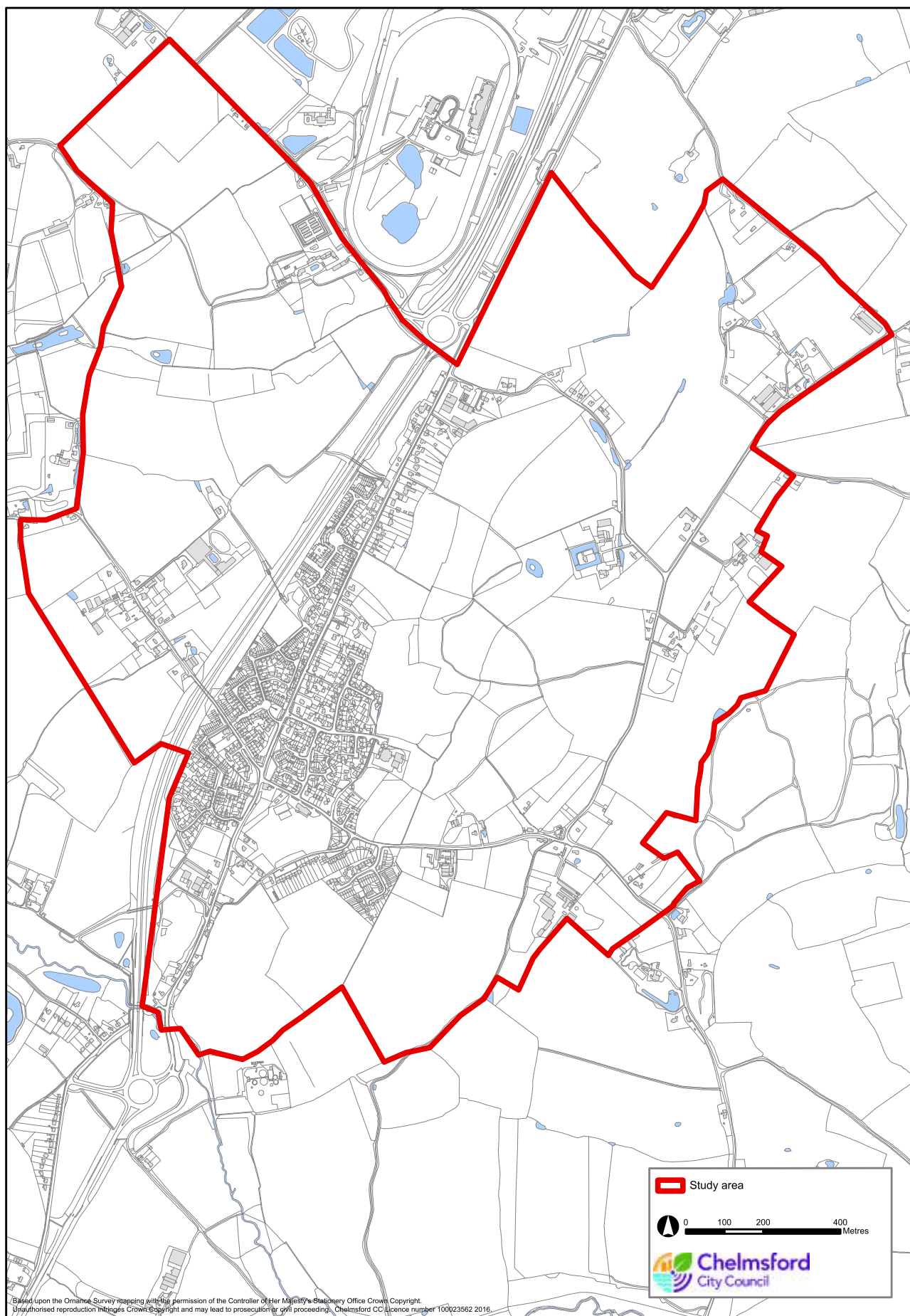
Figure 4 - Plans indicating where setting contributes to significance



8. MOULSHAM HALL AND NORTH OF GREAT LEIGHS



Figure 1 - Extent of study area



Location

- 8.1 Great Leighs is a large parish located approximately 10.5km to the north-north-east of Chelmsford City Centre. The village centre is at the crossroads of Main Road and School Road/Boreham Road, where the post office, The Castle Public House and the village hall are located, with the village school and playing fields nearby.
- 8.2 The parish is bisected by the River Ter to the south and the main road between Braintree and Chelmsford (A131) running north-south.
- 8.3 The underlying geology is a mixture of sand, gravel and boulder clay.

Historic Background

- 8.4 There is archaeological evidence for early human activity in the parish of Great Leighs, including Palaeolithic flint work and a Bronze Age settlement on the line of the new A131. Crop marks indicate a possible Iron Age settlement and 40 Iron Age coins were found near the River Ter.
- 8.5 The Main Road at the village centre is a Roman Road which linked Chelmsford with Braintree and beyond to Long Melford. There are crop marks for possible Roman farmsteads, but little other evidence for Roman occupation. The parish is thought to have been heavily wooded in the Roman period.
- 8.6 The place name derives from the Saxon word Leah, meaning clearing, probably an indication of the clearing of a woodland in the Saxon period to form the origins of the present settlement. The Domesday book records two manors in the parish. The settlement along Main Road was historically known as Chatley, but when the parishes of Little and Great Leighs were combined in the early twentieth century this name was lost.
- 8.7 The parish churches of St Mary in Great Leighs and St John the Baptist in Little Leighs originate from the twelfth century. St Mary's has an unusual round tower, one of only six in Essex. The church forms part of the church/hall complex with Lyons Hall.
- 8.8 The parish has a dispersed character, with woodlands, agricultural and meadows, the two church/manor complexes, farms, moated sites, cottages on Main Road and hamlets. Much of the ancient pattern survives. The former green at Gubbions is now agricultural land. The landscape surrounding the village includes historic field patterns of probably medieval origins. Modern development is concentrated along Main Road, which was infill in the second half of the twentieth century.
- 8.9 In the early 2000's the settlement expanded significantly, with the construction of the by pass, new housing and the development of the former county showground as a racecourse.

Area Assessment of Designated and Built Undesignated Heritage Assets

- 8.10 The following gives accounts of designed and built undesignated heritage assets and sets out how their setting contributes to significance. Plans are annotated to indicate where development proposed may or may not have an impact on setting (see Figure 5 and Figure 13). This is based on the assumption of moderate density housing development of predominantly two storeys with public and private open space,

community facilities and retention of landscape features. Areas annotated red are where there is likely to be an adverse impact on setting which contributes to significance, orange where there may be a limited impact on setting which requires careful design and mitigation measures and green where there is likely to be limited or no heritage impacts. The coloured areas refer to development area which would include landscaping and open space, rather than being fully developed. This assessment is based on a number of unknown assumptions which seek to address probable impacts, but any future schemes would have to be fully assessed for their impact.



Figure 2, First Edition Ordnance Survey Map, surveyed 1874-5 published 1881.

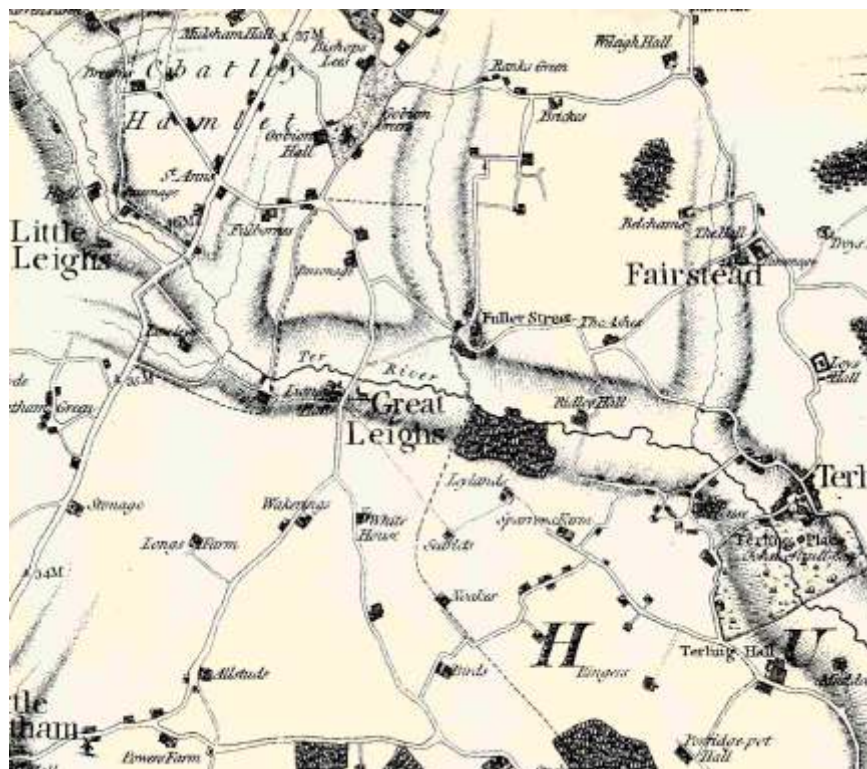


Figure 3, Chapman and Andre Map of Essex published 1777, extract of Great Leighs area.

Land at Moulsham Hall

- 8.11 Moulsham Hall is timber framed house of seventeenth century origins. It was refronted in the eighteenth century. As a pre-1700 vernacular building is justifiably grade II listed. It remains a group of traditional farm buildings dating from the seventeenth to the nineteenth century, which are curtilage listed buildings.
- 8.12 Moulsham Hall is one of the original manors of the parish and is recorded as Melesham in the Domes day Book.
- 8.13 The tithe award of 1839 shows the hall and the surrounding land is owned by Lady Francis Stuart and tenanted to John Brown.
- 8.14 There is a small nineteenth lodge cottage on Moulsham Hall Lane, which serves the formal entrance to the house. The grounds to the south have a parkland character, with mature trees.
- 8.15 To the east, beyond Moulsham Hall Lane, the racecourse has developed on the site of the old showground. The flood lights are visible as alien features in the wider rural landscape. To the north of the racecourse stable complex lies beyond the historic farmyard.
- 8.16 The wider setting is rural and there are glimpsed views towards the formal frontage to the Hall from the southeast and southwest. There is a shallow valley with a brook, which has dense planting at its base, giving screening from the south. To the northeast the racecourse stables complex diminish the rural setting, but their low form and rural function minimise their impact. To the north the pattern of small fields, largely as depicted in nineteenth century maps (see figure3), remains. The pattern of lanes, dispersed buildings and field boundaries are of ancient origins. The wider rural setting is essential to the setting of the listed building.
- 8.17 Any development would need to preserve the open rural character on all sides. There is scope for development to the south west, but careful screening, design and treatment of the levels would be critical.

Triceratops

- 8.18 Triceratops is a small timber framed and thatched roof cottage of seventeenth century origin. It is justifiably grade II listed as a pre-1700 vernacular building. It was historically known as Dumney Lane Cottage. Its history is unclear, but it formed part of the Moulsham Hall estate.
- 8.19 The site is enclosed by dense tree planting and the cottage is not visible from distance. There is a collection of modern farm buildings to the north west, which detract from the setting.
- 8.20 The rural setting surrounding the cottage contributes to its significance, particularly the fields to the east and west.

Stone Wall Cottage and Hump Cottage

- 8.21 Stone Wall Cottage is a timber framed and thatched roof cottage dating from c.1700 (see figure 2). Hump Cottage is a timber framed and thatched roof cottage dating from the seventeenth century, thought to originally have been a barn, converted in the nineteenth century. Both are grade II listed, justifiably so as good examples of vernacular buildings.
- 8.22 There is a strong group value between the buildings, which are likely to have once formed a small farmstead, with Hump Cottage being a barn.
- 8.23 The wider rural setting contributes to the significance and setting of the listed buildings. They have limited visibility in the wider area, the rurality of the setting is significant.

Gatehouse Farm

- 8.24 Gatehouse Farm House is a gault brick early nineteenth century building. It is grade II listed, justifiably so as a simple classically inspired farmhouse. It is one of a number of such houses in the area, reflecting the farming prosperity and ambition of the period.
- 8.25 The farmyard lies to the south east, now containing traditional and modern farm buildings. The rural setting contributes to significance, but the land to the south beyond Hornells Corner makes a limited contribution.

Gatehouse Cottage

- 8.26 Gatehouse Cottage is a small timber framed cottage of nineteenth century origins. It can be considered as an undesignated heritage asset due to its character and distinctiveness.
- 8.27 The rural setting contributes to the significance of the cottage, including its garden and the immediate surroundings.

Southern end of Main Road

- 8.28 At the southern end of the remaining Roman Road in the village centre, approached off of the modern A131 between Chelmsford and Braintree, there is a small hamlet of cottages to the south of Rochester Farm.
- 8.29 The land rises on the approach north and the road straightens, where the group of traditional cottages are a distinct hamlet set away from the main village. There are four grade II listed buildings; Cadmus and Bellrope Cottages are a pair of timber framed buildings of sixteenth-seventeenth century origins, at one time five tenements. Vixen Tor is a timber frame cottage of eighteenth century origin. Chatley is of seventeenth century origin. These buildings have considerable interest as vernacular timber framed cottages and are justifiably grade II listed.
- 8.30 The traditional cottages intermingled with the listed buildings are of nineteenth century origins and contribute to the character of the group. Hillside (58 Main Road) is a timber framed cottage dating from c.1800 and 60 Main Road is a single storey timber framed cottage with a thatched roof of nineteenth century or earlier origins; these two structures have considerable interest as vernacular buildings with group value with the adjoining listed buildings and should be considered as undesignated heritage assets.



Figure 4, Main Road

- 8.31 The grouping of the buildings together as a rural hamlet is an essential part of their setting, which contributes to their significance.
- 8.32 Their original setting would have been wholly rural. The 1777 map shows the old alignment of the road, which kinked to cross the River Ter, and the group of cottages. Nineteenth century maps show the cottages more clearly with orchards and gardens separating them. The field to the east was divided into three, enlarged by the removal of hedgerows in the twentieth century.
- 8.33 The new road junction and bypass have diminished the rural setting to the south and west, but the harm has been mitigated by the diversion of heavy traffic, the landscape screening and the retained setting elsewhere.
- 8.34 The setting which contributes to significance comprises the immediate gardens, the land to the west (contained by the bypass), the land to the south (to the River Ter), to the north up to Rochester Farm and the irregular shaped field to the east. The setting gives an open rural setting, which maintains the group's distinction as a hamlet from the main settlement and gives a rural context. Views between buildings to the east across the rural landscape and views from the north east and south west back towards the group are important to appreciating the significance of the group.
- 8.35 Any development on the land to the east should maintain sufficient separation that there is a clear separation from the hamlet giving a rural context. The treatment of the outer edge of development, height and scale, and generous screening are important.

Rochester Farm

- 8.36 Rochester Farm lies to the west side of Main Road. It is a timber framed farmhouse of seventeenth century or earlier origins. As a pre-1700 vernacular building is justifiably grade II listed. Other than a small outbuilding immediately behind the farmhouse, the traditional farmyard has been replaced by modern farm buildings.
- 8.37 The historic setting was once small agricultural fields. A sale catalogue of 1852 describes the site as 'a freehold property comprising farmhouse with farm premises and about 103 acres of arable and pasture land'. The site no longer has an agricultural setting and the bypass, modern farm buildings, extensive conifer planting and nearby development have diminished its setting. However, the open setting to the front and on all sides of the site separate the building from the main village and maintain a sense of rural setting, which is important to its significance.

Figure 5 - Constraints

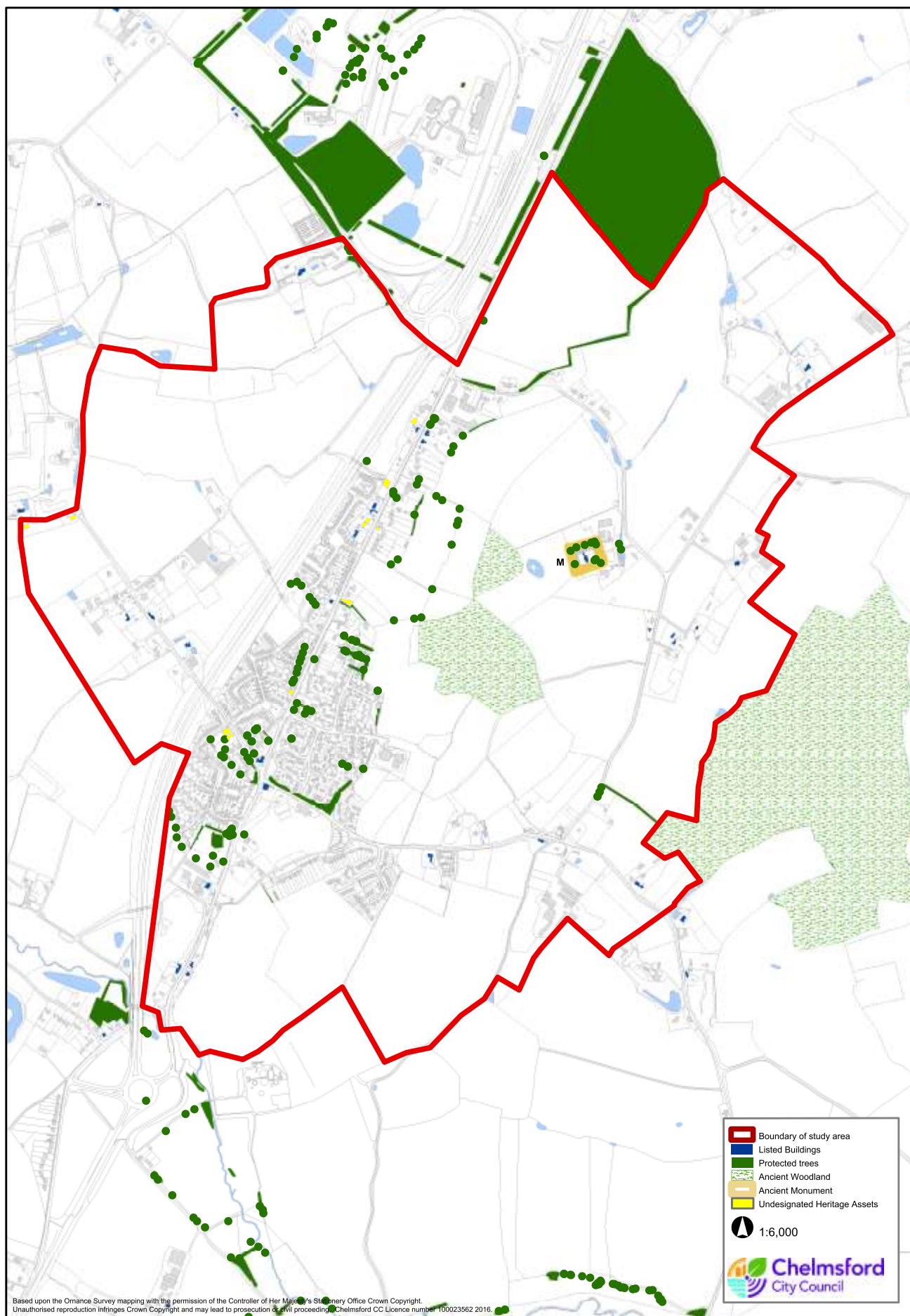




Figure 6, Rochester Farm

- 8.38 To the north Rochester House is a red brick Edwardian villa, set in large grounds. This is a characterful house with fine detailing. On the east side of Main Road, Highways is another finely detailed villa, designed by Chelmsford architects Clare and Ross c.1900. Unaltered rural houses of this type are relatively rare and the buildings make a positive contribution to the character of the area. They should be considered as undesignated heritage assets. The garden settings give an open setting and sense of status, which contributes to their significance.

