

SWTC SEPC APPENDIX A5 – HERITAGE –

LAND SE OF GRIFFIN PLACE

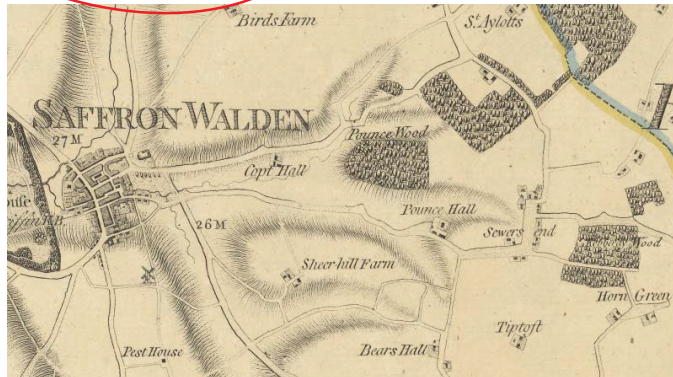
SWTC SEPC APPENDIX A5 – HERITAGE

- 1 Map Sequence
- 2 Historic England GPA3 The Setting of Heritage Assets
- 3 Heritage Gateway Saffron Walden east
- 4 Pounce Hall Listed Building Entry
- 5 Pounce Hall HE Research Records
- 6 Saffron Walden Listed Buildings (Church Street and High Street)
- 7 Saffron Walden Conservation Area Appraisal
- 8 Swards End Hundred Parishes
- 9 Nikolaus Pevsner – Buildings of England - Essex

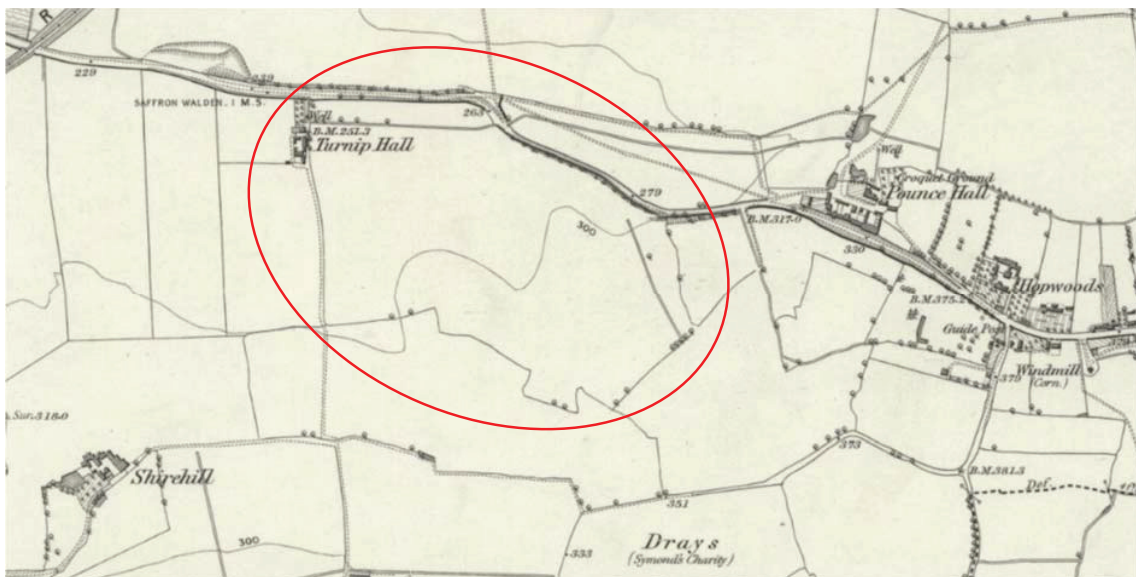
MAP SEQUENCE FOR LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN.



1758 Field Map (ERO)



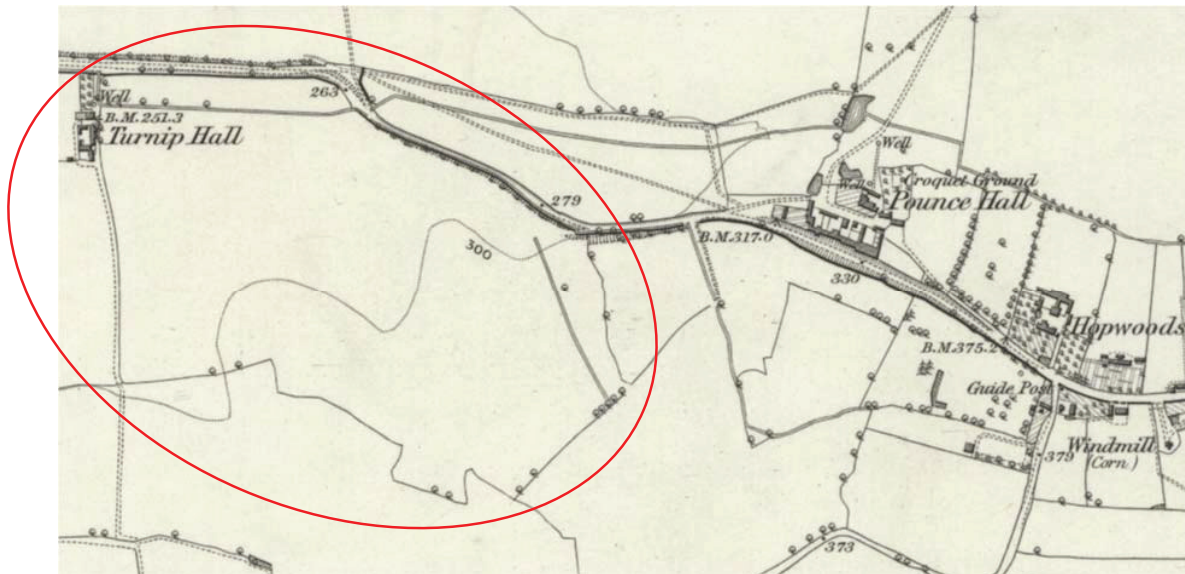
1777 Chapman and André Map



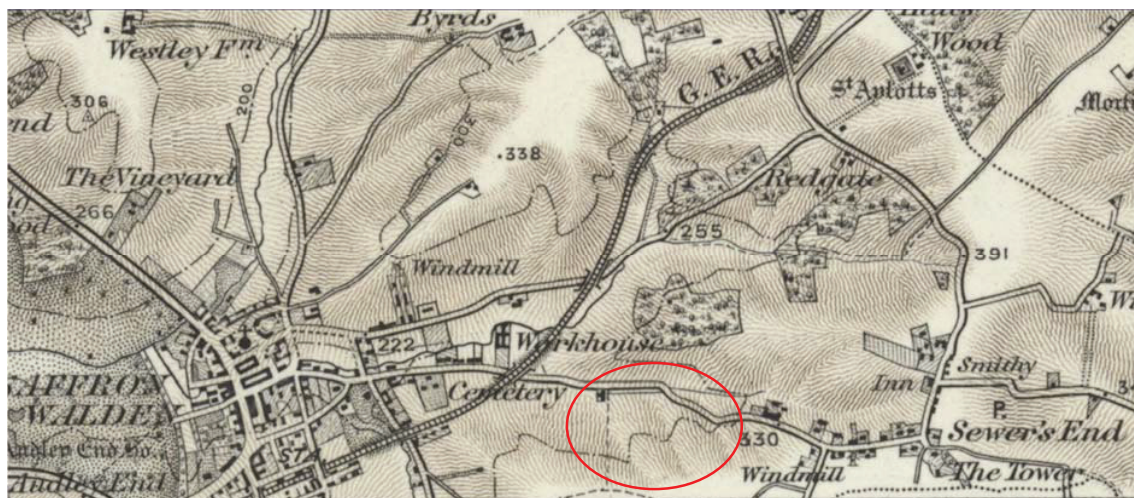
1881 Ordnance Survey. Surveyed 1877.

APPENDIX XXXXXXXXXXXXXXXX - MAP SEQUENCE

APPEAL APP/C1570/W/22/3296426 LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN. Page 1

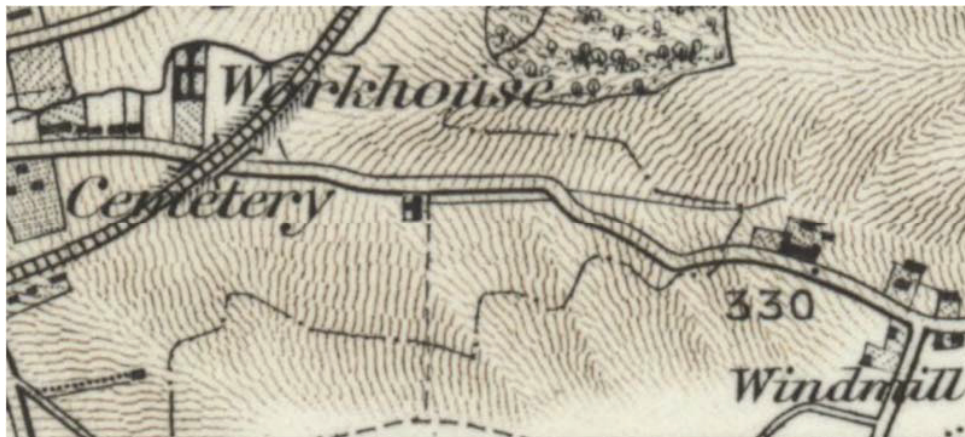


1881 Ordnance Survey. Surveyed 1877.



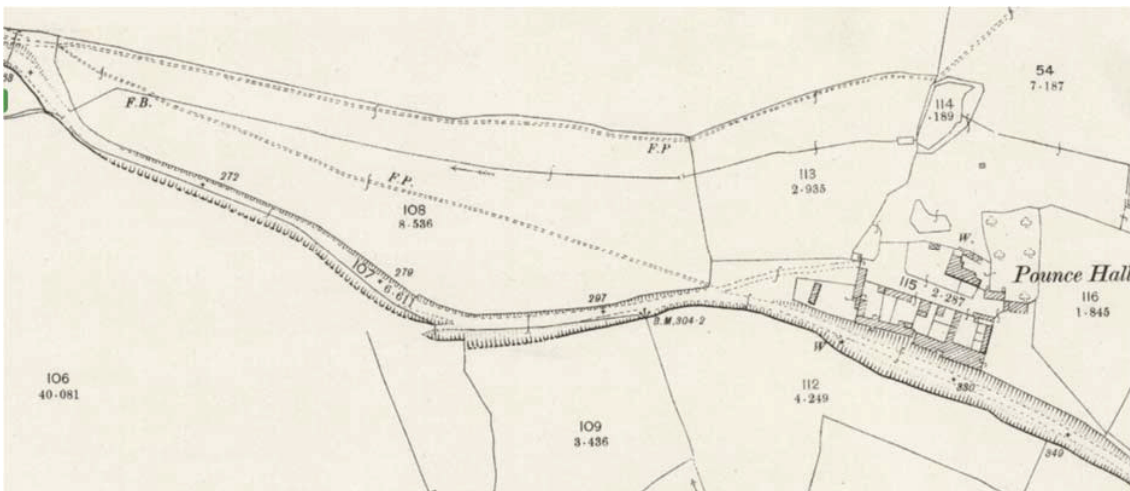
1895 Ordnance Survey Map. Shows relationship of Site to Saffron Walden, Seward's End and Turnip Hall. It also shows the plateau to the south of the site and the valleys running across the site.