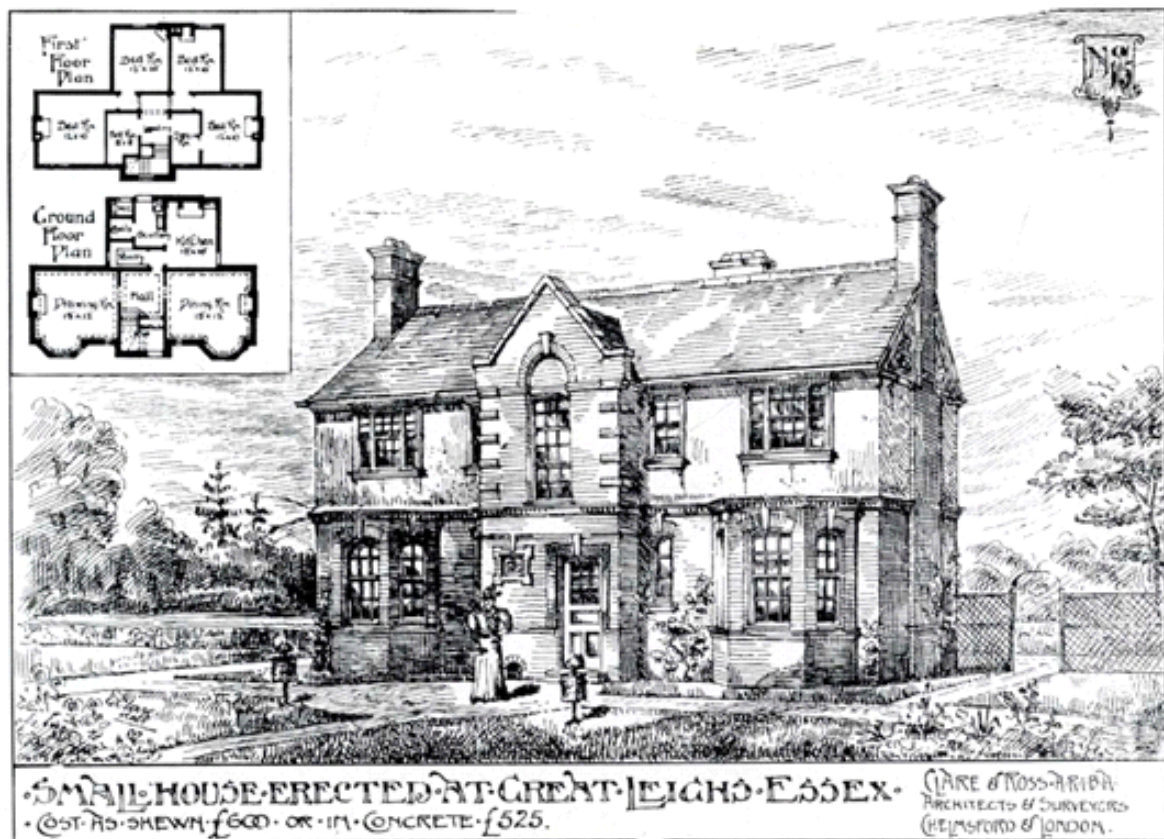


Figure 7, Drawing of Highways, Main Road. By architects Clare and Ross and illustrated in their book *Homes for the People* in c.1902

- 8.39 Development should ensure the frontages remains undeveloped, the immediate spacious setting is maintained and the scale of buildings remains subservient to the heritage assets, with those at Rochester Farm being based around a courtyard of farm buildings in concept.

Junction of Main Road / Boreham Road / School Lane

- 8.40 The Castle Public House is a landmark feature at the crossroads, which marks the village centre. The building makes claim to be the oldest inn in the country. It was built as a mediaeval hermitage for pilgrims travelling to Canterbury. The present building is largely of early nineteenth century construction, but retains some timber framing of seventeenth century origins. As it contains a significant proportion of its pre-1840 design and fabric it is justifiably grade II listed.
- 8.41 At the north west side of the junction, the post office is a timber framed building of eighteenth century origins. As a vernacular building with much of its original fabric it is justifiably grade II listed.
- 8.42 On School Lane is the former British School, comprising the old school room (1845) and teacher's house (1885). They are red brick buildings with stock brick dressings, now converted into two dwellings. The buildings are of local interest due their design and history. These buildings should be considered as undesignated heritage assets.
- 8.43 The setting of these buildings comprises views towards them on the approaches, the streetscene and their immediate curtilage.
- 8.44 Any development within this setting should be designed to respect and maintain the landmark status and function of the buildings.



**Figure 8, The Castle,
Main Road/Boreham Road**

Main Road (Boreham Road to Banters Lane)

- 8.45 The former Roman Road includes groups of historic buildings, interspersed with mainly mid twentieth century and later housing. There are nine grade II listed buildings (145, 171, 173, 181, 183, 206, 203, 208 and 210 Main Road), which date from between c.1600 and the early nineteenth century. They are timber framed cottages, many with thatched roofs. These cottages are justifiably grade II listed as good examples of vernacular buildings.

- 8.46 Historically, the cottages developed on long narrow plots parallel to Main Road and would have been similar in character to the hamlet at the southern end of Main Road. Nineteenth century maps show large gardens and orchards, with agricultural land beyond. This setting is now urban in character and contained within mid twentieth century and later development. There is no direct relationship with the wider rural landscape. The setting of these buildings comprises views towards them on the approaches, the streetscene, their immediate curtilage and group value.
- 8.47 There are a group of traditional buildings along this part of Main Road which contribute to the character of the area and can be considered as undesignated heritage assets. These include the Great Leighs Free Church and the Dog and Partridge Public House included for their historic and community value, together with a number of traditional buildings. The setting of these buildings comprises views towards them on the approaches, the streetscene, their immediate curtilage and group value.
- 8.48 Development in the wider area, including the agricultural land to the east, is likely to have a limited impact on setting. There is limited scope for infill development without compromising the immediate setting.



Figure 9, Holly House, 116 Main Road, Symmetrical Regency house dated 1827.

North Whitehouse

- 8.49 North Whitehouse is a timber framed farmhouse of seventeenth century origins. As a pre-1700 vernacular building is justifiably grade II listed.
- 8.50 Its setting is rural, surrounded by agricultural fields and to the north and north west the ancient woods known as Pauls and Bushy Woods. There are the remnants of a moat within the grounds. The historic farmyard has now gone and the farmhouse stands alone. There is a modern poultry farm to the southwest and a hamlet of houses. The grounds are well screened by trees and the site has an enclosed character. From the southeast there are important views towards the front of the building. The immediate rural surroundings, including views from the south east, contribute to the significance of the building.

Gubbions Green

- 8.51 The moated site at Gubbions Hall includes a rectangular island measuring a maximum of 32m north-south and 45m east-west. This is contained by a water-filled moat fed by an underground spring. The moat measures up to 18m wide and at least 2m deep, and is revetted on both the inner and outer faces with faced stone, occasionally repaired in concrete. Modern footbridges across the east and west arms of the moat provide access to the island. The moat probably dates from the period 1250-1350. The moat is designated as a Scheduled Monument.
- 8.52 The local antiquarian, Phillip Morant, writing in 1768, stated that the 'manor of Gobions' was named after Sir Thomas Gobyon, who was in possession of the manor from 1332 until 1349.
- 8.53 The house which occupies the centre of the island dates from the seventeenth century and is grade II listed. As a good example of a moated enclosure with a pre-1700 timber framed house these assets are justifiably designated.
- 8.54 The grounds to the south and west have a parkland character and further west there is the ancient Moat Wood and Sandylay Wood. To the northwest there is a group of modern farm buildings. To the southwest Little Gabbions is a modern house which appears overly dominant in key views from the south. To the west Mill Lane and Banters Lane are historic lanes. Further west there is a collection of traditional cottages and Blue Barns Farm.
- 8.55 The land to the east was formerly a common (see the Chapman and Andre Map of 1777) which was enclosed in the early nineteenth century and put to agricultural use.
- 8.56 The Moat and the Hall are not particularly visible from distance, although there are glimpses towards the Hall, particularly from the south west, north west, east and west. The formality of the parkland setting and high status of the site, together with the importance of the ancient woodlands, wider agricultural setting and the relationship with the group of cottages to the south east mean that a wide area of setting contributes to the significance of Gubbions Hall and its Scheduled Monument.
- 8.57 The group of buildings to the south east include four grade II listed cottages; Jasmine Cottage, Rose Cottage and The Cottage date from the sixteenth or seventeenth centuries, and Millars Cottage from the eighteenth or nineteenth century. They form a picturesque group and their wider rural setting contributes to their significance.
- 8.58 Further north Blue Barns Farm has a timber framed farmhouse of sixteenth century origins, which is grade II listed. Its historic group of farm buildings lies immediately north east and a modern farm has developed beyond. There are key views of the farmhouse from the west and north and the wider rural setting contributes to significance.
- 8.59 Further north Shackles Farm Barn is technically listed, but was destroyed in the 1987 storm and there is now no trace of it. An application has been made to Historic England to remove it from the statutory list.
- 8.60 There is limited scope for development in this area due to the contribution of the rural setting to significance. Development to the north and south, as indicated in Figure 13 would required careful attention to layout, design, scale and landscaping, particularly of the edges to ensure an adverse impact on setting is avoided or minimised.

Boreham Road

Fulbournes Farmhouse

- 8.61 Fulbournes Farmhouse is a grade II listed timber framed building, listed as eighteenth century, but probably of much older origins and later remodelled. 'Fulburns' Land is first mentioned in the fifteenth century. The building and the surrounding land are noted as being owned by Henry Tritton of Lyons Hall in the 1839 tithe award, whose descendants remain at the hall.
- 8.62 To the east the separation from modern Great Leighs is important in maintaining the rural setting. There are important views to the farmhouse from the wider landscape, including of the frontage from the north. The fields to the north include small irregular fields and remnants of ridge and furrow ploughing, both of medieval or older origins. To the east there is a collection of traditional and modern farm buildings. To the south the agricultural land stretches down to the River Ter.
- 8.63 The rural setting makes an important contribution to the significance of the listed building.
- 8.64 There is no scope for the development adjacent to Fulbournes without compromising its setting.

Fulbourne Cottage

- 8.65 This is a timber framed cottage of late seventeenth or early eighteenth century date, which is grade II listed. Its grounds are enclosed by high hedges and there are limited views towards the building.
- 8.66 The cottage was historically associated with Fulbournes Farmhouse and is shown within the 1839 tithe award in the same ownership. There is a limited visual link between the cottage and farmhouse, but the open setting between the two sites remains an important part of their setting.
- 8.67 Any development between Fulbournes Farmhouse and Fulbourne Cottage would be harmful to their setting. There is scope for development to the north and east, if the character of the historic lane is retained and screening provided.



Figure 10, View towards Fulbourne Cottage from Paulk Hall Lane

Greystones

- 8.68 Greystones is a former Church of England School built in 1813. It has an irregular form in a gothic style, with steeply pitched gables. It is built of flint with cream brick dressings. It is grade II listed, justifiably so as an early school building. The curtilage and views in its immediate setting contribute to the significance of the listed building, but the wider rural setting makes a limited contribution. The land to the east makes a limited contribution to the setting of Greystones and Bishops Hall Farm to the east.

School Lane (north of the A131)

Chadwicks Farm

- 8.69 Chadwicks Farm is a timber framed farmhouse of sixteenth century origins, which is grade II listed. There are the remnants of a moat surrounding the site. To the east there is a group of modern farm buildings and in the distance the modern A131 detracts from the setting due to its impact on the landscape and the roar of traffic. To the west there is a small hamlet. To the north and south the rural setting remains and makes an important contribution to significance.



Figure 11, Chadwicks Farm

Creeds Twine and Hobby Croft

- 8.70 These are a pair of timber framed and thatched roof cottages of seventeenth century date, which are grade II listed. They are a characterful feature in the streetscene and have group value with the thatched Fortune Cottage. Their significant setting includes the immediate rural surroundings.

Fortune Cottage

- 8.71 Fortune Cottage is a timber framed and thatched cottage of seventeenth century date, which is grade II listed. It is a picturesque cottage and has group value with Creeds Twine and Hobby Croft. The significant setting includes one immediate rural surroundings.

- 8.72 Breams Farmhouse is a timber framed building dated to c.1415. It is grade II listed. There is a collection of traditional farm buildings. The barn opposite is a poor conversion which detracts from the historic character of the building, but remains a significant landscape feature, as does the much altered traditional cottage at Breams Hall. The farmhouse is enclosed with dense planting on the east side. Its primary setting is its immediate grounds and the rural landscape to the south.
- 8.73 The group value and rural setting to this group of buildings means that there is limited scope for development within the study area to the south and west. To the north the fields make lesser contribution to significance and in combination with retention of field boundaries and additional screening there is scope for development.



Figure 12, Breams Farmhouse

CONCLUSIONS

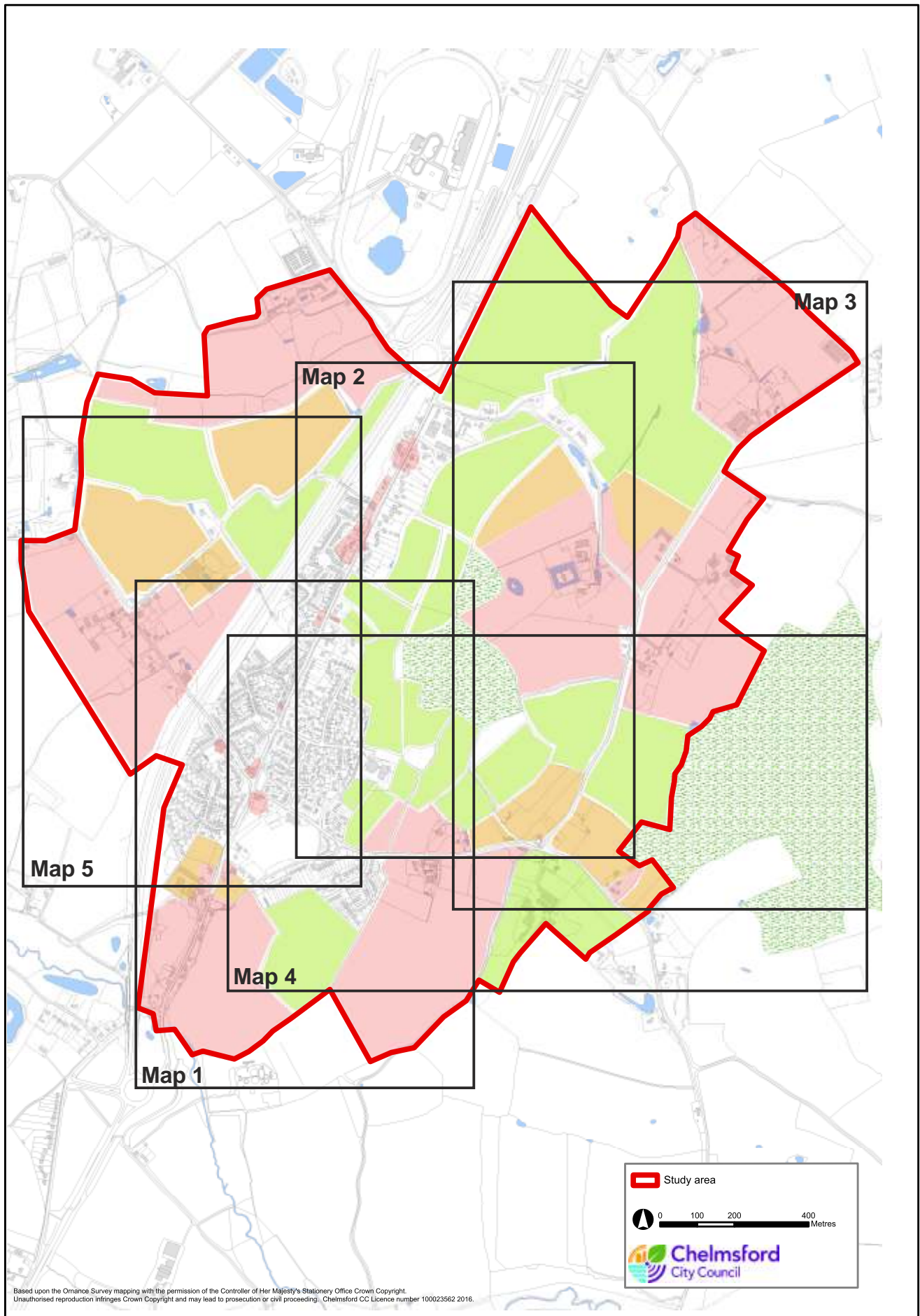
- 8.74 Great Leighs has a distinctive character and a range of designated and undesignated heritage assets, which are of local and national importance. The area includes a predominance of timber framed buildings dating from the sixteenth century to the early nineteenth century, with a number of thatched cottages on Main Road, School Lane and Gubbions Green.
- 8.75 The historic buildings along Main Road have important group value, but are now seen in the context of the expanded village developed from the mid twentieth century. The wider setting makes a minimal contribution to their setting.
- 8.76 The southern end of Main Road has its own distinctive character and reads as an individual hamlet separate from the main village and seen within a rural context. The bypass road has diminished this setting, but the immediate surrounds and particularly the agricultural land to the east make an important contribution to setting.
- 8.77 The rural farmsteads and cottages are intimately linked with the rural landscape, which makes an important contribution to their setting. At Moulsham Hall, North whitehouse, Chadwicks Farm and Fulbournes Farmhouse this setting is quite extensive.

- 8.78 The rural landscape contributes to the setting of the adjacent listed buildings and forms part of their significance. There is limited scope for development to the far south, southwest and north of Moulsham Hall (see plans in Figure 13).
- 8.79 Particular care would be required to consider levels, screening and retention of the existing field boundaries, together with the density, scale, layout and design of any new development.
- 8.80 Gubbions Hall is a site of considerable significance, reflected in its designation as a Scheduled Monument. This wider setting, including the adjacent ancient woodlands, makes an important contribution to significance.
- 8.81 There is evidence for archaeological features around the village, including Saxon or Medieval ridge and furrow ploughing adjacent to Fulbournes, crop marks and other landscape features, which requires further assessment and consideration in selection of development options.
- 8.82 There are large areas of land around the village particularly to the north east, east and northwest which make little or no contribution to the setting of heritage assets and there would be scope for development without affecting setting.

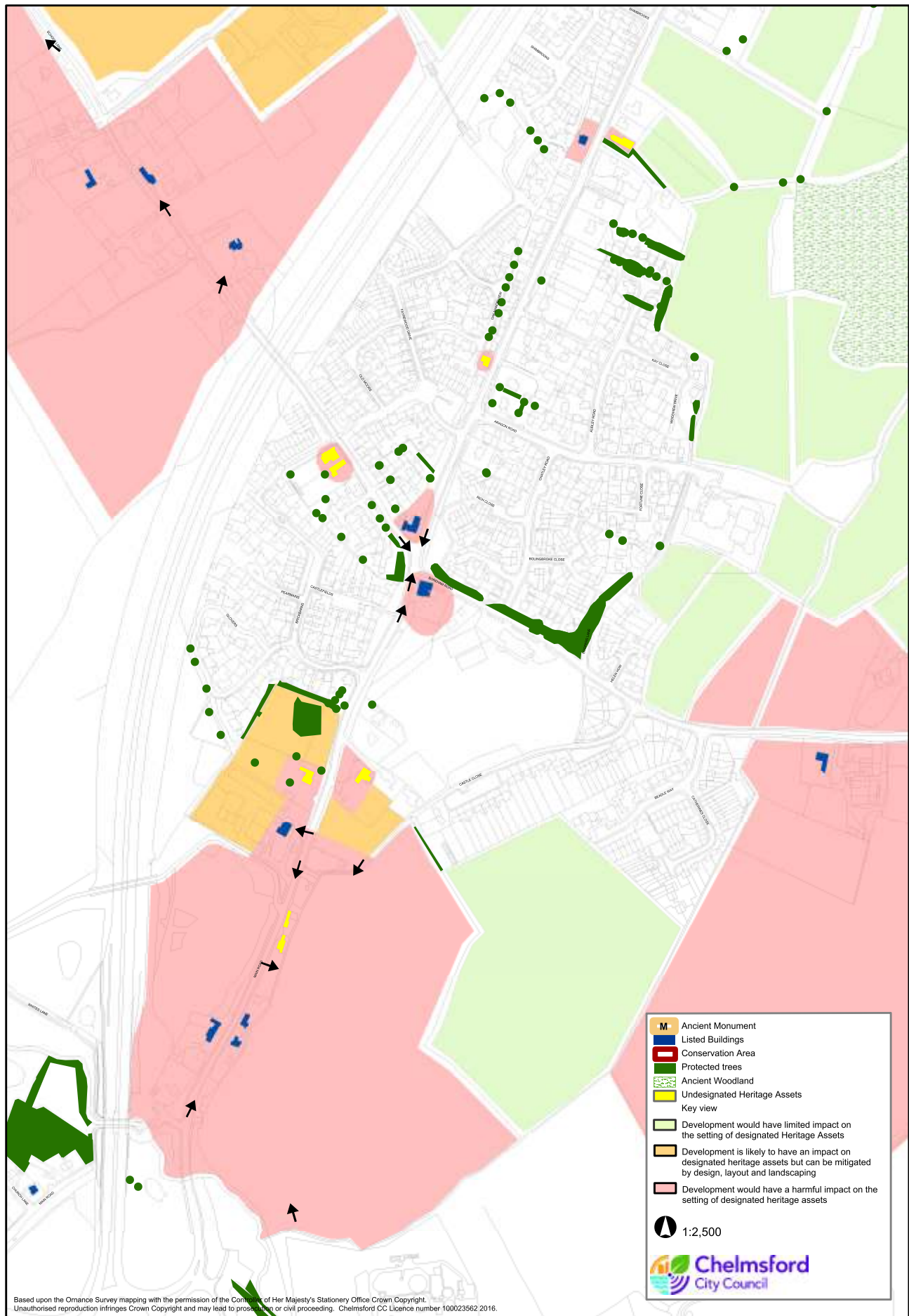
Principles for Great Leighs

- Maintain a buffer to designated heritage assets to protect their setting where this is part of their significance; see plans in appendix 1 Avoid areas annotated red. Concentrate development in areas of least heritage impact (green). Where development is within sensitive locations (orange) use open space, planting belts, low density and careful design and materials to minimise harm.
- Retain field boundaries and work within the existing landscape framework.
- Retain existing mature trees and woodlands.
- Design of new development would require careful attention to the extent of building, the appearance of edges of new development, the disposition, scale and spacing of buildings, roof forms and nature of tree planting to complement character or screen buildings
- Use building types and scales which reflect the local vernacular, particularly in sensitive locations.
- Use materials from the local vernacular palette; particularly clay plain tiles, thatch and colour washed render.
- Maintain key views of historic buildings. Create new views to add character and legibility to new developments.
- Celebrate the area's heritage in new developments, for instance in place and road names, public art, community projects and design.

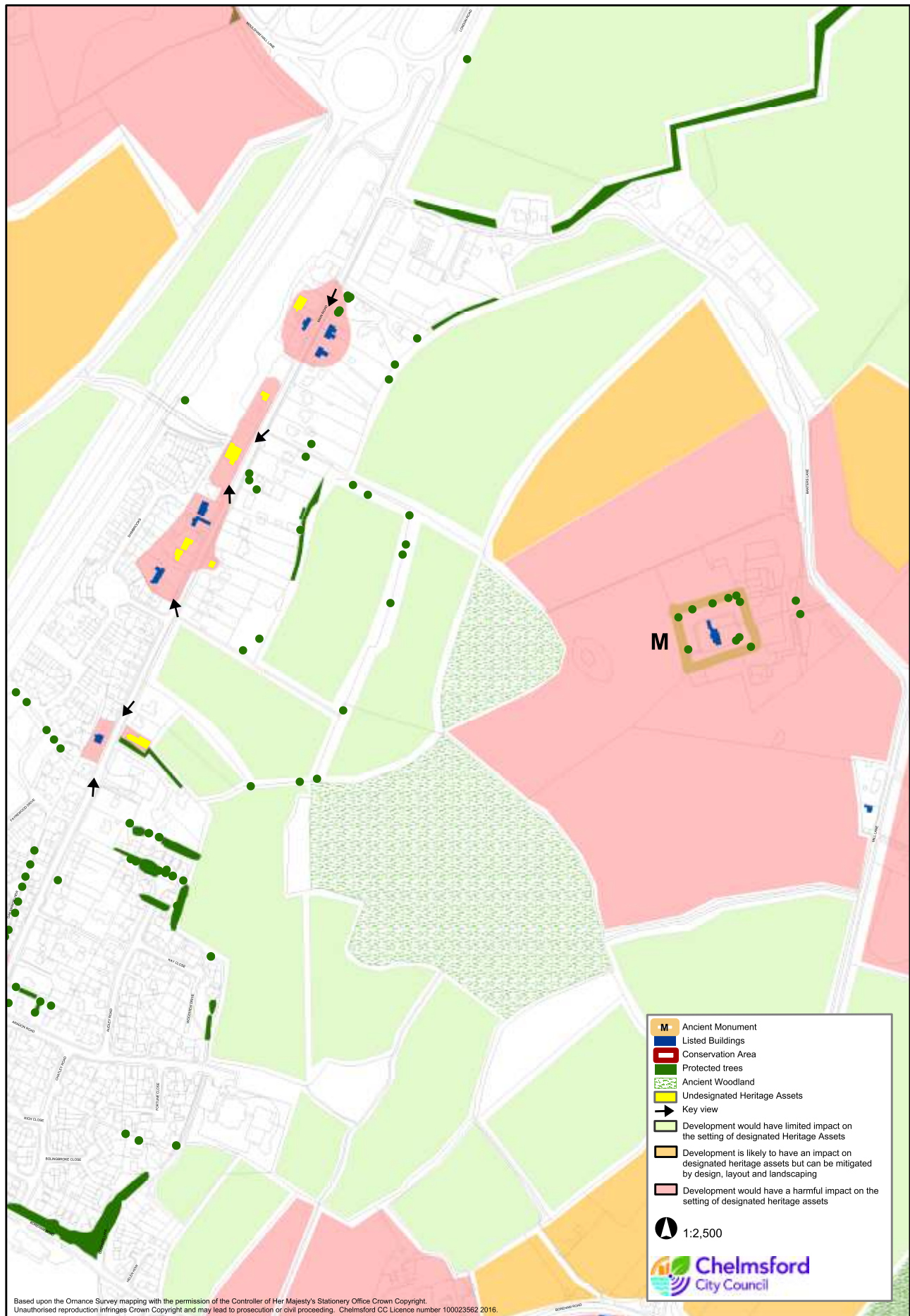
Figure 13 - Plans indicating the extent of setting which contributes to significance.