1895 OS
Detail (right)

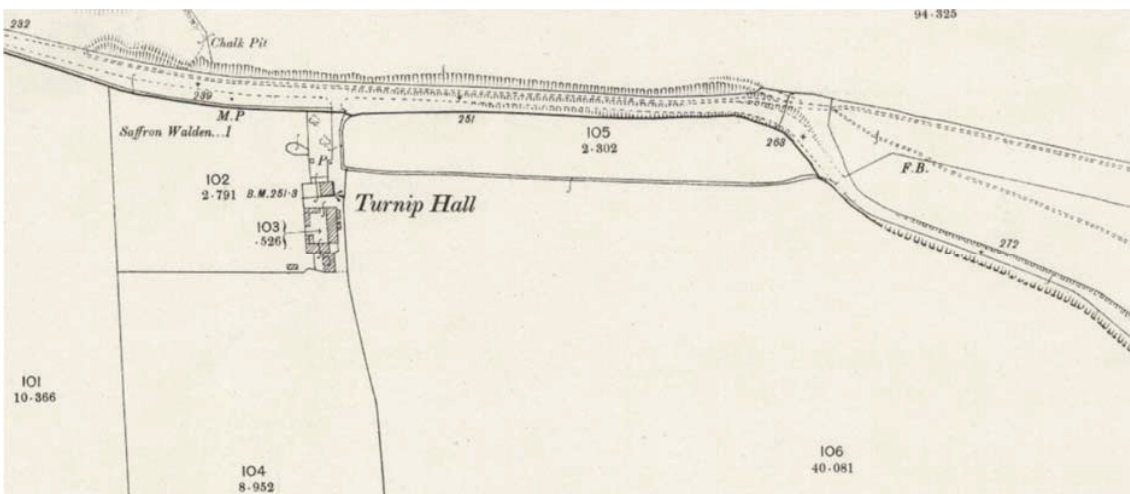




1897 Ordnance Survey (Surveyed 1862-1896)



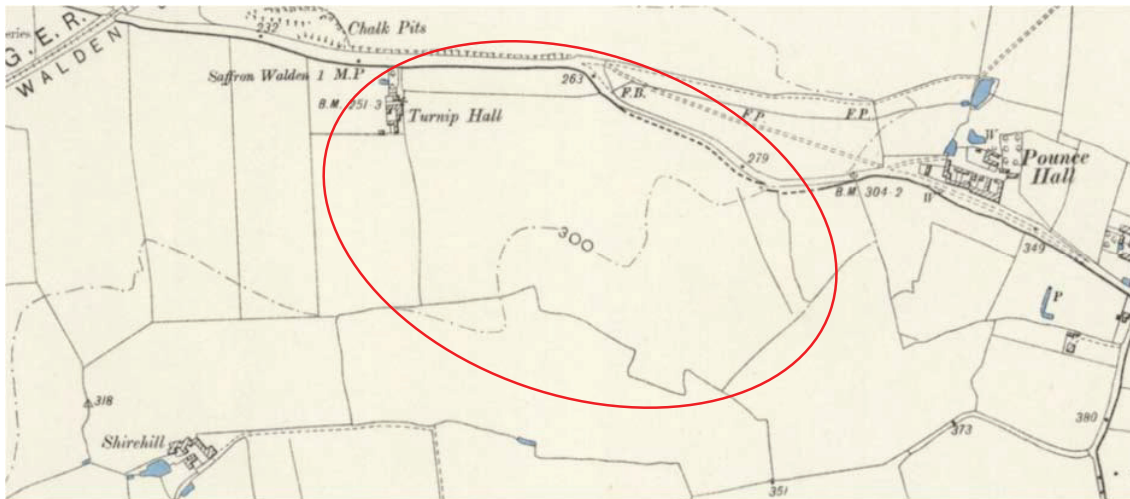
1897 Ordnance Survey (Surveyed 1862-1896). Pounce Hall and river valley.



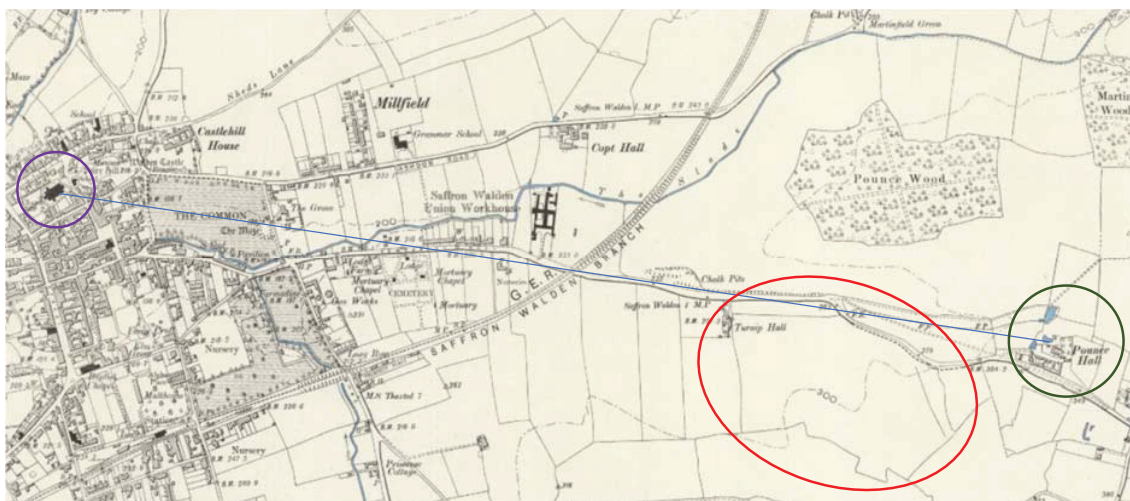
1897 Ordnance Survey (Surveyed 1862-1896). Narrow Roadside field and continuation of river valley.

APPENDIX XXXXXXXXXXXXXXXX - MAP SEQUENCE

APPEAL APP/C1570/W/22/3296426 LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN. Page 3



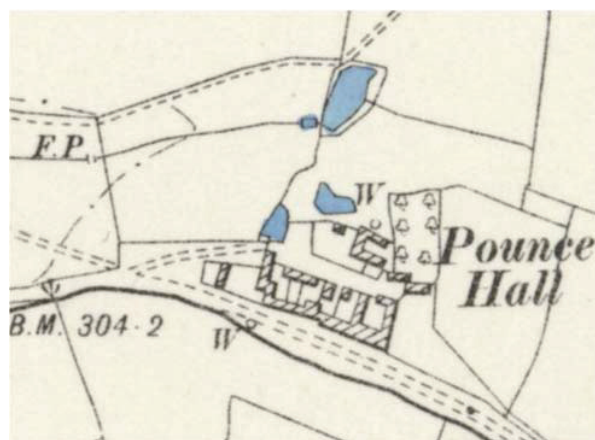
1898 Ordnance Survey (Surveyed 1896). Includes ponds at Pounce Hall, Turnip Hall and directly south, above the site.



1898 Ordnance Survey Map (Surveyed 1896). As above, overlaid with view along the valley between Pounce Hall and St Mary's Church. Pounce Wood is directly north of the site.

Right – detail of Pounce Hall

Below – detail of St Mary's Parish Church



APPENDIX XXXXXXXXXXXXXXXXXX - MAP SEQUENCE

APPEAL APP/C1570/W/22/3296426 LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN. Page 4

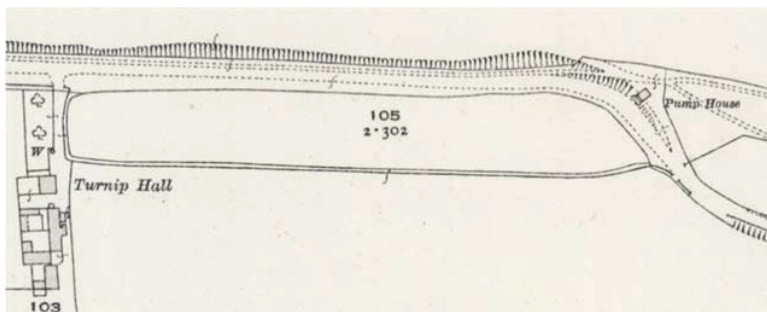


1921 Ordnance Survey Map (Surveyed 1919).



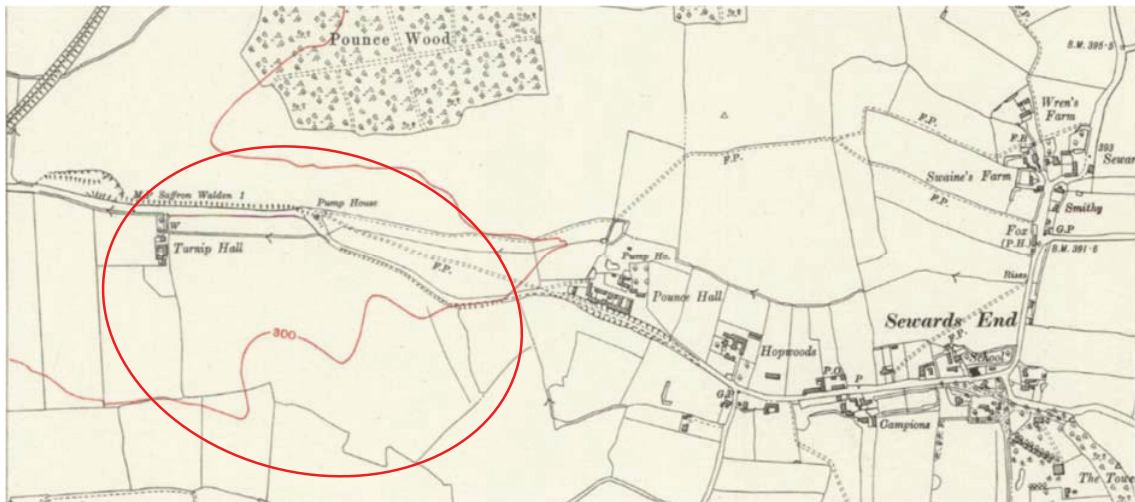
1921 Ordnance Survey Map (Surveyed 1919). Detail Pounce Hall and access to the development Site.