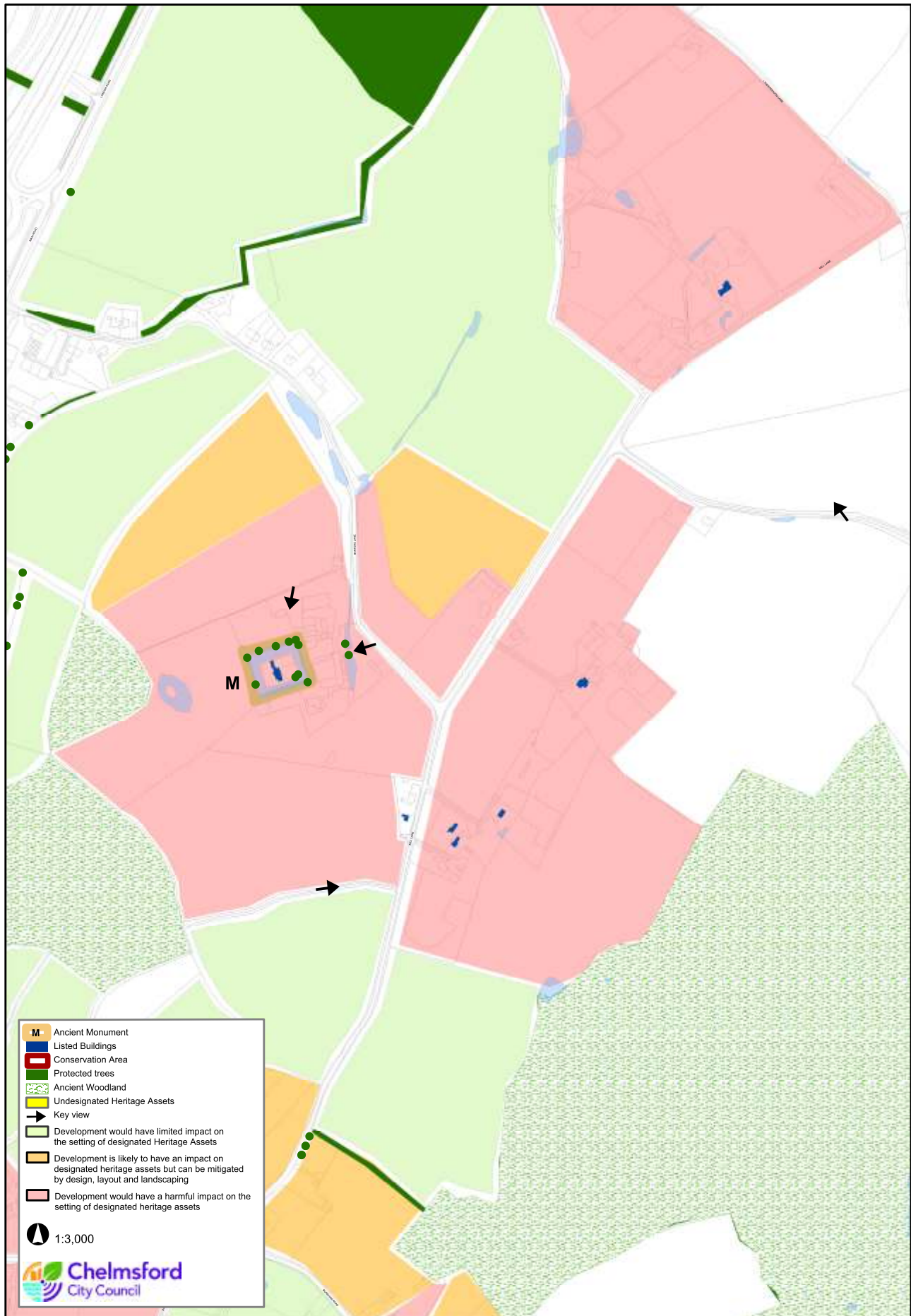
Map 1



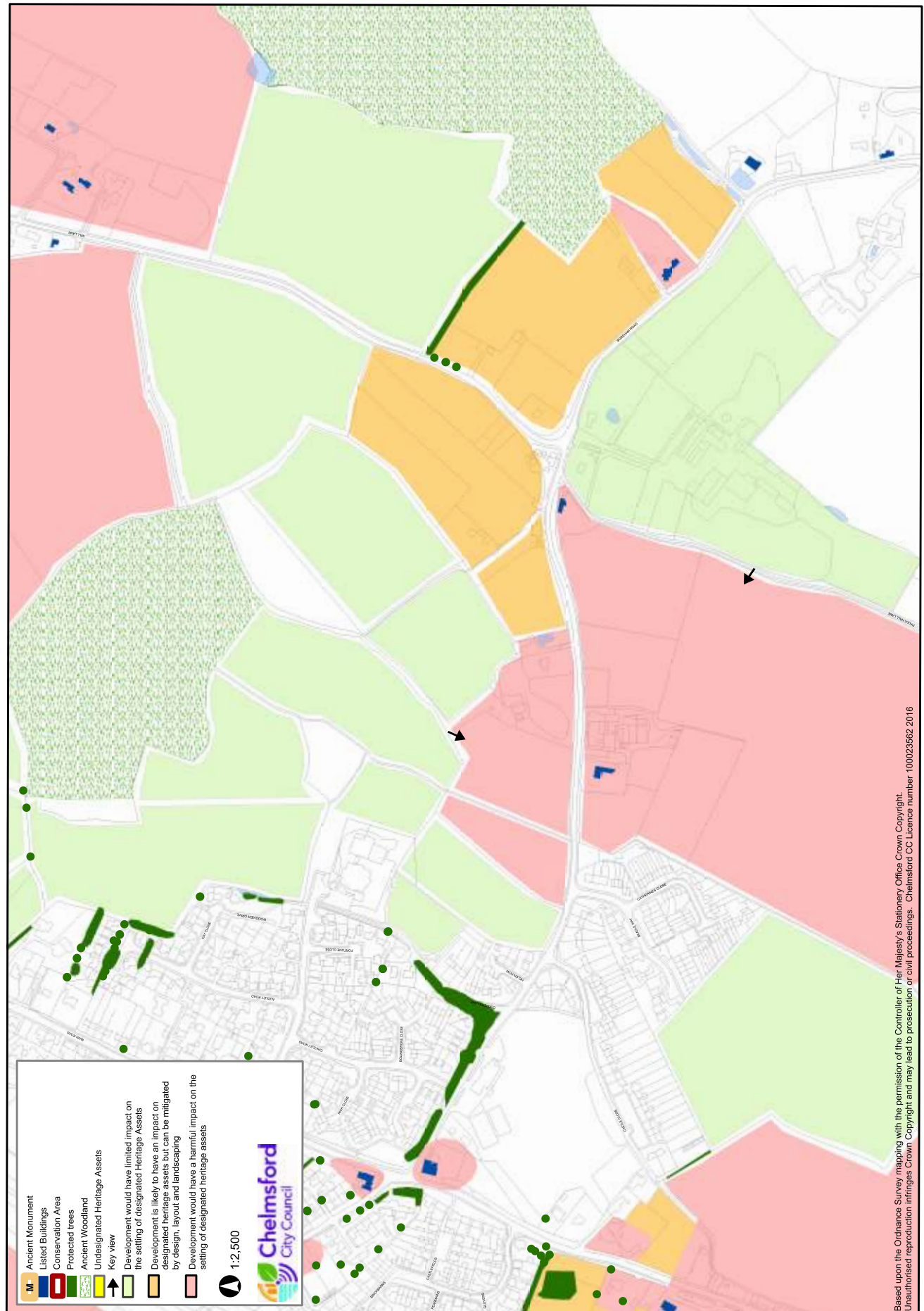
Map 2



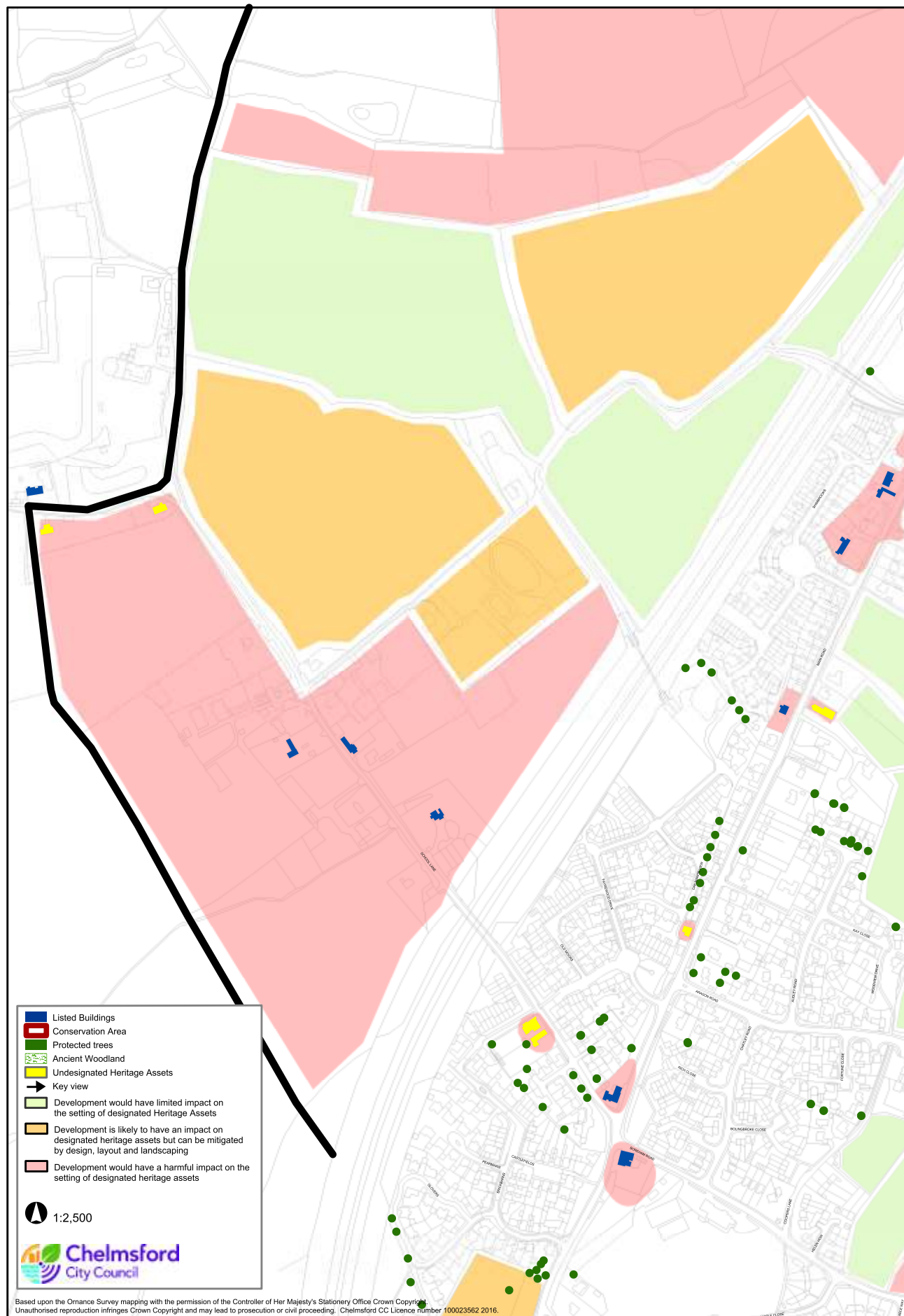
Map 3



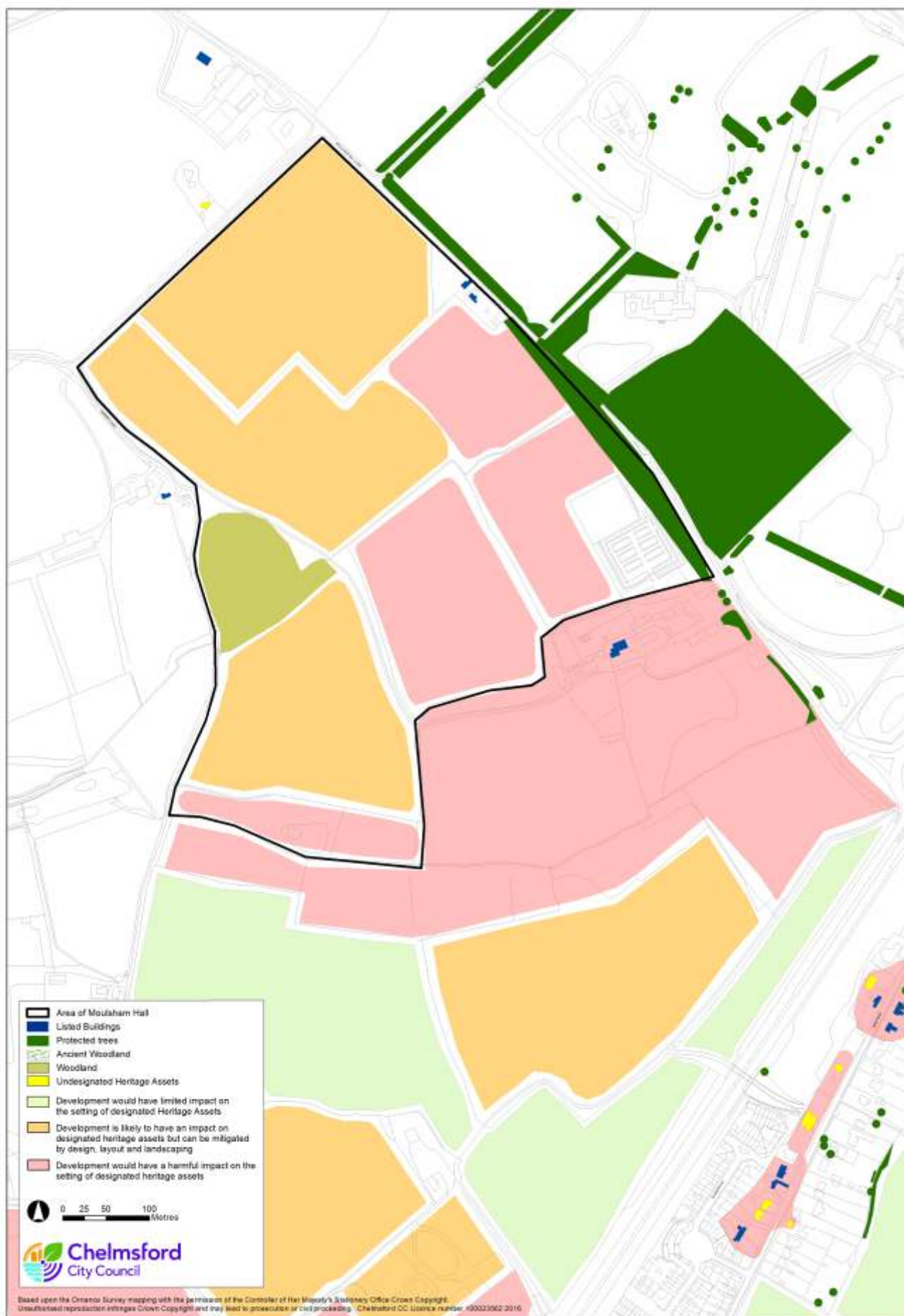
Map 4



Map 5



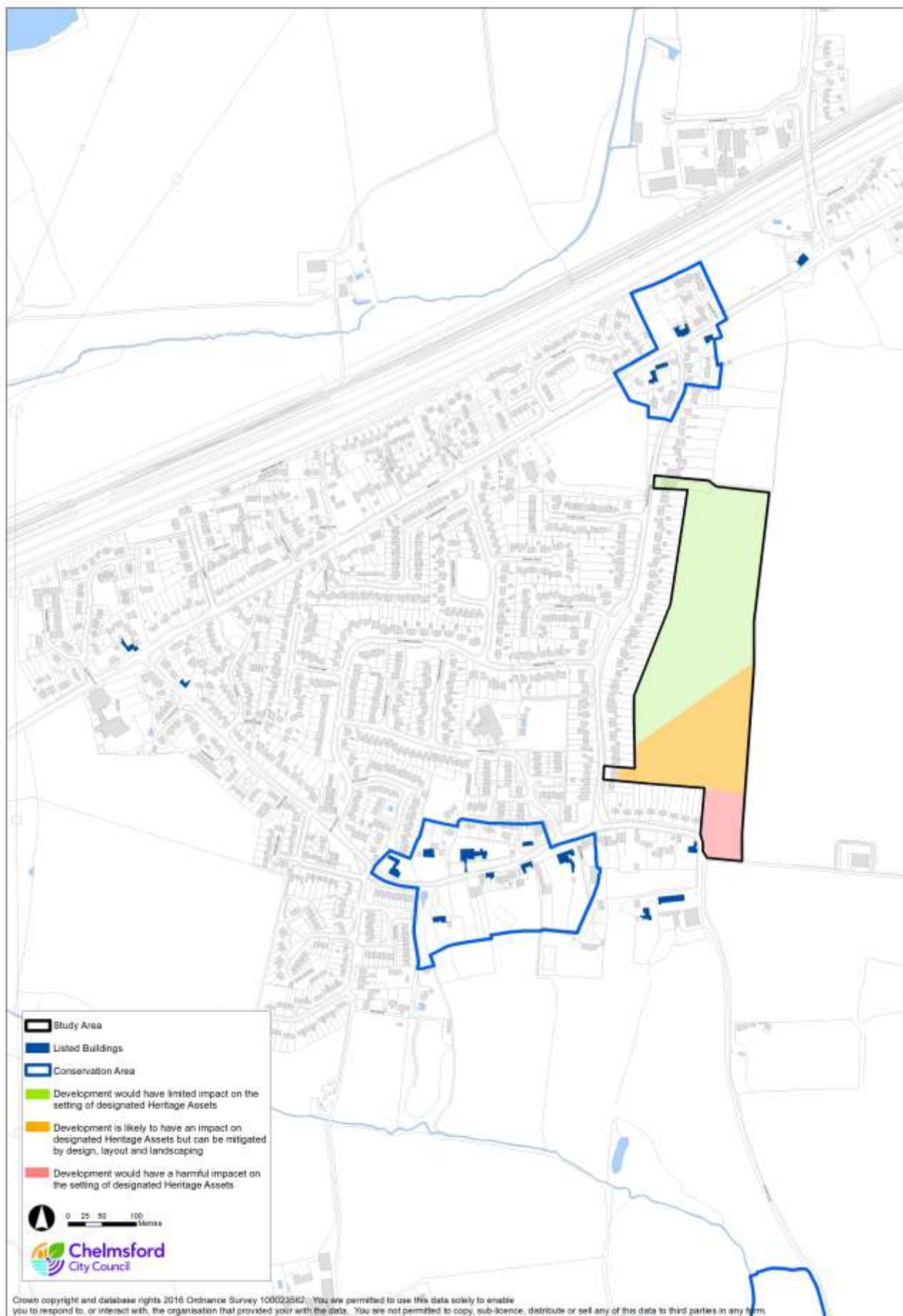
Map 6



9. BOREHAM



Figure 1 - Extent of study area



Location

- 9.1 The study area lies east of Plantation Road, Boreham, 8km east of Chelmsford City Centre.
- 9.2 It is bounded by the rear gardens of properties on Plantation Road and Church Road to the west and south, and agricultural land to the east.

Historic Background

- 9.3 Boreham has its roots in Saxon times, with traces of Bronze Age, Iron Age and Roman occupation, centred on the main route from London to Colchester. Population increased as farm workers arrived in the 18th and 19 centuries, and to work for entrepreneurs William Seabrook and Henry Ford, and at the Second World War Boreham Airfield.

Shottesbrook

- 9.4 Shottesbrook is on the corner of Church Road at the edge of the village, just south of the development site. Dating from the 18th/19th centuries, it is grade II listed. The development site makes no contribution to the significance of Shottesbrook, although its setting should be respected.

Old Hall

- 9.5 Old Hall lies further south along Church Road. Possibly on the site of a mediaeval farm, and dating from the 15th century, with 16th and 20th century additions and alterations, it is grade II listed. The development site makes no contribution to the significance of Old Hall, although its setting should be respected.

St Andrew's Church

- 9.6 There are significant views towards St Andrew's Church (grade I listed) from the public footpath bordering the east of the site and from agricultural land further east. There are also views into and out of Boreham Conservation Area.
- 9.7 Key views could retained within a final layout to add character and legibility to the development and avoid any adverse impact on the setting of St Andrews Church and the Conservation Area.

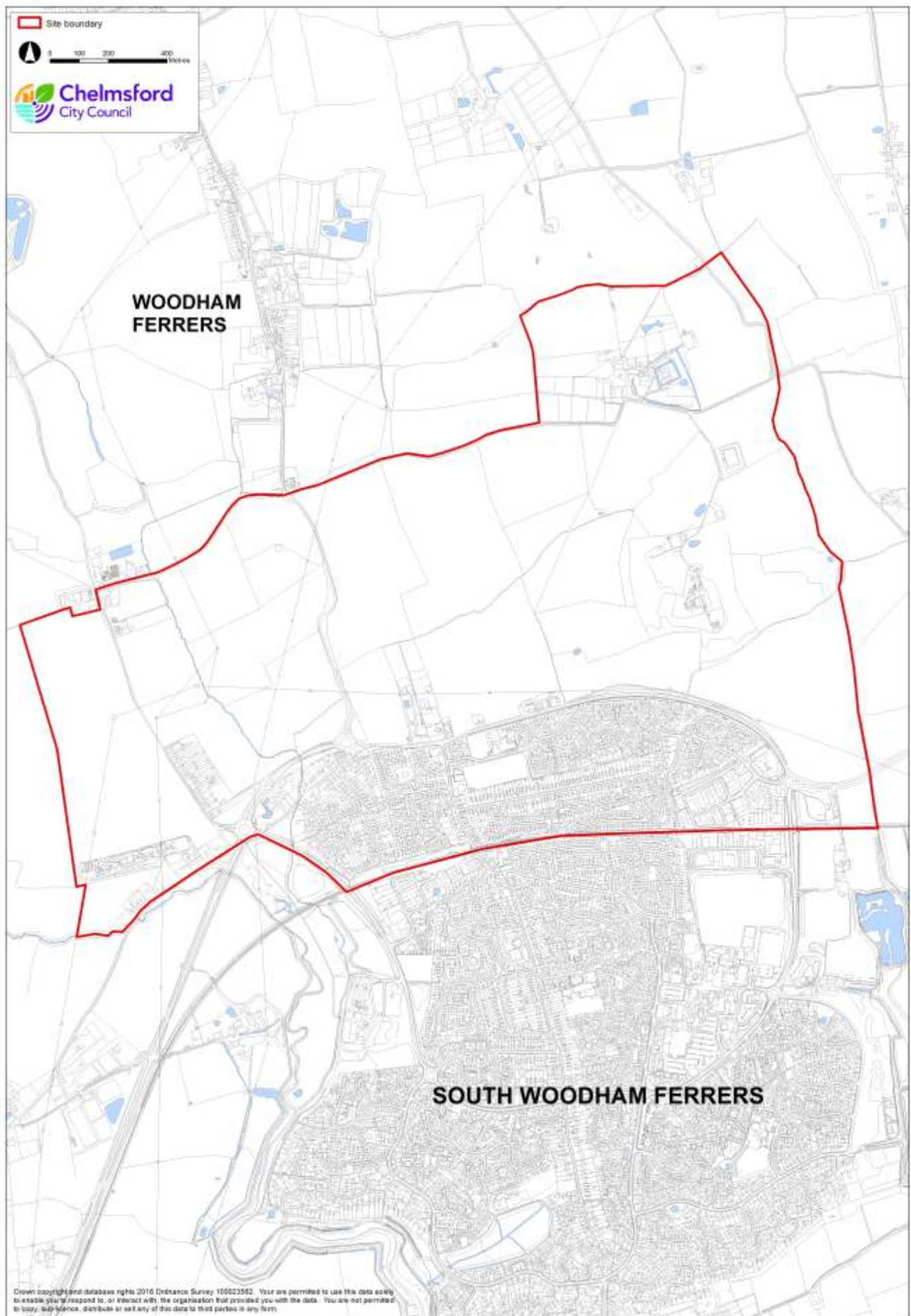
CONCLUSIONS

- 9.8 Although the development site makes no contribution to the significance of Shottesbrook or Old Hall, there are key views of the church which should be retained. Public open space to the south of the site will help to preserve the open setting of the Listed buildings and the Conservation Area.

10. NORTH OF SOUTH WOODHAM FERRERS



Figure 1 - Extent of study area



Location

- 10.1 South Woodham Ferrers is a small parish located approximately 11.5km to the south-east of Chelmsford City Centre. The historic village centre is Woodham Ferrers located to the north, within Bicknacre Parish.
- 10.2 The parish has three distinct elements; the marshes to the south adjacent to the River Crouch, the modern settlement and farmland to the north.
- 10.3 The underlying geology is of exposed London Clay and Claygate Member over much of the area, overlain by Head clay/silt/sand/gravel.

Historic Background

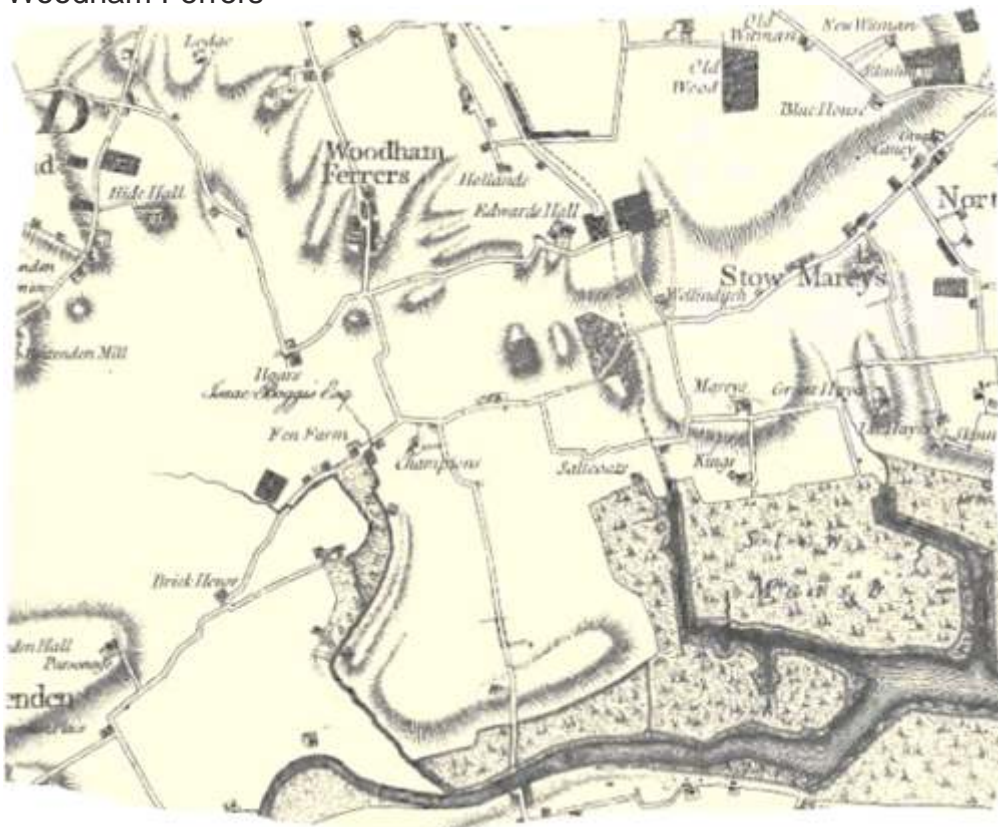
- 10.4 The tidal inlets at Clementsgreen Creek and Fenn Creek are rich in archaeological evidence. At Clementsgreen there is the remains of an Iron Age or Roman salt extraction industry. At Fenn Creek two iron age skulls were found, along with Bronze Age implements.
- 10.5 The Domesday Book records a single manor. In 1234 Henry III granted a charter for a weekly market and annual sheep fair, probably held at the village of Woodham Ferrers. The thirteenth century Parish Church of St Mary lies at the medieval village centre.
- 10.6 The place name is thought to derive from the Saxon words 'wuda' and 'ham' meaning wood and farm or homestead. Henry de Ferrers was the first Norman Lord for the manor. The area of South Woodham Ferrers was formally named in 1913, to cover the south of the parish adjacent the River Crouch.
- 10.7 The manors of Champions and Eyotts date from the fourteenth century. The area was primarily agricultural, with dispersed farmsteads. The area adjacent to the river has always been linked with trade, but to a limited degree.
- 10.8 In 1889 a railway station opened at South Woodham Ferrers. This improved access combined with agricultural depression led to the sale and subdivision of agricultural land. Plots were laid out and advertised for 'City Men, Market Gardeners, Fruit and Flower Growers and others requiring Good Cheap Land' together with 'those with small means who are desirous to live a retired country life'.
- 10.9 Plotland development was limited until after World War I, following which more extensive development followed. Although there was limited infrastructure, gradually facilities, church halls and shops were provided.
- 10.10 Bushy Hill to the east, was developed as a radar test station during World War II and later for radar development by Marconi and now BAE Systems.
- 10.11 In 1971 Essex County Council published plans for a new 'riverside country town' for 18,000 residents on an 1,300 acre site, much of it replacing the previous plotlands.

- 10.12 Construction began in 1975. The development closely followed the 1973 Essex Design Guide for Residential Areas, based on the principle of vernacular Essex, which was ground breaking at the time for the creation of legible and characterful new development. Queen Elizabeth II opened the town square in 1981.

Figure 2 - First Edition Ordnance Survey Map, Surveyed 1873 - 4 published



Figure 3 - Chapman and Andre Map of Essex published 1777, extract of South Woodham Ferrers



Area Assessment of Designated and Built Undesignated Heritage Assets

- 10.13 The following gives accounts of designated and built undesignated heritage assets and sets out how their setting contributes to significance. Plans are annotated to indicate where development proposed may or may not have an impact on setting (see Appendix 1). This is based on the assumption of moderate density housing development of predominantly two storeys with public and private open space, community facilities and retention of landscape features. Areas annotated red are where there is likely to be an adverse impact on setting which contributes to significance, orange where there may be a limited impact on setting which requires careful design and mitigation measures and green where there is likely to be limited or no heritage impacts. The coloured areas refer to development areas which would include landscaping and open space, rather than being fully developed. This assessment is based on a number of unknown assumptions which seek to address probable impacts, but any future schemes would have to be fully assessed for their impact.

Burnham Road

- 10.14 Burnham Road follows the northern edge of the modern settlement of South Woodham Ferrers. The Old Wickford Road and the first section of Burnham Road until Hamberts Farm is the ancient route to the Dengie Peninsula.
- 10.15 The new town consumed the existing settlement, clearing away much of what existed. The historic buildings at Fenn Farm, Shaw Farm, Champions Hall and Eyotts Farm were retained and add character and legibility to the new town. Little now remains of the early and mid twentieth century plotlands development, other than fragments of the former plots, now largely amalgamated and redeveloped.

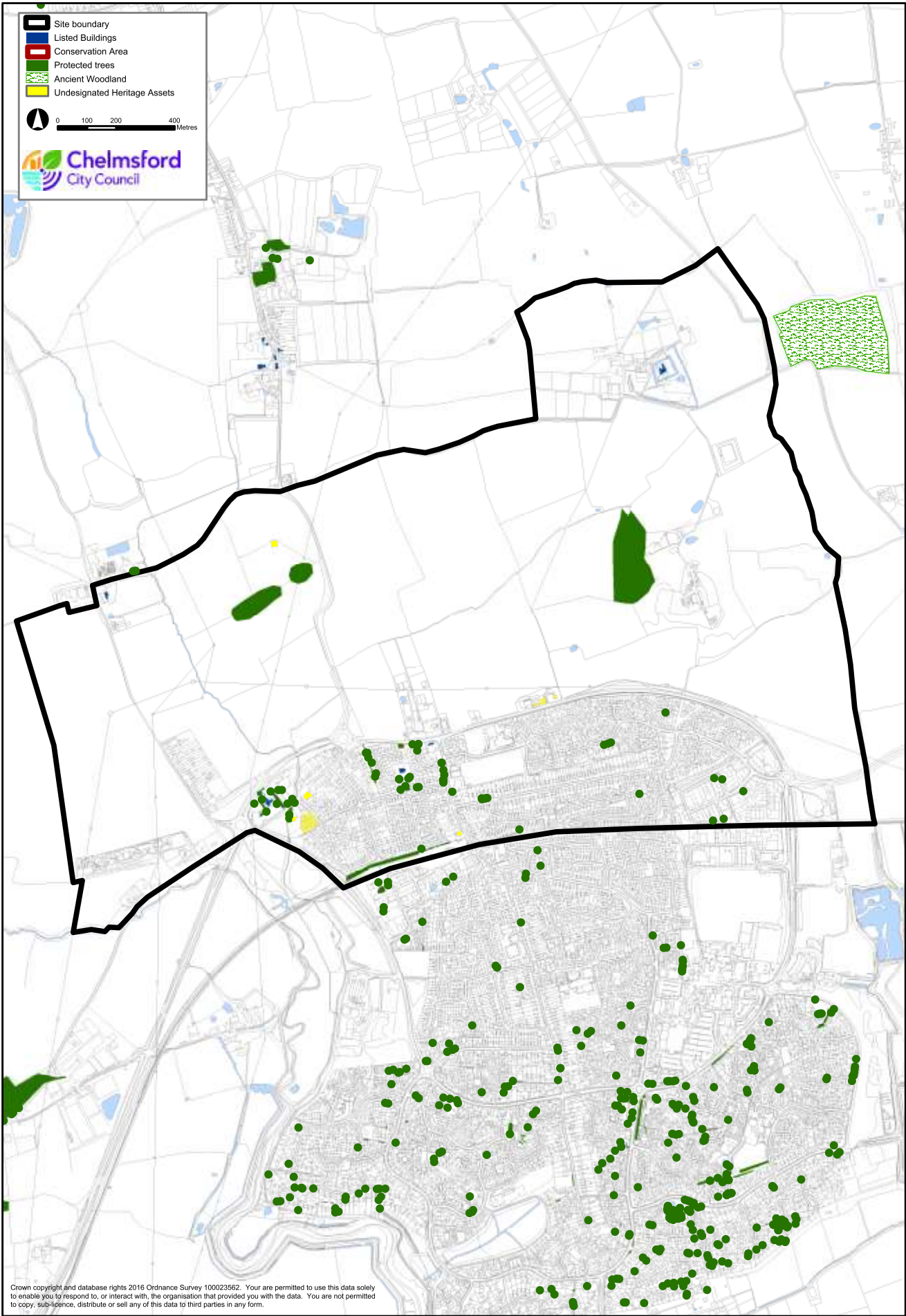
Shaw Farm

- 10.16 Shaw Farm lies on the northern western edge of the modern settlement. It is a timber framed farmhouse of seventeenth century origin. As a pre-1700 vernacular building it is justifiably grade II listed. The remains of a moat remain within its grounds, there is also a spacious setting and group value with the adjacent historic buildings at Fenn Farm and the Whale Bone Inn.



Figure 4 - Shaw Farm

Figure 5 - Constraints



- 10.17 The agricultural buildings associated with the site were demolished from the early twentieth century, when the associated land was subdivided for plotland development. The Burnham Road bypass was constructed c.1975, which further diminishes the relationship with the rural setting to the north.
- 10.18 The spacious grounds and open setting to the immediate south, east and north give a sense of the former isolated position and rural surroundings, which contributes to the setting and significance of Shaw Farm. There are good views of the site from the northwest, albeit mainly to the modern extensions. There is a limited visual link to the north and this land makes a limited contribution to setting.
- 10.19 The spacious setting around Shaw Farm should be retained in any development proposals.

Champions Hall

- 10.20 Champions Hall is a well proportioned eighteenth century timber framed farmhouse. As a vernacular building predating 1840 with much of its original layout, fabric and fenestration it is justifiably grade II listed.
- 10.21 Champions Hall was one of the principal manors and had an extensive landholding. The decline of agricultural prosperity saw the division of its 538 acres into plots for sale from 1893, which led to the development of plotlands. The site has now been consumed within the modern town, including a new house on its former driveway to Burnham Road. The large retained garden now provides some reference to the status of the house and gives a buffer from the modern development which surrounds it. Its setting is now confined to its existing grounds and the immediate surroundings.
- 10.22 Any development within the setting of Champions Hall should be limited in scale, and ancillary in form and appearance. The open grounds should be preserved.

Tabrums

- 10.23 Tabrums Copyhold Cottage is a timber framed cottage of seventeenth century origins. As a vernacular building predating 1840 with much of its original layout and fabric it is justifiably grade II listed. It was historically associated with Champions Hall; William Tabrum was steward to the Lord of the Manor at Champions Hall and records of the house are said to go back to 1689. The building was formerly three cottages and part of it was a shop in the early twentieth century.
- 10.24 The Burnham Road has been intensified and developed from a rural lane to a busy bypass. The tree lined edged and meandering form, together with its rural setting to the north and historic buildings (Tabrums, Shaw Farm, Hamberts Farm) give a hint of its older origins. Tabrums is now largely consumed with the modern town, but its grounds and the semi rural corridor along Burnham Road contribute to its setting, which includes the immediate rural landscape to the north.
- 10.25 Any development to the north of Tabrums should maintain a green landscaped edge to Burnham Road, set back building line, domestic scale and landscaping belt, together with minimising the impact of any highway works.

Hamberts Farm

- 10.26 Hamberts Farm lies on the north side of Burnham Road, beyond the modern town. The site includes a timber framed farmhouse of eighteenth century or early nineteenth century origin, together with a group of traditional and modern farm buildings. The buildings are undesignated, but are of considerable local interest and can be considered as undesignated heritage assets. If the buildings contain pre-1700 fabric or are largely unaltered and pre date 1840 they are like to be eligible for the statutory list.
- 10.27 The farmhouse is a timber framed building dating from the eighteenth or early nineteenth century. The traditional farm buildings to the west, comprise an L-shaped brick building, open fronted cartlodge, traditional barn and granary. They appear in their present layout on the 1874 OS plan.
- 10.28 The rural landscape to the north is an essential feature of the setting to the farm group. Any development proposals should seek to retain, repair and sympathetically re-use the traditional buildings, remove the modern buildings and maintain a buffer of open landscape. It would be desirable to route the adjacent high voltage power lines below ground. The field boundaries to the north are of ancient origins and should be preserved.

Old Wickford Road

Whale Bone Inn

- 10.29 The Whale Bone Inn was built c.1906. It has a red brick frontage, now partly rendered. It was a replacement for an eighteenth century inn, which was destroyed by fire, November 1905. The name reputedly came when a whale died in the River Crouch in 1768. The building's local interest means that it should be considered as an undesignated heritage asset.
- 10.30 The setting of the Whale Bone is confined to its immediate grounds, the street scene and its group value with Shaw Farm and Fenn Farm.



Figure 6 - Whale Bone Inn

Fenn Farm

- 10.31 Fenn Farmhouse is of probable medieval origins, with much alteration and addition in the nineteenth and twentieth centuries. It retains an open setting on the edge of the modern settlement. It should be considered as an undesignated heritage asset.
- 10.32 The open grounds and group value with the Whale Bone Public House and Shaw Farm form part of the setting to Fenn Farm.

Meadow Mews

- 10.33 As a pilot to the new town, Meadow Mews was a group of 18 houses laid out to the principles of the 1973 Essex Design Guide for Residential Areas and built in 1978. As an early exponent of the Essex Design Guide and the first phase of the new town the group is of local interest and should be considered as an undesignated heritage asset.
- 10.34 Any development at Meadow Mews should seek to follow the principles of the original design guide. The wider setting does not contribute to significance.

The Railway

- 10.35 The Railway is a public house which dates from c.1900. It is constructed of painted brick with a plain tile roof. There are attractive bay windows to each corner with Dutch gables to the south.
- 10.36 The building can be considered as an undesignated heritage asset due to its design and historic associations.
- 10.37 The setting to the building is limited to its immediate surroundings and the streetscene, where any development should not dominate its setting.

Edwins Hall

- 10.38 Edwins Hall is the remains of a larger house, built by Edwin Sandys (1517-1588) probably around the time of his appointment as Archbishop of York in 1576. The house replaced an early sixteenth century building and may incorporate elements of this. The building was partly demolished in the nineteenth century and only a part two and part three storey wing remains. There is a rectangular moated enclosure and the remains of an outer moat.
- 10.39 Edwins Hall is grade II* listed. As a high quality sixteenth century brick building it is justifiably listed at a high grade.
- 10.40 The hill top position of the hall means that it has extensive views to the south over the Crouch Valley.
- 10.41 The isolated hill top position of Edwins Hall is as key part of its setting, which contributes to its significance. The pattern of small fields, woodlands, narrow lanes and isolated buildings is part of the landscape character and the hall's setting.
- 10.42 Any development in the immediate surroundings of Edwins Hall is likely to compromise its setting. Where development occupies the valley floor and low down on the hillside, layout, landscaping, building heights and forms will be key. Development on the hillsides should be avoided.