Detail of roadside small field and watercourse

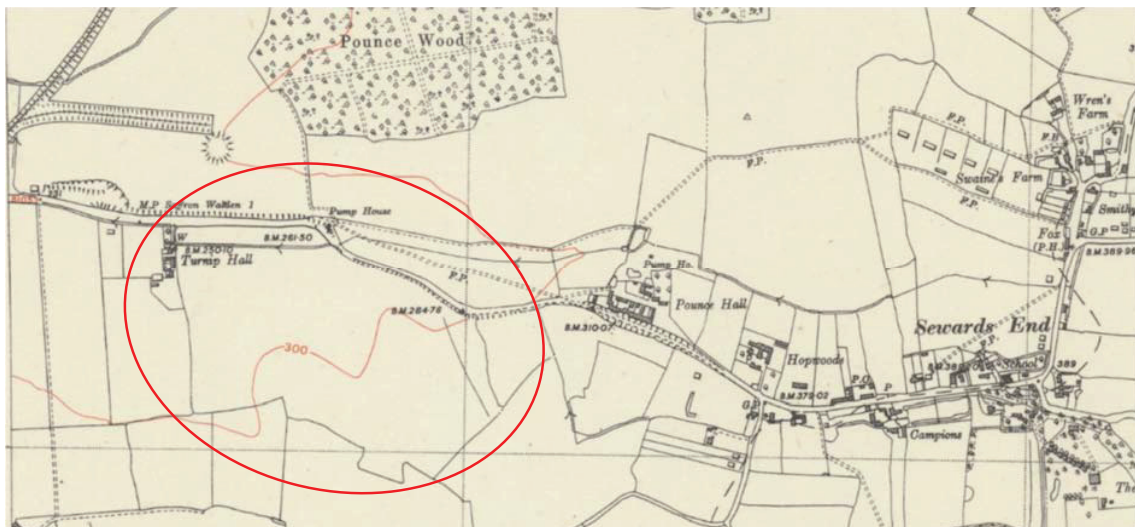


APPENDIX XXXXXXXXXXXXXXXXXX - MAP SEQUENCE

APPEAL APP/C1570/W/22/3296426 LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN. Page 5



1924 Ordnance Survey Map (Surveyed 1919).



1951 Ordnance Survey Map (Surveyed 1948).



1970 Ordnance Survey Map.

APPENDIX XXXXXXXXXXXXXXXX - MAP SEQUENCE

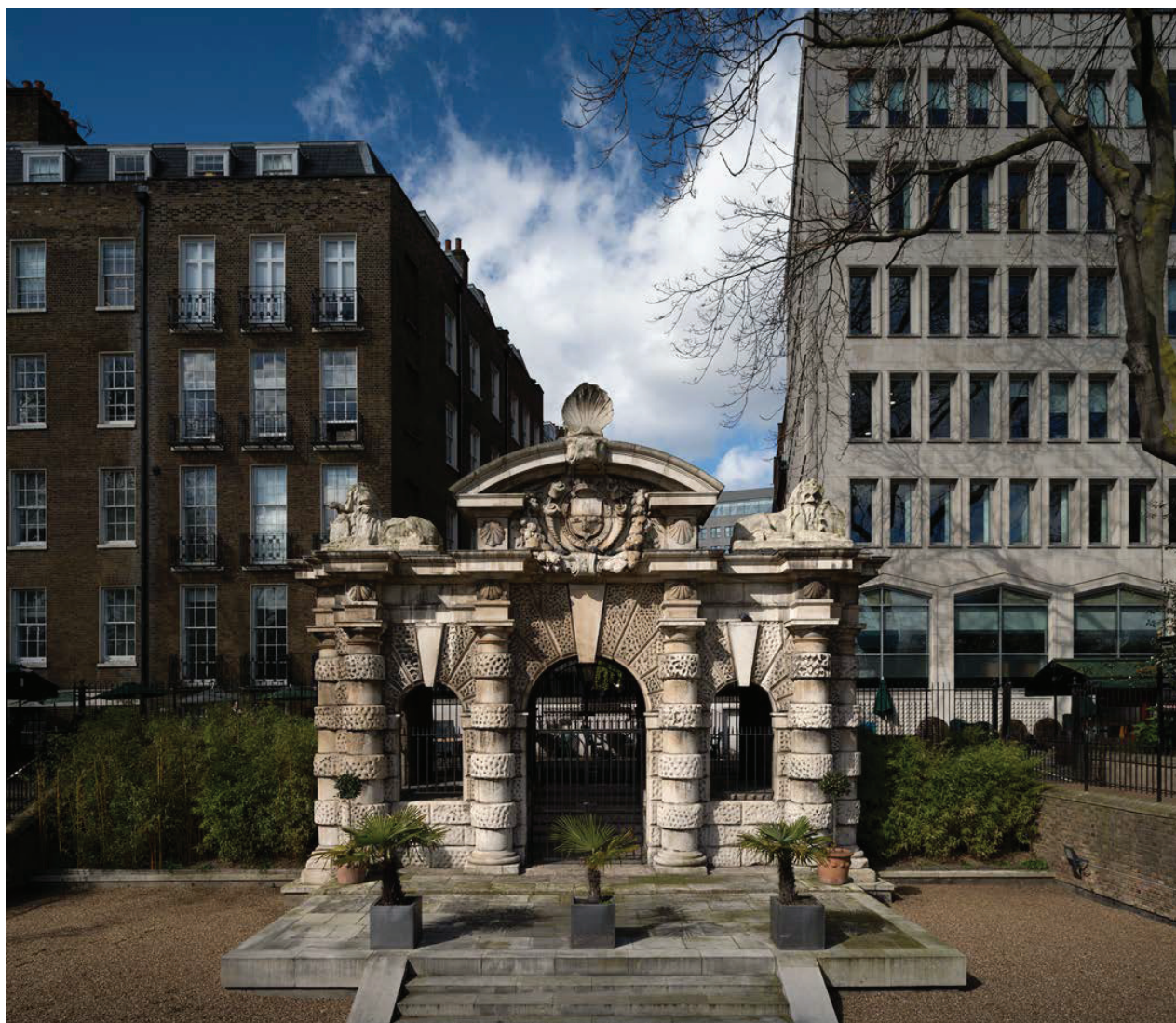
APPEAL APP/C1570/W/22/3296426 LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN. Page 6



Historic England

The Setting of Heritage Assets

Historic Environment Good Practice Advice in
Planning Note 3 (Second Edition)



Summary

This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015 and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).

It is one of three related Good Practice Advice (GPA) Notes, along with [*GPA1 The Historic Environment in Local Plans*](#) and [*GPA2 Managing Significance in Decision-Taking in the Historic Environment*](#).

First published by English Heritage March 2015. This edition published by Historic England December 2017. All images © Historic England unless otherwise stated.

[HistoricEngland.org.uk/advice/planning/planning-system/](https://historicengland.org.uk/advice/planning/planning-system/)

Front cover: York Water Gate, Victoria Embankment Gardens, City Of Westminster, Greater London.
Built for the Duke of Buckingham in 1626 to provide access to the Thames. View from south east.

This document was produced by Historic England in collaboration with the Historic Environment Forum, and with the particular assistance of:

Association of Local Government Archaeological Officers

British Property Federation

Council for British Archaeology

Chartered Institute for Archaeologists

Country Land and Business Association

Civic Voice

Heritage Alliance

Historic Houses Association

Historic Towns Forum

Institute of Historic Building Conservation

National Trust

Contents

| | | | |
|---|---|---|----|
| Introduction | 1 | Part 2: Setting and Views | |
| Part 1: Settings and Views | 2 | – A Staged Approach to Proportionate Decision-Taking | 7 |
| NPPF Glossary: Setting of a heritage asset | 2 | Step 1: Identify which heritage assets and their settings are affected | 9 |
| PPG: What is the setting of a heritage asset and how should it be taken into account? | 2 | Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated | 10 |
| Difference between setting and curtilage, character, context and landscape | 3 | Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it | 12 |
| The extent of setting | 3 | Step 4: Explore ways to maximise enhancement and avoid or minimise harm | 14 |
| Setting and the significance of heritage assets | 4 | Step 5: Make and document the decision and monitor outcomes | 15 |
| Views and setting | 6 | | |
| Landscape Assessment and Amenity | 7 | | |

Introduction

1 The purpose of this Historic England Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the [National Planning Policy Framework \(NPPF\)](#) and the related guidance in the national [Planning Practice Guide \(PPG\)](#). It should be read in conjunction with Good Practice Advice notes 1 ([The Historic Environment in Local Plans](#)) and 2 ([Managing Significance in Decision-Taking in the Historic Environment](#)). This good practice advice acknowledges the primacy of the NPPF and PPG, supporting the implementation of national policy, but does not constitute a statement of Government policy itself, nor does it seek to prescribe a single methodology or particular data sources. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives. This guidance, *Good Practice Advice 3 – The Setting of Heritage Assets* (2nd edition, 2017) supersedes *Good Practice Advice 3 – The Setting of Heritage Assets* (1st edition, 2015) and *Seeing the History in the View: A Method for assessing Heritage Significance within Views* (English Heritage, 2011).

2 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.

3 This note gives assistance concerning the assessment of the setting of heritage assets, given:

- the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings, and
- the policy objectives in the NPPF and the PPG establishing the twin roles of setting (see boxes below): it can contribute to the significance of a heritage asset, and it can allow that significance to be appreciated. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage asset's conservation, including sustaining significance ([NPPF, paragraph 132](#)).

4 This note therefore starts by giving general advice on understanding setting and how it may contribute to the significance of heritage assets, before adding advice on how views play a part in setting; it ends by suggesting a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets (Part 2, paragraphs 17–42).

5 Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance.

6 Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in

the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets. This advice therefore directs readers elsewhere for approaches to landscape and visual impact assessment and amenity valuation (paragraphs 15 and 16).

Part 1: Settings and Views

NPPF Glossary: Setting of a heritage asset

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: Glossary](#)).

PPG: What is the setting of a heritage asset and how should it be taken into account?

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in

which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation ([PPG, paragraph: 013, reference ID: 18a-013-20140306](#)).

Difference between setting and curtilage, character, context and landscape

7 Setting is separate from the concepts of curtilage, character and context:

- Curtilage is a legal term describing an area around a building and, for listed structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout. The setting of a heritage asset will include, but generally be more extensive than, its curtilage (if it has one) (see [Identification and Designation of Heritage Assets: Listed Buildings](#) in the Historic England *Heritage Protection Guide*).
- The historic character of a place is the group of qualities derived from its past uses that make it distinctive. This may include: its associations with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Character is a broad concept, often used in relation to entire historic areas and landscapes, to which heritage assets and their settings may contribute.
- The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which is relevant to its significance, including cultural, intellectual, spatial or functional. Contextual relationships apply irrespective of distance, sometimes extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect. A range of additional meanings is available for the term 'context', for example in relation to archaeological context and to the context of new developments, as well as customary usages. Setting may include associative relationships that are sometimes referred to as 'contextual'.

- To avoid uncertainty in discussion of setting, a landscape is 'an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors' (Glossary, *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment, p 157, based on the definition in the European Landscape Convention, European Treaty Series – No. 176, Florence, 20.x.2000, p 2).

The extent of setting

8 The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve' ([NPPF, Annex 2: Glossary](#)). All of the following matters may affect considerations of the extent of setting:

- While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset.
- Extensive heritage assets, such as historic parks and gardens, landscapes and townscape, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own. A conservation area is likely to include the settings of listed buildings and have its own setting, as will the hamlet, village or urban area in which it is situated (explicitly recognised in green belt designations).

The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991). And NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting.

- Consideration of setting in urban areas, given the potential numbers and proximity of heritage assets, often overlaps with considerations both of townscape/urban design and of the character and appearance of conservation areas. Conflict between impacts on setting and other aspects of a proposal can be avoided or mitigated by working collaboratively and openly with interested parties at an early stage.

Setting and the significance of heritage assets

9 Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. The following paragraphs examine some more general considerations relating to setting and significance.

The setting of World Heritage Sites may be protected as ‘buffer zones’ – see [PPG, paragraph: 033 Reference ID: 2a-033-20140306](#).

- **Change over time**
Settings of heritage assets change over time. Understanding this history of change will help to determine how further

development within the asset’s setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate structure(s).

- **Cumulative change**

Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building’s original designed landscape or the removal of structures impairing key views of it (see also paragraph 40 for screening of intrusive developments).

- **Access and setting**

Because the contribution of setting to significance does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting, constraints on access such as remoteness or challenging terrain, and the importance of the setting to a local community who may be few in number. The potential for

appreciation of the asset's significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible.

- **Buried assets and setting**

Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer. They nonetheless retain a presence in the landscape and, like other heritage assets, may have a setting. These points apply equally, in some rare cases, to designated heritage assets such as scheduled monuments or Protected Wreck Sites that are periodically, partly or wholly submerged, eg in the intertidal zone on the foreshore.

- The location and setting of historic battles, otherwise with no visible traces, may include important strategic views, routes by which opposing forces approached each other and a topography and landscape features that played a part in the outcome.
- Buried archaeological remains may also be appreciated in historic street or boundary patterns, in relation to their surrounding topography or other heritage assets or through the long-term continuity in the use of the land that surrounds them. While the form of survival of an asset may influence the degree to which its setting contributes to significance and the weight placed on it, it does not necessarily follow that the contribution is nullified if the asset is obscured or not readily visible.

- **Designed settings**

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise. In these special circumstances, these designed settings may be regarded as heritage assets in their own right, for instance the designed landscape around a country house. Furthermore they may, themselves, have a wider setting: a

park may form the immediate surroundings of a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of the design are included in the evaluation of the setting of a designed landscape. Reference is sometimes made to the 'immediate', 'wider' and 'extended' setting of heritage assets, but the terms should not be regarded as having any particular formal meaning. While many day-to-day cases will be concerned with development in the vicinity of an asset, development further afield may also affect significance, particularly where it is large-scale, prominent or intrusive. The setting of a historic park or garden, for instance, may include land beyond its boundary which adds to its significance but which need not be confined to land visible from the site, nor necessarily the same as the site's visual boundary. It can include:

- land which is not part of the park or garden but which is associated with it by being adjacent and visible from it
- land which is not part of the site but which is adjacent and associated with it because it makes an important contribution to the historic character of the site in some other way than by being visible from it, and
- land which is a detached part of the site and makes an important contribution to its historic character either by being visible from it or in some other way, perhaps by historical association

- **Setting and urban design**

As mentioned above (paragraph 8, The extent of setting), the numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban

design considerations. These include the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relates to townscape attributes such as enclosure, definition of streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

See *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2* (2015) and *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (2016).

- **Setting and economic viability**
Sustainable development under the NPPF can have important positive impacts on heritage assets and their settings, for example by bringing an abandoned building back into use or giving a heritage asset further life. However, the economic viability of a heritage asset can be reduced if the contribution made by its setting is diminished by badly designed or insensitively located development. For instance, a new road scheme affecting the setting of a heritage asset, while in some cases increasing the public's ability or inclination to visit and/or use it, thereby boosting its economic viability and enhancing the options for the marketing or adaptive re-use of a building, may in other cases have the opposite effect.

Views and setting

10 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

11 Views which contribute more to understanding the significance of a heritage asset include:

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset
- those where town- or village-scape reveals views with unplanned or unintended beauty
- those with historical associations, including viewing points and the topography of battlefields
- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant

12 Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:

- military and defensive sites
- telegraphs or beacons
- prehistoric funerary and ceremonial sites
- historic parks and gardens with deliberate links to other designed landscapes and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary

13 Views may be identified and protected by local planning policies and guidance for the part they play in shaping our appreciation and understanding of England's historic environment, whether in rural or urban areas and whether designed to be seen as a unity or

as the cumulative result of a long process of development. This does not mean that additional views or other elements or attributes of setting do not merit consideration. Such views include:

- views identified as part of the plan-making process, such as those identified in the *London View Management Framework* (LVMF, Mayor of London 2010) and *Oxford City Council's View Cones* (2005) and *Assessment of the Oxford View Cones* (2015 Report)
- views identified in character area appraisals or in management plans, for example of World Heritage Sites
- important designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, and
- views that are identified by local planning authorities when assessing development proposals

Where complex issues involving views come into play in the assessment of such views – whether for the purposes of providing a baseline for plan-making or for development management – a formal views analysis may be merited.

Landscape Assessment and Amenity

14 Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.

15 Assessment and management of both setting and views are related to consideration of the wider landscape, which is outside the scope of this advice note. Additional advice on views is available in *Guidelines for Landscape and*

Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.

Visual Impact Assessment, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).

16 Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.

Part 2: Setting and Views – A Staged Approach to Proportionate Decision-Taking

17 All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (ie the capacity of

the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

18 Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process ([NPPF, paragraphs 131-135 and 137](#)).

19 Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of

steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Each of these steps is considered in more detail below.

For further information on Strategic Environmental Assessment and Environmental Impact Assessment, see [Sustainability Appraisal and Strategic Environmental Assessment: Historic England Advice Note 8](#) (2016).

Development proposals involving the setting of single and less significant assets and straightforward effects on setting may best be handled through a simple check-list approach and can usefully take the form of a short narrative statement for each assessment stage, supported by adequate plans and drawings, etc.

Cases involving more significant assets, multiple assets, or changes considered likely to have a major effect on significance will require a more detailed approach to analysis, often taking place within the framework of Environmental Impact Assessment procedures. Each of the stages may involve detailed assessment techniques and complex forms of

analysis such as viewshed analyses, sensitivity matrices and scoring systems. Whilst these may assist analysis to some degree, as setting and views are matters of qualitative and expert judgement, they cannot provide a systematic answer. Historic England recommends that, when submitted as part of a Design and Access Statement, Environmental Statement or evidence to a public Inquiry, technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

Step 1: Identify which heritage assets and their settings are affected

20 The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

21 It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or
- specifies an ‘area of search’ around the proposed development within which it is reasonable to consider setting effects, or
- advises the applicant to consider approaches such as a ‘Zone of Visual Influence’ or ‘Zone of Theoretical Visibility’ in relation to the proposed development in order to better identify heritage assets and settings that may be affected

A ‘Zone of Visual Influence’ defines the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a ‘Zone of Theoretical Visibility’ which includes these factors is to be preferred.

22 For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account

of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.