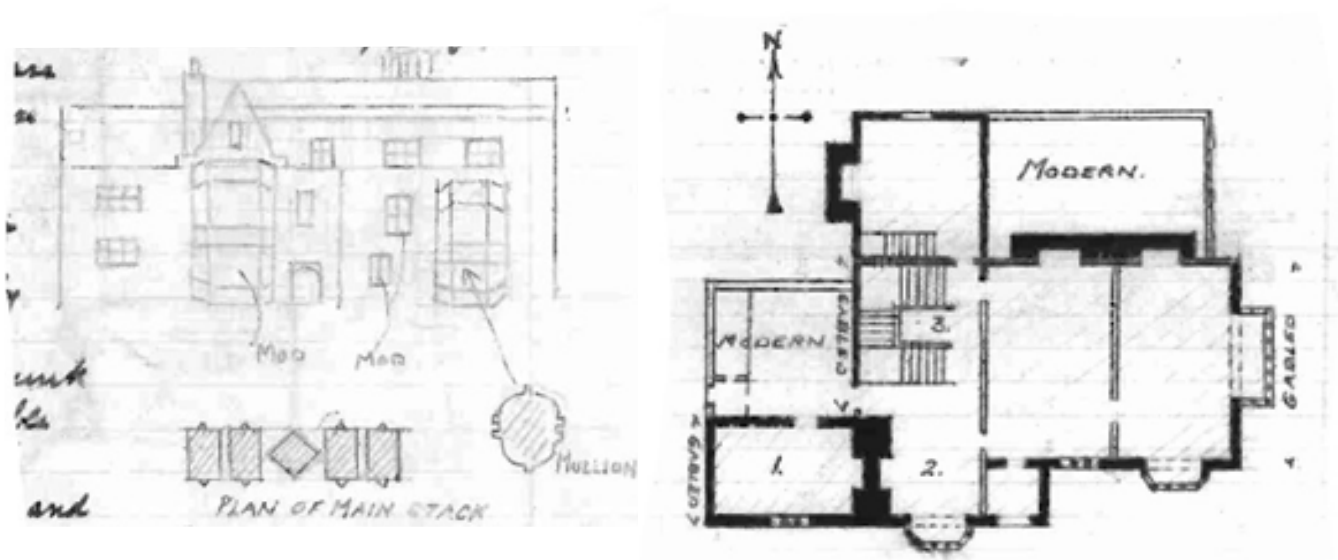


Figure 7 - Edwins Hall, Sketch elevation and plan from 1932 Royal Commission Surveyors notes

Bushy Hill

- 10.43 Bushy Hill rises up as a local landmark is also locally known as Radar Hill due to its use as a radar development and testing station from the mid twentieth century. A large radar dish used by Marconi was a local landmark removed in 2005, when the site was sold to BAE Systems.
- 10.44 Direct access to the site is not possible, but it appears that the remaining structures on the site date from the later twentieth century and are of no special interest. There could be older structures on the site, any interest which they possess is likely to be limited to their association with developments in radar.
- 10.45 If proposals were to directly affect Bushy Hill the site would need to be fully assessed.
- 10.46 Development in the wider area, including the agricultural land to the east, is likely to have a limited impact on setting. Encroachment onto the hilltop and valley sides should be avoided to protect the setting of Edwins Hall.

Maldon District

- 10.47 The City Council boundary lies to the east, beyond Bushy Hill. There are a number of designated heritage assets within Stow Maries Parish, in the vicinity of the City boundary.

Wellinditch Farm

- 10.48 Wellinditch Farm lies on the eastern side of Crows Lane, it comprises a farmhouse, traditional barn and modern outbuildings.
- 10.49 The farmhouse is brick and timber framed, dating from the early seventeenth century. It is grade II listed. As a pre-1700 vernacular building it is justifiably listed.
- 10.50 The barn is a seven bay timber framed building of seventeenth or early eighteenth century origins. It is also grade II listed and as a significant farm building with group value with the farmhouse justifiably so.

- 10.51 A rental of c.1616 refers to 'Wellinditche with a newly built house, 14 acres and appurtenances' and a sale catalogue of 1819 describes 'a roomy brick built farmhouse'.
- 10.52 The rural surroundings to the farm group is an important part of their setting and contribute to their significance. The borough boundary is some 225 meters from the farm at its closest point, which would be a sufficient buffer if landscape screening is provided and attention is paid to the layout, massing, levels and building heights.

Stow Maries Aerodrome

- 10.53 Stow Maries lies to the northeast of the study area. It was a Royal Flying Corps Aerodrome, built 1914-1918. It was part of a network of defence built at the outbreak of WWI to defend London from German attack.
- 10.54 The site is exceptionally well preserved, as in 1919 the RAF relocated and the site was then little used. It has recently been restored as a visitor attraction. 22 buildings now remain, including workshops, mess rooms and ancillary buildings. These buildings are grade II* listed, justifiably so due to their rarity.
- 10.55 The site is primarily of interest for its historic associations, group value, architectural interest and rarity. The wider rural setting is however is key to its siting; on a plateau in a rural landscape overlooking the valley to the River Crouch. The wider setting therefore contributes to the significance of the site.
- 10.56 Hawes Wood provides a dense screen to the southwest of the site, which together with the distance to the likely expansion of South Woodham Ferrers and the importance of protecting the setting to Edwins Hall and the high ground at Bushy Hill mean that any development proposals are unlikely to have any heritage impact on the significance of Stow Maries Airfield. Consideration should be given to ensuring historic flying routes can be maintained within Civil Aviation Regulations.



Figure 8, Stow Maries Aerodrome

Woodham Ferrers Village

- 10.57 Woodham Ferrers village lies to the north of the study area. It comprises a hamlet of traditional and modern buildings grouped along the Main Road, including 6 grade II listed buildings dating from the sixteenth to the nineteenth century. The Church of St Mary lies to the west of the village, it is grade I listed and originates from c.1260.
- 10.58 St Marys spire and the compact village settlement is a prominent feature for many miles and its landscape setting is a significant feature.
- 10.59 There are important views towards the church spire and village from the south, from the edge of South Woodham Ferrers. Any development should avoid the hilltop and valleysides, retain key views towards the village and maintain rural surroundings to the village.

Ilgars Manor

- 10.60 Ilgars comprises a sixteenth century timber framed range and a large eighteenth century red brick range. It is grade II listed, justifiably so for its special interest.
- 10.61 The site was historically a farmstead, fragments of the traditional farmbuildings remain to the north and west, within a group of large scale modern agricultural buildings.
- 10.62 The setting remains rural in character, but has been compromised within with the loss of field boundaries, power lines and modern agricultural buildings.
- 10.63 The immediate grounds and the wider rural setting contribute to the significance of Ilgars, including the views to and from Mill Hill and the intervening landscape. The land to the south and west is visually separate and there is scope for development here, with appropriate attention to providing an area of breathing space, scale, massing and landscaping.



Figure 9 - View from the base of Mill Hill towards Ilgars Manor

Nuclear Royal Observatory Corps Monitoring Post, Mill Hill

- 10.64 At the summit of Mill Hill there is a Nuclear Royal Observatory Corps Monitoring Post. It consists of a sunken chamber, with an access shaft and air supply shaft. It was intended to be occupied by a crew of four in the event of a nuclear attack. The Royal Observer Corps had a nuclear reporting role and volunteers operated monitoring posts during the Cold War, between 1955 and 1991. 1,518 observation posts were built nationally to a standard design, about half of which are thought to survive. The first prototype was built in Surrey in 1956, with the majority constructed from 1957 until 1964. The date of construction of the Mill Hill post is unknown.
- 10.65 Anecdotal evidence of the paraphernalia within the chamber suggests it may have been in use until the ROC were stood down following the end of the Cold War in 1991. The structure is built of reinforced concrete and includes a separate chemical toilet area. Some internal fixtures remain, including polystyrene tiles to the walls. Nationally there are 7 monitoring posts designated; 4 grade II listed and 3 as Scheduled Monuments. The examples designated have group value with other military features, with one exception which is remarkably complete. The Mill Hill post is a good example, but due to the large number surviving and the standardised design, it is unlikely to be designated. It is however a feature of considerable interest and should be considered as an undesignated heritage asset.
- 10.66 The monitoring post has architectural interest: as an example of a standard functional design which is an architectural representation of the changing threats to national security, historical interest for its role in understanding the potential threat on a national and international scale, its survival structurally and survival of some internal fittings, and its group value with the radar station at Bushy Hill. The isolated hill top location forms the setting to the monitoring post and is part of its significance. Any development should therefore avoid encroaching onto the hilltop and hillsides.



Figure 10 - Royal Observatory Corps Monitoring Post, Mill Hill

Principles for South Woodham Ferrers

- 10.61 Maintain a buffer to designated heritage assets to protect their setting where this is part of their significance; see plans in appendix 1. Avoid areas annotated red. Concentrate development in areas of least heritage impact (green). Where development is within sensitive locations (orange) use open space, planting belts, low density and careful design and materials to minimise harm.
- Avoid encroachment onto the hill tops and hillsides.
 - Retain field boundaries and work within the existing landscape framework.
 - Retain existing mature trees and woodlands.
 - Design of new development would require careful attention to the extent of building, the appearance of edges of new development, the disposition, scale and spacing of buildings, roof forms and the nature of tree planting to complement character or screen buildings.
 - Use building types, scale and materials which reflect the local vernacular, particularly in sensitive locations.
 - Maintain key views of historic buildings and features, including those to St Marys Church and Woodham Ferrers Village, Bushy Hill and Edwins Hall, Mill Hill and Hamberts Farm.
 - Seek to relocate existing electricity pylon routes below ground and minimise the impact of new and upgraded infrastructure.
 - Celebrate the area's heritage in new developments, for instance in place and road names, public art, community projects and design.

Figure 11 - Plans indicating the extent of setting which contributes to significance.
Map 1 - Area to the west

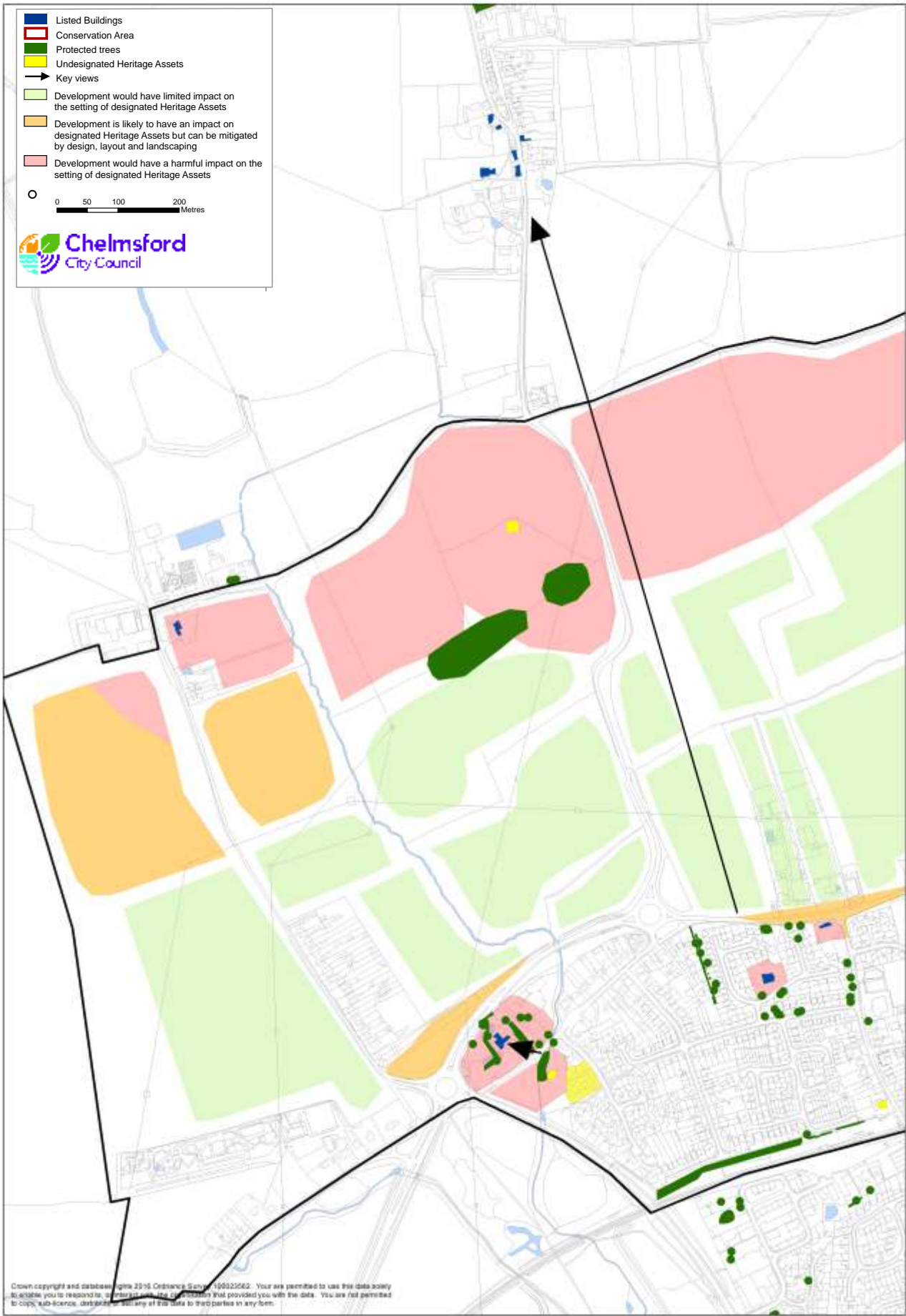
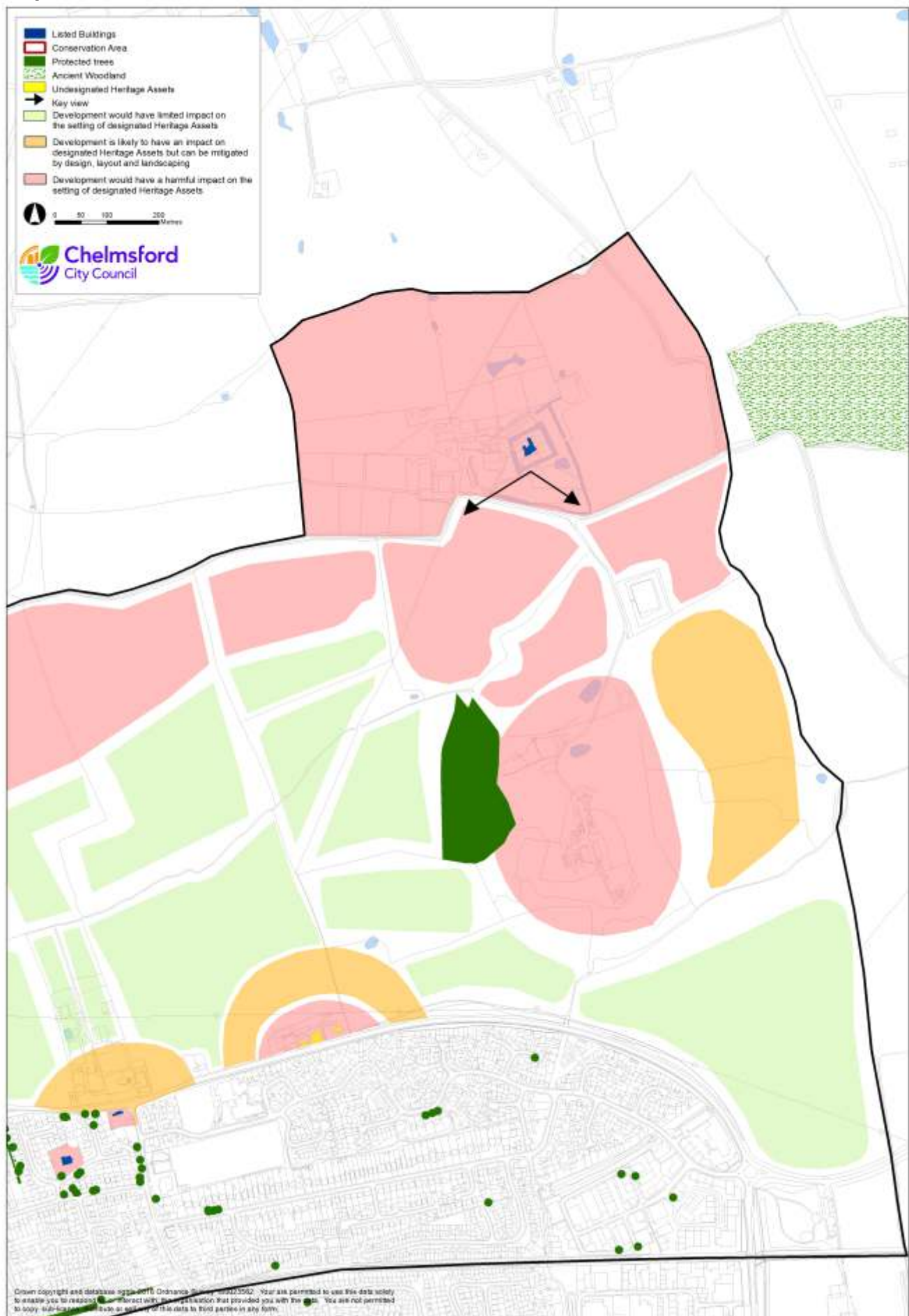