23 The area of assessment for a large or prominent development, such as a tall building in an urban environment or a wind turbine in the countryside or offshore, can often extend for a distance of several kilometres. In these circumstances, while a proposed development may affect the setting of numerous heritage assets, it may not impact on them all equally, as some will be more sensitive to change affecting their setting than others. Local planning authorities are encouraged to work with applicants in order to minimise the need for detailed analysis of very large numbers of heritage assets. They may give advice at the pre-application stage (or the scoping stage of an Environmental Statement) on those heritage assets, or categories of heritage asset, that they consider most sensitive as well as on the level of analysis they consider proportionate for different assets or types of asset.

24 Where spatially extensive assessments relating to large numbers of heritage assets are required, Historic England recommends that local planning authorities give consideration to the practicalities and reasonableness of requiring assessors to access privately owned land. In these circumstances, they should also address the extent to which assessors can reasonably be expected to gather and represent community interests and opinions on changes affecting settings.

25 Where the development proposal affects views which may be particularly helpful in allowing the significance of an asset to be appreciated and which are therefore part of the setting, it is often necessary to identify viewing points for assessment. An explanation why a particular viewing point has been selected will be needed. Sometimes a heritage asset is best appreciated while moving (for example, in a designed landscape, where its three-dimensional

formal qualities are an essential part of its significance). These, such as the changing views of the Tyne bridges viewed from the banks of the River Tyne or of the Tower of London from the south bank of the River Thames in London, are often termed ‘kinetic’ views.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

26 The second stage of any analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset’s intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

27 The box below provides a (non-exhaustive) **checklist** of the potential attributes of a setting that it may be appropriate to consider in order to define its contribution to the asset’s heritage values and significance. Only a limited selection of the attributes listed will be of particular relevance to an asset. A sound assessment process will identify these at an early stage, focus on them, and be as clear as possible what emphasis attaches to them. In doing so, it will generally be useful to consider, insofar as is possible, the way these attributes have contributed to the

A handy way of visualising the contribution of setting to the significance of heritage assets may be diagrammatically to map past and present relationships between a heritage asset and its surroundings, weighting the mapped connections to demonstrate the relative contribution of the relationship to the significance of the asset or the ability to appreciate the significance. By setting out the relationships and considering the level of their contribution to significance, it is possible to gauge impact more transparently and more consistently.

Change can also have the effect of strengthening relationships, for example by removing visual impediments such that significance is better revealed; mapping thereby provides one mechanism for identifying opportunities for enhancement.

significance of the asset in the past (particularly when it was first built, constructed or laid out), the implications of change over time, and their contribution in the present.

28 The local authority Historic Environment Record is an important source of information to support this assessment and, in most cases, will be able to provide information on the wider landscape context of the heritage asset as well as on the asset itself. Landscape Character Assessments, Historic Landscape Character Assessments, Conservation Area Appraisals, the Register of Parks and Gardens and the Parks & Gardens UK database are also important sources in this regard.

29 This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below. It will, therefore, be focused on the need to support decision-taking in respect of the proposed development. A similar approach to

assessment may also inform the production of a strategic, management or conservation plan in advance of any specific development proposal, although the assessment of significance required for studies of this type will address the setting of the heritage asset ‘in the round’, rather than focusing on a particular development site.

30 An assessment of the contribution to significance of a view does not depend alone on the significance of the heritage assets in the view but on the way the view allows that significance to be appreciated. The view may be part of a

landscape, townscape or other design intended to allow a particular attribute of the asset to be enjoyed, such as its reflection in a body of water. Heritage assets (sometimes of different periods) may have been deliberately linked by the creation of views which were designed to have a particular effect, adding meanings through visual cross-references. Composite or fortuitous views which are the cumulative result of a long history of development, particularly in towns and cities, may become cherished and may be celebrated in artistic representations. The ability to experience

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset’s physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, ‘wildness’
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

these same views today can illuminate the design principles and taste of our predecessors.

31 The impact of seasonal and day/night changes on a view or views needs to be considered, including other changes that may mean that a view at a particular point in time may not be representative of the experience over longer periods. Does summer foliage hide an asset that is visible in winter? Does artificial external lighting at night emphasise some aspects of an asset and leave others in the dark.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

32 The third stage of any analysis is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s). In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not solely be visual.

33 The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

34 The box (see [below](#)) provides a more detailed list of attributes of the development proposal that it may be appropriate to consider during the assessment process. This list is not intended to be exhaustive and not all attributes will apply to a particular development proposal.

Depending on the level of detail considered proportionate to the purpose of the assessment, it would normally be appropriate to make a selection from the list, identifying those particular attributes of the development requiring further consideration and considering what emphasis attaches to each. The key attributes chosen for consideration can be used as a simple check-list, supported by a short explanation, as part of a Design and Access Statement, or may provide the basis for a more complex assessment process that might sometimes draw on quantitative approaches to assist analysis.

35 In particular, it would be helpful for local planning authorities to consider at an early stage whether development affecting the setting of a heritage asset can be broadly categorised as having the potential to enhance or harm the significance of the asset through the principle of development alone; through the scale, prominence, proximity or placement of development; or through its detailed design. Determining whether the assessment will focus on spatial, landscape and views analysis, on the application of urban design considerations, or on a combination of these approaches will clarify for the applicant the breadth and balance of professional expertise required for its successful delivery.

36 Cumulative assessment is required under the EU Directive on EIA. Its purpose is to identify impacts that are the result of introducing the development into the view in combination with other existing and proposed developments. The combined impact may not simply be the sum of the impacts of individual developments; it may be more, or less.

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

37 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development likely to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process.

38 Enhancement (see [NPPF, paragraph 137](#)) may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

39 Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be

an important consideration in determining the balance of harm and benefit.

40 Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets. Screening may have as intrusive an effect on the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design. This should take account of local landscape character and seasonal and diurnal effects, such as changes to foliage and lighting. The permanence or longevity of screening in relation to the effect on the setting also requires consideration. Ephemeral features, such as hoardings, may be removed or changed during the duration of the development, as may woodland or hedgerows, unless they enjoy statutory protection. Management measures secured by legal agreements may be helpful in securing the long-term effect of screening.

Step 5: Make and document the decision and monitor outcomes

41 It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged in the local Historic Environment Record.

42 The true effect of a development on setting may be difficult to establish from plans, drawings and visualisations. It may be helpful to review the success of a scheme and to identify any 'lessons learned' once a development affecting setting has been implemented that was intended to enhance, or was considered unlikely to detract from, the significance of a heritage asset. This will be particularly useful where similar developments are anticipated in the future.

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HEAG180

Publication date: First Edition March 2015

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Second Edition December 2017 © Historic England

Design: Historic England

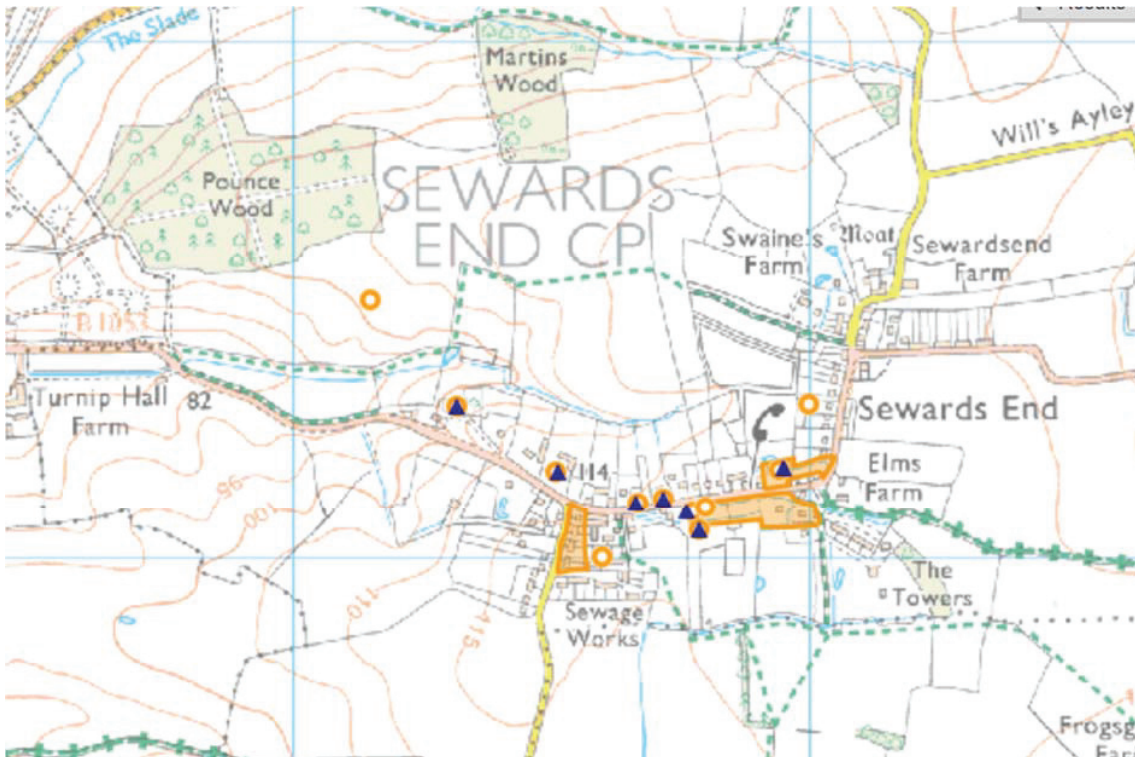
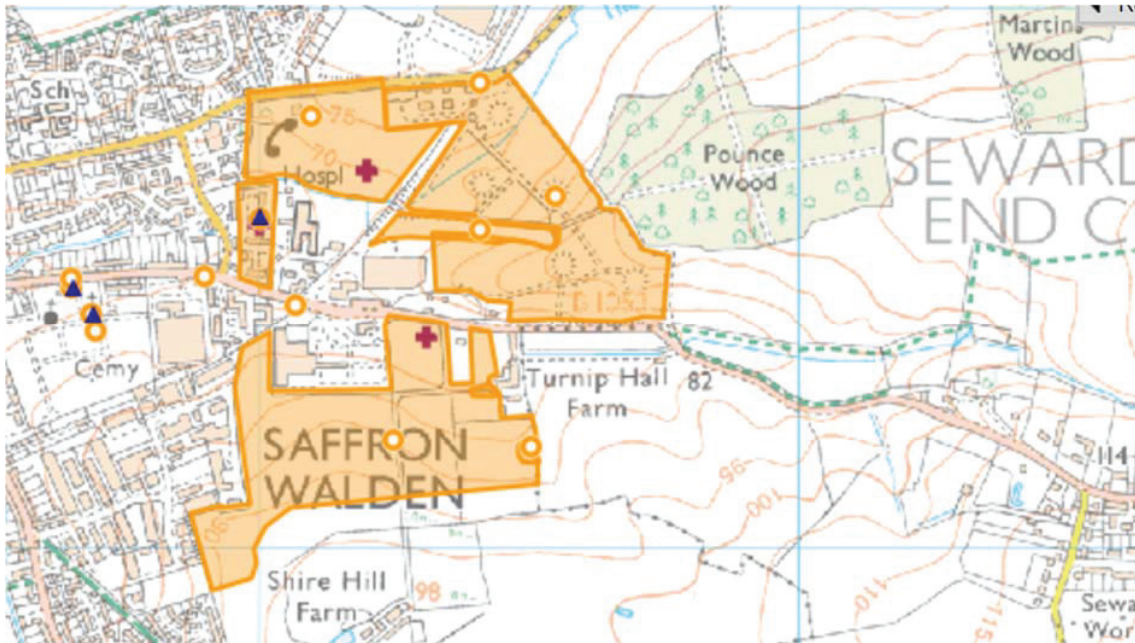
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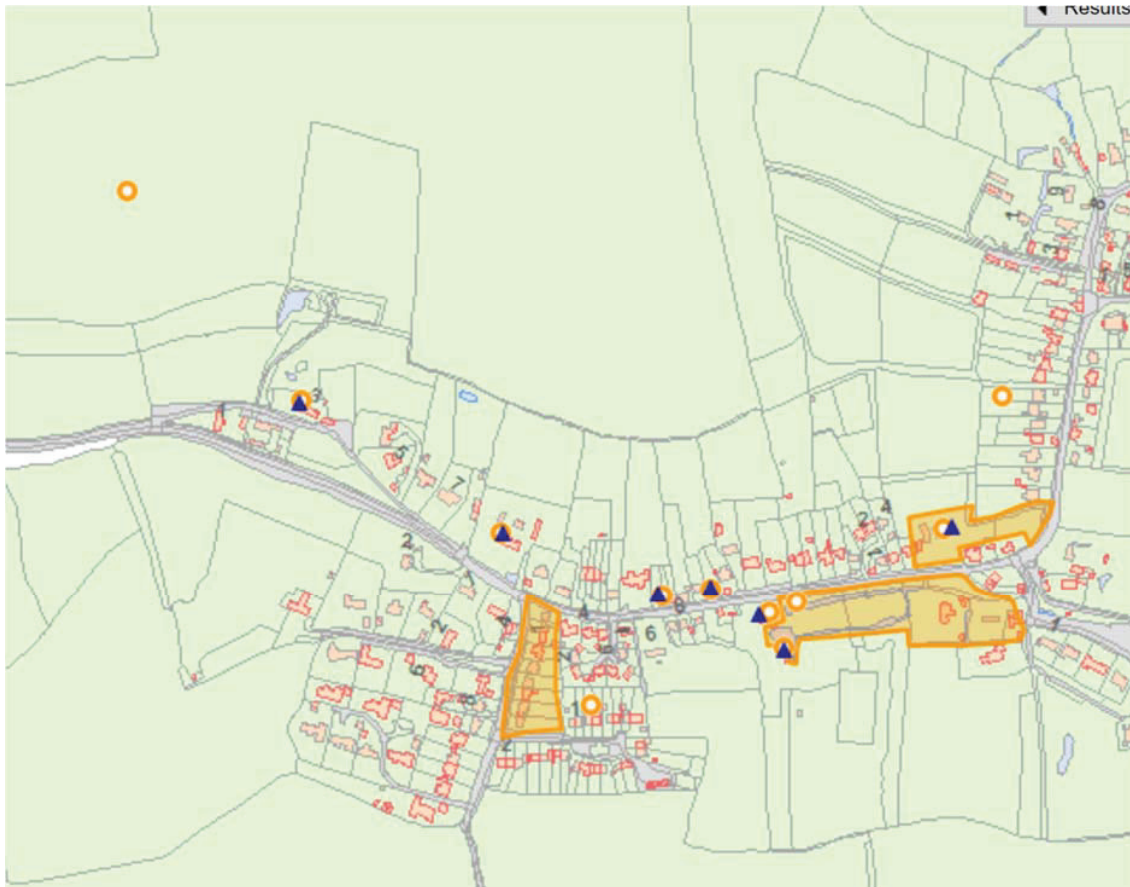
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Legend

- | | |
|---|---|
|  Listed Building (NHLE) |  Scheduled Monument (centre point) |
|  EH PastScape |  Registered Park/Garden (centre point) |
|  Local HER record points |  Registered Battlefield (centre point) |
|  Local HER record polygons |  Protected Wreck Site (centre point) |
|  National Trust HBSMR |  World Heritage Site |
|  Building Preservation Notice |  Certificate of Immunity |
|  Designation Decision Records De-listed |  Designation Decision Records Non-designated |
|  Parks and Gardens (Non Statutory Data) |  Expired Certificate Of Immunity |
|  Church Heritage Record (Non Statutory Data) |  NMR Excavation Index |

POUNCE HALL

List Entry Summary

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

Name: POUNCE HALL

List Entry Number: 1297745

Location

POUNCE HALL, 3, WALDEN ROAD

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Swards End

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 01-Nov-1972

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 370732

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SAFFRON WALDEN

TL53NE WALDEN ROAD, Swards End 669-1/4/385 (North side) 01/11/72 No.3 Pounce Hall

II

House. Early C17 with later C17 wing and early C18 extension. Timber frame and plaster, peg-tiled roofs, red brick stacks. Plan, L shaped. 2 storey and attics. Front S elevation (1) Tall gabled 2-storey and attic unit to W. (2) central 2 window range, 2 storeys with door and tall C19 rebuilt stack in middle, (3) lower extension block to E. (1) Ground floor, C19 shallow 3-cant bay window, sashes 2x4, 3x2, 2x4 panes, doorway with overlight, door C20 with upper glazing. First floor pair of conjoined sash windows in all, 6x4 panes. Attic sash window 3x3 panes. Weathering board above first floor and attic windows. Large rectangular stack seen behind apex. (2) All 4 windows have early C19 moulded architraves, sashes, 4x4 panes. Simple central doorway, C20 door of 6 panels. Tall rectangular ridge stack above. (3) single 2x2 paned casement window. Rear N elevation: central unit (2) has rear out-shut with catslide roof, 2 sky-lights and broad ramped lead roofed dormer window with 2-light casement. Rear wall of brick, central C20 boarded door, C20 3-light casement window to W. Wing to W (1) has large central stack (C19 rebuild) with adjacent stair tower rising to attic. Tower integrated into lower roofs with first floor and attic windows 2x2 paned casement and 4x2 paned sliding sash respectively. Wing has single attic sash window 3x2 panes. E end unit (3) has flat roofed rear extension, blank with corrugated plastic roof. N end elevation: wing has 3 ground floor and 2 first floor C20 3-light casement windows 6x5 panes. E end elevation: addition (3) has protruding purlins and wall plates and attic sliding sash window 2x2 panes. INTERIOR: central early C17 unit (2) of 2 cells with central chimney bay, back-to-back timber lintelled fireplaces, bread oven to rear. Jowled posts, primary bracing, bladed scarf joints in wall plates, lamb's tongue chamfer stops on joists. Wing (1) has butt side purlin roof. Newel stair in tower of plain robust form. Addition (3) of slender C18 framing. Rear lean-to has good brick floor. Remains of basket pargetting remain at E end of central block now obscured by C18 additions.

Listing NGR: TL5631838295

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TL 56318 38295

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Historic England Research Records

Pounce Hall

Hob Uid: 1059930

Location :

Essex
Uttlesford
Sewards End

Grid Ref : TL5632038290

Summary : 17th Century timber framed and plastered house, built on an L-shaped plan. It was altered in the 18th Century and later. A barn is also associated with the house.

More information : (TL 5632 3829 sited from OS 1:2500)

(TL 5632 3829) Pounce Hall [NAT] (1)

3 Walden Road, Sewards End. (Pounce Hall). A C17 timber-framed and plastered house built as an L-shaped plan with a gabled wing on the west end. Altered in the C18 and later. Grade II (see list for details) (2)

Pounce Hall, house and barn, about one and three-quarters m. E of church on the W side of the road. The house has modern additions at the back. (3)

Sources :

Source Number : 1

Source : Ordnance Survey Map (Scale / Date)

Source details : OS 25" 1897

Page(s) :

Figs. :

Plates :

Vol(s) :

Source Number : 2

Source : List of Buildings of Special Architectural or Historic Interest

Source details : DOE (HHR) Borough of Saffron Walden, 1973

Page(s) : 131-2

Figs. :

Plates :

Vol(s) :

Source Number : 3

Source : An inventory of the historical monuments in Essex. Volume I [north west]

Source details :

Page(s) : 257

Figs. :

Plates :

Vol(s) :

Monument Types:

Monument Period Name : Post Medieval

Display Date : C17

Monument End Date : 1699

Monument Start Date : 1600

Monument Type : Timber Framed House, Barn

Evidence : Extant Building

Monument Period Name : Post Medieval

Display Date : Altered C18 and later

Monument End Date : 1899

Monument Start Date : 1700

Monument Type : House

Evidence : Extant Building

Components and Objects:

Related Records from other datasets:

External Cross Reference Source : National Monuments Record Number
External Cross Reference Number : TL 53 NE 31
External Cross Reference Notes :

Related Warden Records :

Related Activities :



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LISTED BUILDINGS – SAFFRON WALDEN CHURCH STREET

CHURCH OF ST MARY THE VIRGIN, SAINT MARY'S CHURCHYARD

List Entry Summary

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

Name: [CHURCH OF ST MARY THE VIRGIN](#)