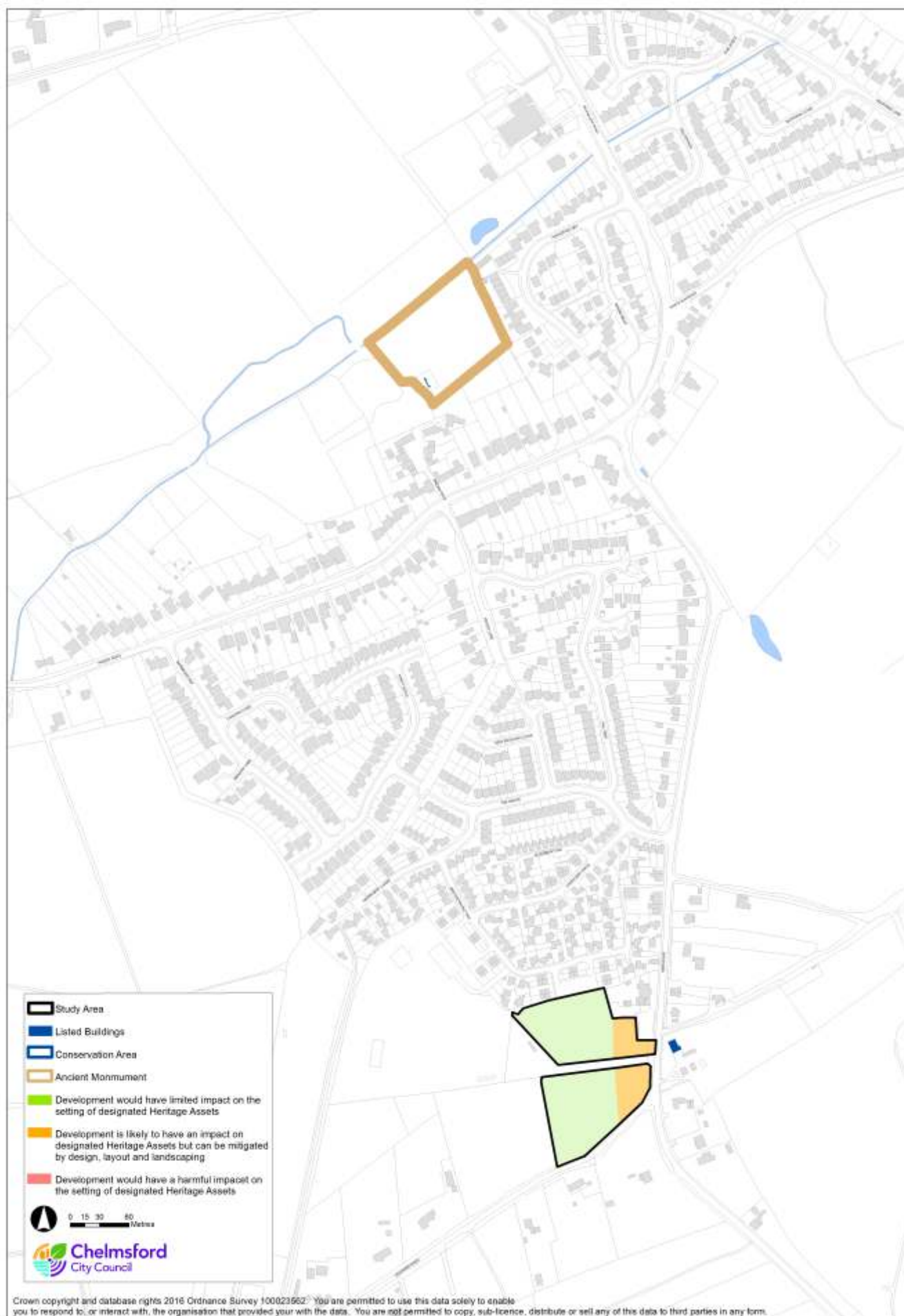
Figure 11 - Plans indicating the extent of setting which contributes to significance.
Map 2 - Area to the east



11. BICKNACRE



Figure 1 - Extent of study area



Location

- 11.1 The study area lies at the junction of Main Road and Leighams Road, Bicknacre, approximately 10km south-east of Chelmsford City Centre.
- 11.2 It is bounded by Main Road to the East, Leighams Road to the south, agricultural and playing field boundaries to the west, and rear of properties on Brockenhurst Way to the north.

Historic Background

- 11.3 The remains of a 12th century priory, the west arch of the former church, are visible at Priory Fields just west of the village centre. A former home for lepers no longer exists, but St Giles Churchyard is still visible in Moor Hall Lane.

Star House

- 11.4 Star House is a brick building dating from the late eighteenth century, which is grade II listed. Star House is part of a group of dispersed houses and cottages along Main Road, where the spacing and set back position of buildings, together with mature trees and woodlands, field boundaries and tracks, give a rural character. These form part of the setting to Star House and contribute to its significance.
- 11.5 The proposed development site is split into two either side of an existing track. Development has the potential to erode the rural setting of Star House and harm its significance. This harm should be avoided or minimised through design that responds to the context and setting of Star House. This could be achieved through a well-designed scheme, which provides a setback frontage to the Main Road and maintains a planting belt to the edge of the site.

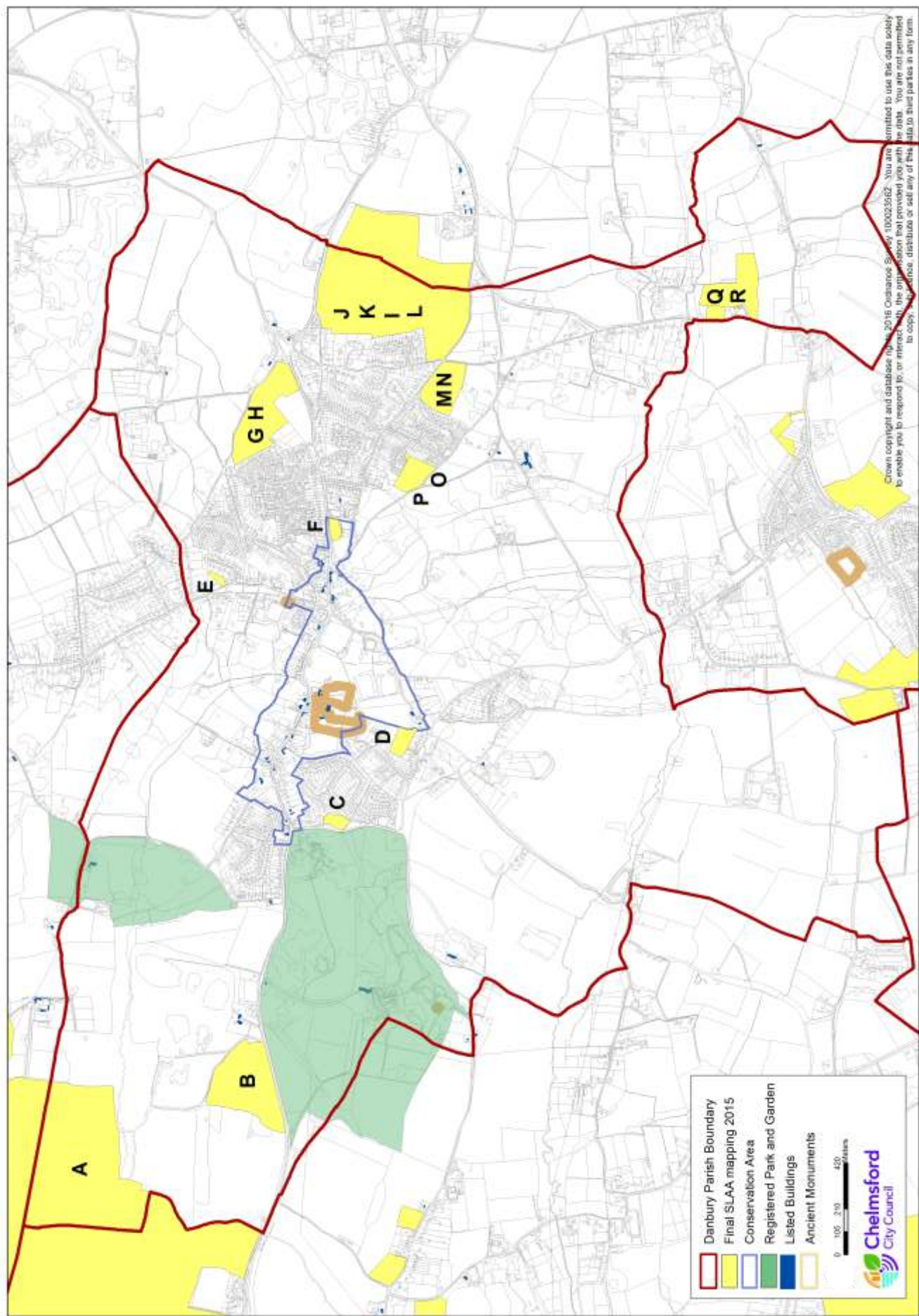
CONCLUSIONS

- 11.6 The rural character of the development site contributes to the significance of the setting of Star House. Harm could be mitigated against through a carefully designed layout and in particular the treatment of the eastern and southern edges of the site.

12. DANBURY



Figure 1 Heritage Constraints



Site A – Hammonds Farm

- 12.1 This land forms part of a larger development parcel at Hammonds Farm (also within Little Baddow and Sandon Parishes). The site within Danbury Parish is assessed as part of the Heritage Assessment undertaken for potential development at the Hammonds Farm Land (CCC, November 2016).
- 12.2 The Danbury portion of the site, is considered to form part of the setting to the grade II listed buildings at Great Graces, where it forms part of the wider rural setting, the landscape setting to Graces Walk (a seventeenth century avenue associated with Great Graces) and is crossed by important views from the east and west. Development of this land is likely to have a considerable adverse heritage impact.
- 12.3 The southwest corner of the parcel of land beyond Sandon Brook is considered to make no contribution to the setting of any designated heritage asset.

Site B – Land at Main Road

- 12.4 The land at Main Road is also assessed as part of the Heritage Assessment undertaken for potential development at the Hammonds Farm Land (CCC, November 2016).
- 12.5 This land may have formed part of the original medieval deer or hare park at Danbury and was later part of Danbury Park and lies adjacent to St Cleres Hall. This site is considered to contribute to the setting of the Registered Park and Garden at Danbury Park and to the grade II listed buildings at St Cleres Hall. Development of this land is likely to have a considerable adverse heritage impact.

Site C – Well Lane

- 12.6 The site lies to the east side of Well Lane, comprising an existing industrial estate. There are several designated heritage assets in the vicinity of the site:
To the west on the opposite side of Well Lane, Danbury Park, a grade II Registered Park and Garden.
c.100m north, Danbury Village Conservation Area, including a collection of grade II listed buildings at the junction of Main Road.
- 12.7 The site is part of the modern development on the east side of Well Lane. There is a clear change in character between the east and west sides of Well Lane and the site is not known to have any important associations with Danbury Park.
- 12.8 The Conservation Area and listed buildings to the north are visually separate from the site and there is unlikely to be any significant impact on the setting of these designated heritage assets.
- 12.9 It would be desirable to retain the trees to the verge in front of the site and use buildings set back and of a scale, form and materials which complement the locality.

Site D – Danecroft

- 12.10 This site lies to the west of the Conservation Area and a group of listed buildings at Penny Royal Lane.

- 12.11 The rural character of the area is important to the setting of the Conservation Area and the adjacent listed buildings. There is a group of significant trees on the eastern part of the site.
- 12.12 Any harm to the setting of the adjacent designated heritage assets could be mitigated against, by limiting development to reflect the rough building line to backs of existing development on the east side of Southview Road (c.40m west of the Conservation Area), retaining the existing trees on the eastern part of the site, providing additional planting and using a low density development, maximum two storeys, reflecting the pattern of adjacent development.

Site E – Little Baddow Road

- 12.13 This site is set away from the village centre and would not impact on the setting of any designated heritage asset.

Site F – Danbury Medical Centre

- 12.14 This site has recently been developed as Danbury Medical Centre. The open pastoral character of this piece of land, known as Dawsons Field, is important to the character of this part of the Conservation Area and as a buffer from the modern development to the east. The medical centre was justified on the basis the design and siting to limit its impact and for the public benefits it delivered. Further development on this site would be harmful to the Danbury Conservation Area.

Sites G and H – Lane East of Runsell View

- 12.15 This land is currently subject to a planning application for 140 houses. There are a collection of listed buildings at Runsell Green, but the development site makes little significant contribution to their setting.
- 12.16 Garlands Farmhouse is immediately adjacent to the site. This is a late C18/early C19 timber framed farmhouse, which is grade II listed. The rural character of the area contributes to the setting of Garlands Farmhouse, reflects its historic function and offers important views to and from the listed building. Development of this site would adversely affect the setting and significance of Garlands Farmhouse.

Sites I, J, K and L – East of Danbury

- 12.17 This land lies to the east of the village. There are four grade II listed buildings at Gay Bowers Hamlet, three grade II listed buildings at Runsell Green and five grade II listed buildings on Southend Road. Each of these listed buildings is sufficiently distant from the development sites that there would be no significant impact on their setting. Part of Site I extends beyond the City boundary, within Maldon District, development here is likely to impact on the rural setting to the listed building group on Southend Road whose significance derives in part from their rural setting.

Sites M and N – South East of Danbury

- 12.18 This land is to the southeast edge of the village. There are four grade II listed buildings at Gay Bowers Hamlet to the south. Cape Cottage, Gay Bowers Cottage and St Joseph's Nursing Home are at least 280m from the site and are separated by dense woodland. Gay Bowers Farm is c.210m to the south, is well screened and the development site makes no contribution to its setting.

Sites P and O – Capons Lane

- 12.19 This land lies to the south-east of the Conservation Area, which extends to Dawsons Field at its eastern-most limits. The landscape setting to the Conservation Area is important to the south, but this site is sufficiently distant and visually separate from the Conservation Area that it makes no important contribution to its setting.
- 12.20 There is a collection of four grade II listed buildings at Gay Bowers hamlet to the south. The rural setting to these buildings contributes to their significance. Cape Cottage is the closest to the development site, at c.250m south, however the site is sufficiently distant and features in no key views that it makes no contribution to the setting of the listed buildings to the south.

Sites Q and R

- 12.21 The closest listed building is at Slough Farm (grade II*), which is over 500m from this site and screened by an intervening dense woodland. There would be no adverse impact on the setting of any designated heritage asset.

CONCLUSIONS

- 12.22 Development at site A is likely to have considerable heritage impacts, other than a small portion of land to the southwest. Sites B, F, G and H would also have considerable heritage impacts.
- 12.23 Sites C and D would have minor heritage impact, which could be mitigated through layout, design and landscaping.
- 12.24 Sites E, I, J, K, L, M, N, O, P, Q and R would have no significant impact on any designated heritage assets.

13. HAMMONDS FARM



Figure 1 - Extent of study area



Location

- 13.1 Hammonds Farm is 4.4km east of Chelmsford City Centre. The landholding extends to a large estate centred on the historic farm, encompassing part of the parishes of Danbury, Sandon and Little Baddow.
- 13.2 The study area (figure 1) includes the land roughly enclosed by the A12 to the west, the A414 to the south, New Lodge Chase to the east and Hurrells Lane to the north. Where the setting of designated heritage assets beyond the study area may be affected, they are also assessed.
- 13.3 The underlying geology is London clay, with underlying deposits of silt, sand and gravel.

Historic Background

- 13.4 The Chelmer Valley provides rich archaeological evidence; the fertile land was home to hunter-gather communities in the Mesolithic period.
- 13.5 To the north of the valley, at Springfield Lyons, there was a Neolithic enclosed camp and Bronze age circus, which would have been a prominent landscape feature. Archaeological evidence suggests a community deeply involved in agriculture with advanced tools. This pattern of dispersed communities reliant on agriculture continued into the Roman period.
- 13.6 There is Roman brick re-used at St Mary's Church, Little Baddow and St Andrew, Sandon, evidence of the areas development as part of the agricultural setting to the Roman town of Caesaromagus at Moulsham.
- 13.7 Danbury, Little Baddow and Sandon are mentioned in the Domesday Book. The fertile land at Hammonds Farm has served the areas agricultural land use for millennia. Many of the farmsteads are of probably Saxon or Norman origins, including Hammonds, Pillows and Little Baddow Hall. Many of the field boundaries are of ancient origins. Hammonds probably takes its name from John Hammond recorded in 1387. A deer park was established at Danbury Park in the late thirteenth century
- 13.8 Great Graces was built c.1540 as a grand brick mansion. It takes its names from the Le Gras family, Lords of the Manor in the thirteenth century.
- 13.9 The Chelmer and Blackwater Navigation was opened in 1797 providing an important trade route from Chelmsford to the sea lock at Heybridge. Its commercial use gradually declined when the railway reached Chelmsford in 1842. It is now used for recreation.
- 13.10 The landscape of isolated farms, cottages, woodlands, lanes and tracks largely remains unchanged from the nineteenth century, although many field boundaries have been lost in the twentieth century. There was much rebuilding in the nineteenth century with the replacement of Hammonds Farmhouse, a new house at Riffhams, alteration of Pillows and St Cleres Hall.
- 13.11 The A12 bypass was constructed in the 1970s and is a visual and audible intrusion into the rural area.



Figure 2, Chapman and Andre Map, 1777



Figure 3, 1st Edition OS Map, 1873/4

Area Assessment of Designated and Built Undesignated Heritage Assets

- 13.12 The following gives accounts of designated and built undesignated heritage assets and sets out how their setting contributes to significance. Plans are annotated to indicate where development proposed may or may not have an impact on setting. This is based on the assumption of moderate density housing development of predominantly two storeys with public and private open space, community facilities and retention of landscape features.
- 13.13 Areas annotated red are where there is likely to be an adverse impact on setting which contributes to significance, orange where there may be a limited impact on setting which requires careful design and mitigation measures and green where there is likely to be limited or no heritage impacts. The coloured areas refer to a development area which would include landscaping and open space, rather than being fully developed. This assessment is based on a number of unknown assumptions which seek to address probable impacts, but any future schemes would have to be fully assessed for their impact.

Maldon Road

- 13.14 Sandon Brook Place is a large late nineteenth century house now converted into flats. It was historically known as Potash Farm and one of the historic farm buildings remains to the north-east (now converted into a house). The front elevation has two gable wings to each side with bay windows and a central two storey gable projection, giving an imposing appearance. There is attractive brick detailing, including hood mouldings to the windows and a colonnade to the east elevation. It was used as a boarding school from the mid twentieth century until 1995.
- 13.15 The building can be considered as a non-designated heritage asset due to its architectural interest and community value as a local landmark and long term function as a school.
- 13.16 The setting of the building which contributes to its significance is confined to the treed grounds to the frontage and its immediate surroundings. The former playing fields and agricultural land to the north make no contribution to the significance of the building.