List Entry Number: [1196237](#)

Location

CHURCH OF ST MARY THE VIRGIN, SAINT MARY'S CHURCHYARD

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: I

Date first listed: [28-Nov-1951](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370719](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 SAINT MARY'S CHURCHYARD 669-1/1/401 Church of St Mary the Virgin 28/11/51

GV I

Parish church. Aligned NE-SW. Chancel and crypt late C13, rebuilding of nave and tower 1485-early C16 by Simon Clerk and John Wastell. Upper stage of tower rebuilt and spire added in 1831 by Rickman and Hutchinson. Restoration and new E window by Butterfield in 1876. Major repairs in the mid 1970's. Walling variable, of ashlar, flint, field stones and ashlar offcuts, lead roofs. PLAN: 7 bay nave; 8 bay N and S aisles with 2 bay E chapels, N and S porches, 3 bay chancel and W tower. W end elevation: central tower with low pitched gabled ends of aisles each side. Plinth with upper moulded

string across elevation and continued round all sides of church. Tower 4 stages with set back buttresses. Stage 1 and 2, ashlar, W doorway, 2-centred arched head in moulded rectangular surround, spandrels have quatrefoiled roundels with central lozenge leaf motif and trefoiled daggers (this motif is repeated for doors and windows with slight variations throughout the building as a standard building style) C19 boarded door and ironwork. Above, 3-light, 2-centred arched foiled window with upper panelled tracery, head stopped label. Stage 3 has field stone walling, 2-light 2-centred arched window, head stopped label, clock above. Stage 4, 3-light, 2-centred arched louvred belfry aperture with upper panelled tracery, rectangular framing and head stopped label. Parapet, embattled, gridded with quatrefoiled roundels below crenels, corner buttresses surmounted by crocketed ogee topped turrets from which paired fliers support the stone octagonal spire. Spire has crocketed arris ribs and gabled louvred lucarnes alternating at 2 levels. Apex weather cock. Aisles - W ends - walls of flint and field stones, N aisle has plinth of panelled flint flushwork, angle buttresses with crocketed finials, embattled low pitch gabled parapets, each with a 2-centred arched 5-light window, upper panelled and foiled tracery, splayed sills. S side elevation: W to E, tower, similar to W elevation but putlog holes seen on lower 3 stages. Ground floor walling blank, of split flints. Stages 2 and 3 of field stones and off-cuts, stage 2 also blank. Clerestory and side aisle walling of field stones, both embattled, buttresses with crocketed finials at bay intervals. Windows all similar, in aisle, rectangular framed, 2-centred arched heads, 4 foiled lights with upper transom and panelled tracery with Y bars intersecting. Clerestory windows framed in pairs as one, depressed arched heads. Each of 3 lights, lower transom, foiled upper panelled tracery. 2-storeyed porch 2 bays deep, flat embattled parapet angle-buttresses, surmounted by octagonal embattled turrets. Outer and inner doorways in standard style, stone fan vault with 2 large foliate bosses, outer door inserted to create a vestry, inner door early C16, vertical boards with upper moulded rail, wicket door in W leaf, some original ironwork including half of the internal locking bar, now converted for padlock, also stud nails and internal lozenge shaped roves clamping horizontal boards. Muniment room in upper part of porch, S window of 4 lights, panelled tracery with 7 bars. Porch sides, ground floor, 2 2-light lancet windows, above, similar in square framing. Plinth, E side has fragment of Anglo-Saxon cross. Aisle bays to E split flint walling below windows and in buttresses. Nave clerestory E end, early C16 turret, octagonal, ogee crocketed, scale ornamented top. Below, at nave-chapel buttress, cusped, nodding, ogee headed niche with image of bishop within. S chapel, 3-centred arch headed door with rectangular label, C19 boarded door. Windows similar to aisles but less deep, flushwork spandrels in standard style. To E, C19/C20 ground floor extension in internal angle with chancel of flint walling, plain parapet with cornice ogee moulded, doorway with 4-centred arched head and label. Chancel set back with diagonal buttress, 2 clerestory windows and side window of 3 lights, upper panelled tracery. N side elevation W to E, similar to S side but nave aisle windows have gridded spandrels and 3 western bays of nave aisle are of chequered knapped flint, buttresses similar. N porch, single storeyed, single bay deep, diagonal buttresses with crocketed finials, doorway with 4-centred arched head in embattled rectangular frame, jamb-shafts with capitals and bases. 2-light window to each side, tierceron stone vault with central boss of angel with shield. Inner doorway in the standard style with early C16 door, similar to S porch door. Also outer C20 door to make a vestry as with S. porch. Vault arch cuts across corners of inner doorway spandrels suggesting that the porch was an afterthought. Nave clerestory E end has similar turret to one on S side. N chapel window as on S side with flushwork spandrels. Cornice under parapet has deep cavetto moulding with animals and human figures. Bay 9 (chapel) doorway with hollow moulded 2-centred arched head with label, C19 boarded door. Chancel similar to S side. E elevation: low-pitched gabled chancel. N and S chapels similar, set back, all with embattled parapets. Chancel, diagonal buttresses. C19 E window with 2-centred head, 5 foiled lights, lower transom and upper panelled tracery with quatrefoils. Plaque below recording sealing of Howard vault in 1860. Through plinth, 2 venting loops (one also on N side), with pierced iron plates and grilles. S chapel, angle buttresses and finial, 4-light window with upper transom, panelled tracery below, Y tracery above. In front, C19 ground floor addition with 2 rectangular casement windows. N chapel similar to S chapel but with 7-light window in standard

style, 2 principal mullions, lights 2,3,2, broken embattled transom lifted in centre, panelled tracery with upper quatrefoiled roundels, mullions continued down below window as blind panels.

INTERIOR: tower high arch to nave with similar interior arches. Vault springers remain at each corner. Timber floor above. Nave, refined, tall, built of clunch. 2-centred arched arcade. Paired clerestory windows with mullions carried down as blind panelling to fleuron-decorated cornice. Arcades decorated in the standard style with piers of enriched lozenge section, attached shafts and intermediate great casement moulding that is carried round the arches, octagonal capitals to shafts, enriched with lozenge shaped fleurons. Inner (nave) shafts continued through the high capitals supporting timber roof trusses. Roof arch-braced cambered tie-beams with longitudinal central and single side joists, common joists span the pitches with board infill. All joists moulded and each bay has central decorative boss and angel each side on the cornice. Tie-beam brace spandrels have pierced roundels. Side aisles, rear of arcades decorated in standard style as nave. N aisle 3 western bays have 4 early C14, canopied, foiled, ogee niches in each bay, decorated with figure subjects. Also above, piers with spire form vaulted canopies. Similar vaulted canopies on piers of S aisle. Aisle roofs have braced cambered tie-beams with queen-posts to principal rafters, braced to apex. Pierced foiled panel tracery links tie-beams and rafters, purlins as nave roof, joists all moulded, boarded between. Chancel arch similar to nave arcade, spandrels enriched with all-over quatrefoiled roundels and central lozenge leaf patterns. Rood loft stairs each side. Choir. C13 arcade of 2 bays, 2-centred double hollow moulded arches, round undercut capitals, roll moulded bases. Roof similar to nave but of short single bays (clerestory window width). Supporting wall shafts have niches with figures. Crypt, now of 2 bays, considerably bricked in below S porch and aisle. 2 bays of quadripartite vaulting, chamfered ribs, semi-octagonal shafts and chamfered plinths, vault webs in thin bricks (suggesting date in C14, rather than late C13 as stated in RCHM). Muniment room over S porch has doorway, adjacent to S porch door with 4-centred arched head, leaf decorated spandrels. C16 door of triangular sectioned boards with central arrises. Muniment room has original C16 roof of 2 bays, cambered tie-beams and 3 longitudinal joists all decorated with rolls and hollow chamfers. FITTINGS: C19 altar retable of 5 gabled niches with paintings of Christ and Apostles, each side, 2 smaller arched recesses with angels and archangels. Font c1500, octagonal, sunk cusped panels with flowers and shields, shaft has sunk foiled panels. Brass indents in N and S chapels. Several brasses reset into C14 canopies recesses in N aisle. N chapel, altar tomb in Purbeck marble with moulded edge and brass marginal inscription to John Leche, vicar, 1521. S chapel, E end altar tomb of touch to Thomas, Lord Audley, 1544, Renaissance work with panelled sides and enriched pilasters, wreathed shields, at head a panel with achievement of Audley arms. Floor slabs at W end of nave and aisles range from late C17 to early C19 with achievements and shields of arms. Inscriptions show a wide range of fashionable calligraphy. Most of the church windows now have clear, diamond-paned glass. C19 stained glass occurs in N aisle, 3 western bays, S aisle, 4 western bays, N chapel E window, choir E window, tower lower W window. A fragment of early C16 glass, a head, probably of a female saint is in the S aisle W window. HISTORICAL NOTE: the rebuilding of the church by royal master masons is linked with the events of 1485, when work temporarily ceased at King's College, Cambridge and the masons were obliged to undertake lesser projects. The work was unfinished at Wastell's death in 1515. The arcade style, clerestory turrets, and S porch fan-vault are part of Wastell's repertory and can be compared with his work at King's College Chapel and Great St Mary's Church also in Cambridge. (The Buildings of England: Pevsner N & Ratcliffe E: Essex: London: 1965-: 331; Chelmsford Archaeological Trust Report: CBA Research Report 45: Bassett SR: Saffron Walden to 1300: London: 1982-: 20; Harvey J: English Medieval Architects: London: 1984-: 319).