Figure 4, Sandon Brook Place

Danbury Park

- 13.17 Danbury Park is a c.100 acre site bounded by the A414 to the north, Well Lane to the east, partly by Woodhill Lane to the south and farmland to the west. A deer or hare park is thought to have been founded in the late thirteenth century at Danbury. The present extent of the park largely remains from the sixteenth century, when Sir Walter Mildmay extended the boundaries and built a mansion.
- 13.18 The park is designated as a Registered Park and Garden on Historic England's inventory of special historic interest at grade II. The present house and Main Lodge, dating from the 1830s are also grade II listed. The park and its buildings are of considerable aesthetic and historic interest and are justifiably designated.
- 13.19 The present house has a designed view to the west on the axis of an avenue. The land at Hammonds Farm, beyond the A414, would be well screened and is peripheral to the key views. The eighteenth century landscape design associated with the former house includes many planned views into the wider landscape, including towards key landmarks in the distance. These views are now partly lost due to extensive tree growth in the park. However, many of the key views remain, including those towards Chelmsford Cathedral and St Marys Church Great Baddow. A designed view towards All Saints Church Springfield remains and crosses the study area at the southern part of the site, adjacent the A414. The fall in land means that this view would not be adversely affected by domestic scale development on the land at Hammonds Farm.
- 13.20 The separation between the park and the potential development site mean that there would be no adverse impact on its setting.



Figure 5, Danbury Palace c.1880

Main Road

St Cleres Hall

- 13.21 St Cleres Hall is on the north side of Main Road, south of the main village settlement. The manor of Danbury was centred on St Cleres Hall in the medieval period. The de Clare family are first mentioned in 1246. In 1282 William de Clare was given licence to empark (creating or enlarging a deer or hare park). The location of this park is unknown, but it could be the teardrop shaped site to the southwest (now bisected by the A414), or another site remote from the hall.
- 13.22 The present house dates from the mid nineteenth century and is a replacement of a sixteenth century building. It is a red brick building in a Tudor style, a common feature to Danbury village. The house is grade II listed, justifiably so as an mid nineteenth century building of architectural interest.
- 13.23 The adjacent barn is also grade II listed, justifiably so as a seventeenth century or earlier vernacular building with group value with the hall. There is another traditional barn to the north and other modern outbuildings.
- 13.24 The grounds are well treed and include a recently planted avenue. The rural landscape to the east and west, and the relationship with Danbury Park to the south form part of the setting and contribute to significance. The land to the immediate north contributes to the rural environment, beyond which the modern gravel extraction has decimated the landscape and makes little contribution to setting.



Figure 6, St Cleres Hall

Woodhill Road

- 13.25 Sandon Village and a collection of isolated farmsteads and cottages lie along Woodhill Road to the south of the study area. This includes nine grade II listed buildings, the grade II* listed Church of St Andrew and the old Rectory, together with Sandon Village Conservation Area centred on the village green.
- 13.26 The rural setting of this collection of designated heritage assets contributes to their significance, which includes the compact nature of the village and the land between the A414 and Woodhill Road.
- 13.27 There are significant views to the tower of St Andrews Church from the north, which should be retained in any development at the Hammonds Farm land, but otherwise the land to the north of the A414 makes no contribution to setting of the designated heritage assets at Sandon.

Hurrells Lane

- 13.28 Water Hall is an exceptionally well preserved in-line hall house dating from c.1400. It is grade II listed, the completeness of its timber frame and plan form would justify listing at a higher grade.
- 13.29 It was historically known as Belmers. Hurrells Lane is an ancient route. The setting is rural and contributes to the significance of the building. Landscape character has been eroded by the loss of field boundaries and the creation of an agricultural reservoir.
- 13.30 Development should be avoided east of Sandon Brook, where the rural setting to Water Hall is important. To the west of Sandon Brook, the alignment and rural character of Hurrells Lane should be preserved.

Hammonds Road

Rumbolds House

- 13.31 Rumbolds House is a timber framed farmhouse, associated with Rumbolds Farm to the northwest. A house in this position is depicted on the Chapman and Andre Map of 1777 which fits with the appearance of the present building, albeit altered and extended. The house is likely to be too altered to be included on the statutory list, but has some character as an eighteenth century timber framed house and should be considered as a non-designated heritage asset.
- 13.32 The farm buildings to the northwest all date from the twentieth century and are of no interest. The A12 is an intrusive feature, both visually and audibly. The course of Hammonds Road was altered when the A12 bypass was constructed in the 1970s. The field boundaries have largely been removed in the second half of the twentieth century. The track which runs east from the house relates to an ancient field boundary and should be preserved. The design and layout of new housing adjacent Rumbolds House would need to avoid being overly dominant and use traditional scale, forms and materials.

Hammonds Farm

- 13.33 Hammonds Farm comprises a farmhouse, traditional farm buildings and modern farm buildings. The farmhouse dates from c.1820 and is grade II listed, justifiably so as a fine Regency farmhouse.
- 13.34 A coach house to the east, barn to the south and sweeping drive to the front of the house remain. Historically there was an orchard to the north of the house, now the garden.
- 13.35 Modern agricultural buildings to the south dominate the setting of the listed building and the wider landscape.
- 13.36 The A12, pylons and power lines, loss of field boundaries and the creation of a large agricultural reservoir impact on landscape character.
- 13.37 There is a largely flat landscape between Hammonds Road and Sandon Brook to the east, which allows extensive views towards the formal frontage of the farmhouse. The area along this section of Hammonds Road affords long distance views towards Great Graces and St John the Baptist on Danbury Hill. Graces Walk, an avenue of seventeenth century origin aligned west from Great Graces is a significant landscape feature.
- 13.38 The landscape west of Hammonds Road extends down to the Chelmer and Blackwater Navigation, with meadows at the base of the valley and arable land on the valleysides. This landscape character is evident for much of the Navigation and is an essential feature to its setting, whilst also forming part of the rural setting to Hammonds Farm.
- 13.39 Development should be avoided to the land west of Hammonds Road. It would be desirable to improve screening to the A12 and reverse modern landscape changes, including the reservoir and pylons. To the east of Hammonds Road the historic Hurrells Lane and Graces Walk should be retained and a rural margin preserved. Key views of landmarks should be retained, including back towards Hammonds Farm and



Figure 7, Hammonds Farm, First Edition OS plan (surveyed 1873-4, published 1881)



Figure 8, Hammonds Farm from the south

Phillows Farm

- 13.40 Phillows farmhouse is of seventeenth century origins, with substantial rebuilding and encasing in red brick in the mid nineteenth century. It is grade II listed, justifiably so on account of its architectural and historic interest.
- 13.41 There are the remains of a moated enclosure and a double courtyard of nineteenth century outbuildings, now in commercial use.
- 13.42 The wider rural setting and the landscape character of isolated farmsteads form part of its significance. There has been some loss of field boundaries to the east and west, but the landscape framework remains.
- 13.43 There are a number of key views in the vicinity of Phillows Farm to key landmarks in the distance, including Danbury Hill.
- 13.44 To the west, the rural landscape is significant to the setting the Chelmer and Blackwater Navigation and the isolated farmsteads. To the east of Hammonds Road development should retain an open setting to Phillows, retain Hurrells Lane, maintain key views and pay particular attention to the scale and form of development, edge treatment and landscape screening.



Figure 9, Phillows Farmhouse

Chelmer and Blackwater Navigation

- 13.45 The Chelmer and Blackwater Navigation was formed in 1797 as a navigable waterway using the existing river network, to allow a trade route between Chelmsford and Heybridge. The Navigation is designated as a Conservation Area for its entire length, justifiably so for its special character and historic interest.
- 13.46 The Conservation Area boundary roughly follows the line of the valley floor. The water meadows and arable use of the valley sides give a rural character, essential to the significance of the Conservation Area.
- 13.47 There are a number of listed bridges and locks associated with the Navigation, including Cuton Lock and Stoneham's Lock adjacent to the study area. Both date from c.1797 and are grade II listed. Their significance lies in construction and association with the Navigation.
- 13.48 The GHQ defence line was built in 1940 in advance of potential German invasion and used the line of the navigation as a natural defence supplemented with pillboxes and gun emplacements. Remnants of these defences remain at the base of the valley.
- 13.49 Any development should avoid the valley sides and protect views from the base of the valley, by ensuring the development is limited east of Hammonds Lane and the edge treatment in terms of building placement, scale, form, rooflines, materials and landscaping are carefully considered.

Graces Lane

Great Graces

- 13.50 Great Graces is the remains of a large mid sixteenth century house. There is also a brew house, barn, outbuildings and historic boundary wall which date from the seventeenth and eighteenth centuries. Each of the buildings are grade II listed, justifiably so as a collection of buildings with historic and architectural interest.
- 13.51 The house was built c.1540. In hearth tax returns of 1672 it possessed 26 hearths, compared with 7 or 8 at Little Baddow Hall, Riffhams and Pillows, showing its high status. Graces Walk is a seventeenth century avenue which extends west from Great Graces. This avenue is a significant landscape feature.
- 13.52 The rural setting and views to and from Great Graces are part of its setting and contribute to its significance. To the east of Sandon Brook the rural setting should remain. To the west of Sandon Brook there is scope to provide development, if Graces Walk is preserved, its planting reinstated and a buffer maintained.

Riffhams

- 13.53 The Riffhams estate covers 20ha split by Graces Lane. The house is a fine Regency mansion built 1815-17, set within a parkland laid with advice from Humphry Repton in 1815. The house is grade II listed and the park included at grade II on the Register of Parks and Gardens, justifiably so for their design interest.

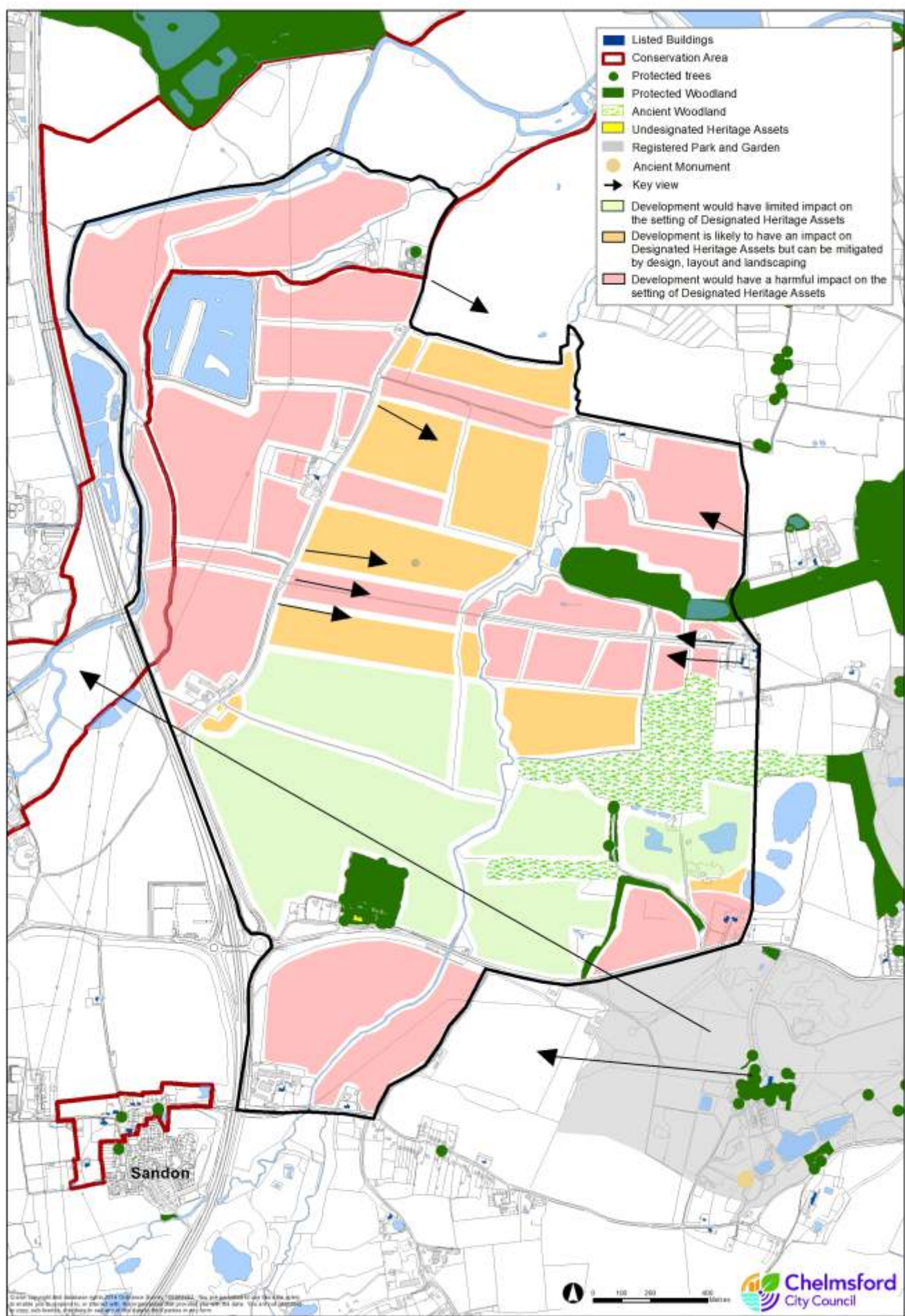
- 13.54 The rural setting to the house and park, in a wooded, gently rolling landscape is significant to its setting. There are designed views across the valley to and from the house, but the dense ancient woodland to the west provides screening and separation from the land at Hammonds Farm. The fall in levels and separation, together with the need to protect the land to the immediate west for the setting of Great Graces and St Clere's Hall means that development west of Sandon Brook would have no adverse impact on the setting of Riffhams and its registered park.

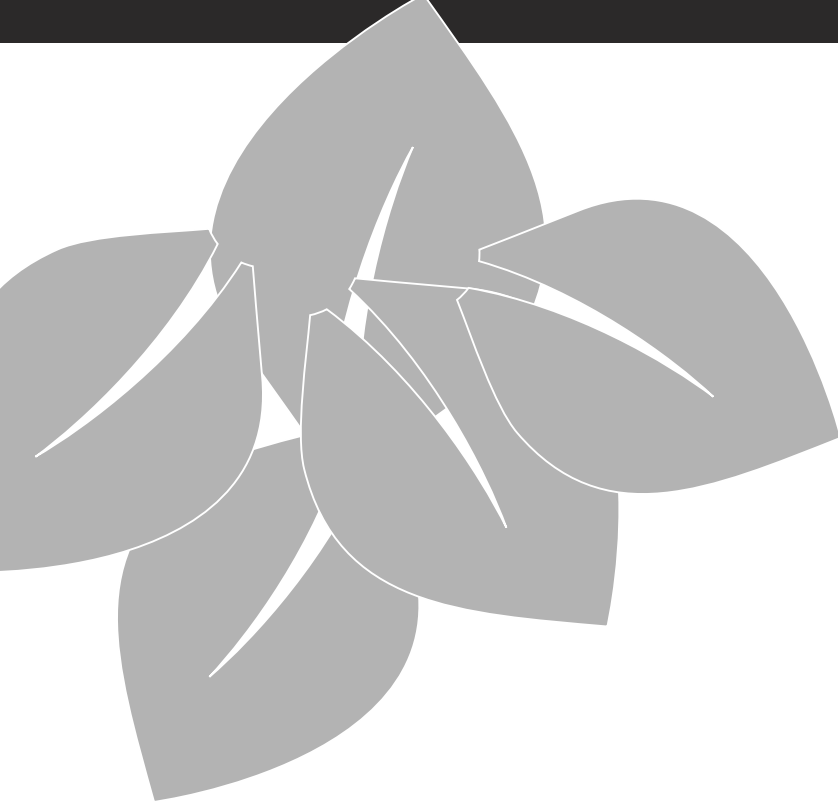
CONCLUSIONS

- 13.55 The land at Hammonds Farm has a diverse character and a range of designated and undesignated heritage assets, which are of local and national importance. The landscape is the dominant feature, with the Chelmer and Blackwater Navigation at the base of the valley, rising towards Danbury Hill.
- 13.56 There are isolated farmsteads at Hammonds Farm and Pillows Farm, the remains of a grand mansion at Great Graces, and Graces Walk, an impressive avenue. The area is crossed by many distinctive views to landmarks in the distance, including Boreham House and the parish churches at Sandon, Danbury and Little Baddow.
- 13.57 The rural character of the area has been eroded by modern agriculture, the loss of field boundaries, reservoirs, grain stores, pylons and intrusion of the A12. However, the landscape framework and rural character remains, including historic lanes and field boundaries, and woodlands to the east. Large scale development provides the opportunity to reverse or mitigate these impacts.
- 13.58 The plateau between Hammonds Road and Sandon Brook provides an opportunity for development where the impact on designated and non-designated heritage assets would be minimal or capable of being mitigated against. The setting of the Navigation to the west of Hammonds Road is significant and should be protected, as should Graces Walk, Hurrells Lane and setting to other listed buildings.
- 13.59 Principles for the land at Hammonds Farm
- Maintain a buffer to designated heritage and non-designated heritage assets to protect their setting where this is part of their significance; see plans in appendix 1.
 - Avoid areas annotated red. Concentrate development in areas of least heritage impact (green). Where development is within sensitive locations (orange) use open space, planting belts, low density and careful design and materials to avoid or minimise harm.
 - Retain field boundaries and work within the existing landscape framework.
 - Protect the valley sides to the navigation, west of Hammonds Road and east of Sandon Brook.
 - Celebrate the areas heritage in new developments, for instance in place and road names, public art, community projects, design and links with adjacent heritage sites.
 - Undertake archaeological evaluation at an early stage to inform site allocation and master planning.
 - Provide improved screening to the A12.

- Reinststate meadows to the west of Hammonds Road, consider removal of agricultural reservoir and routing existing power lines below ground.
- Protect key views to landmarks, including those to Danbury, Sandon and Little Baddow churches.
- Protect existing woodlands, trees and field boundaries, particularly east of Sandon Brook.
- Reinststate the avenue planting to Graces Walk and maintain a landscape setting.
- Provide footpath links to the Navigation.

Figure 13 - Plans indicating where setting contributes to significance





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