Listing NGR: TL5373638626

Selected Sources

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Harvey, J , English Medieval Architects, (1984), 319

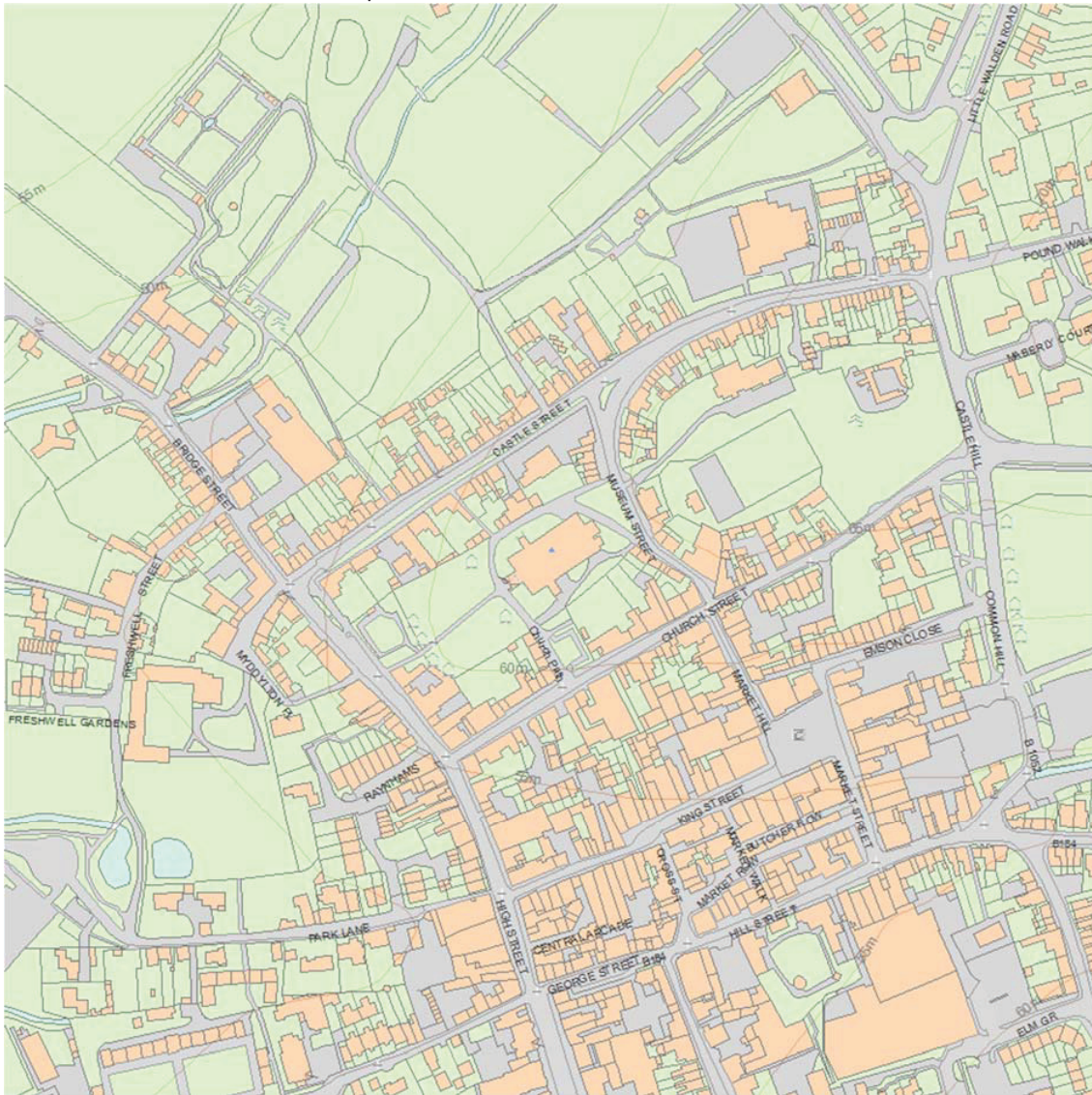
Pevsner, N, The Buildings of England: Essex, (1965), 331

Bassett, S R, 'Council for British Archaeology Research Report Chelmsford Archaeological Trust' in Saffron Walden to 1300, (1982), 20

Map

National Grid Reference: TL 53736 38626

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6, CHURCH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196149](#)

Location

6, CHURCH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [28-Nov-1951](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370476](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 CHURCH STREET 669-1/1/97 (North side) 28/11/51 No.6

GV II

Formerly known as: No.4 CHURCH STREET. House. C17 rear unit with mid C18 house to street. Timber-framed and plastered, brick, peg-tiled roof, red brick stacks. L shaped plan of street range and rear wing, 2 storeys, attic and cellar. Front, S elevation: red brick with burnt headers, 6 bays, stone cornice and parapet, string course between floors, plinth. Doorway in fourth bay from W approached by steps, wooden dentilled pedimented Doric doorcase, fluted jambs, triglyph frieze, reveals of fielded panels, door similar, of 6 panels. All windows have good voussoirs and are sashes with glazing bars, 3x4 panes, ground floor with exposed sash boxes, first floor boxes in brickwork. First floor windows 3 and 5 from W end are blocked. Cellar grilles each side of doorway. Slated

ramped dormer window of 2 lights behind parapet. Stack at W end. Rear, N elevation: red brick, 3 facade gables, each with first floor window, two 3x4 paned sashes and one 2-light casement with glazing bars, 4x5 panes. Below, central doorway, simple cornice hood, recessed panelled frieze, doorcase has reede jambs and recessed panels, door of 6 panels, upper 4 glazed. 2 ground floor sash windows, one 3x4 and other 2x4 panes, also French window each leaf 2x4 panes. Timber-framed E wing at lower level with C19 decorative barge-boards at N end. First floor, N and W sides each have window, moulded architraves, 3x4 panes, also small 2x3 paned casement window adjacent to street range. Ground floor brick, N end C19 sash window, W side 3-light C20 casement window, also triple sash window 1x4, 3x4, 1x2 panes. E side of wing has ground floor slated lean-to, N end C20 door with upper glazing and adjacent C20 single light casement window, also skylight. E side of wing has C20 first floor 2-light casement window 4x3 panes and truncated red brick tapering stack. INTERIOR: considerably rebuilt, but roof of street range of C17 side purlin form survives from an earlier timber-framed phase.

Listing NGR: TL5371838546

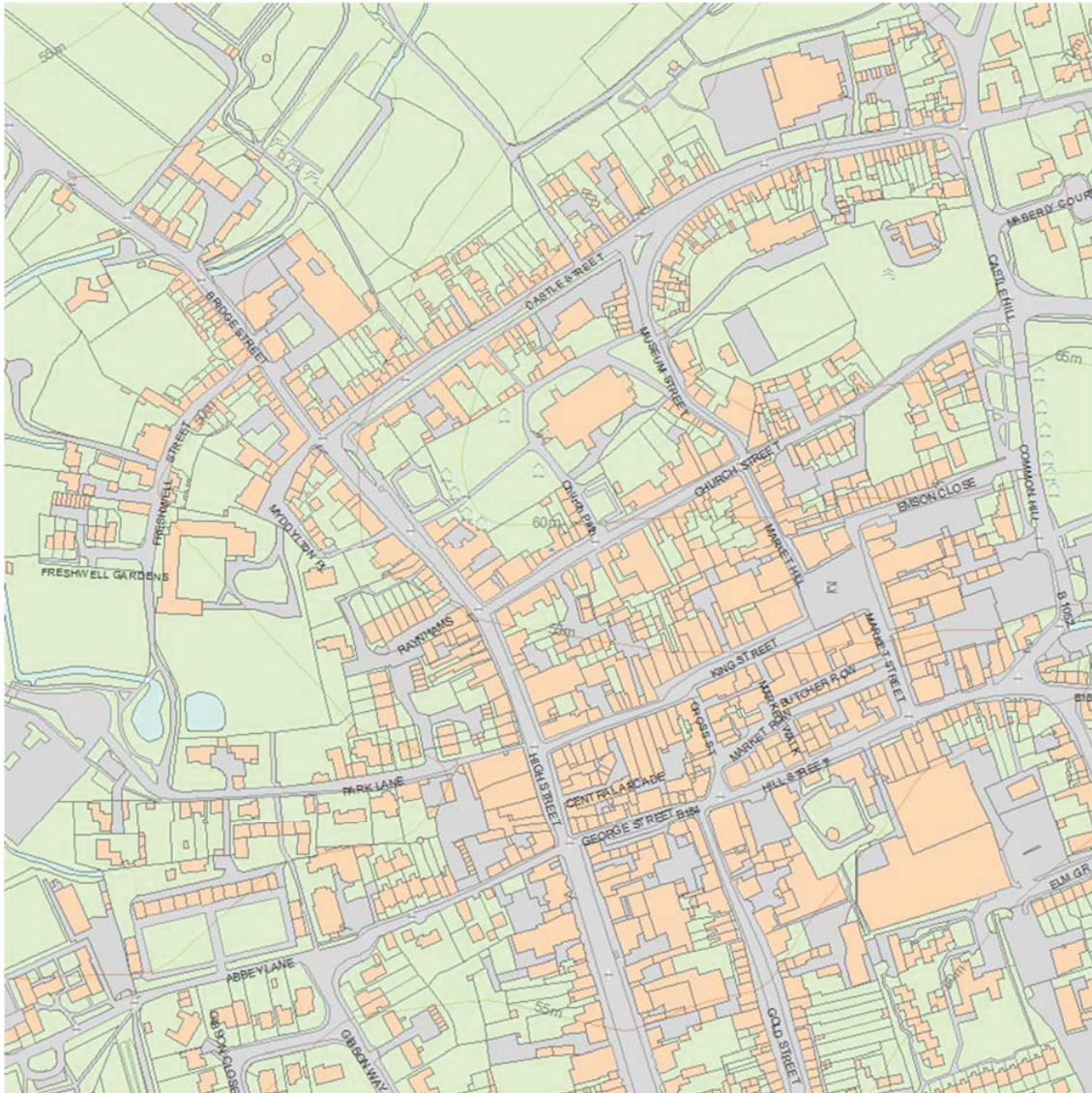
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53718 38546](#)

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OUTBUILDING NORTH OF NUMBERS 6 AND 6A, CHURCH STREET

List Entry Summary

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

Name: [OUTBUILDING NORTH OF NUMBERS 6 AND 6A](#)

List Entry Number: [1196150](#)

Location

OUTBUILDING NORTH OF NUMBERS 6 AND 6A, CHURCH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [01-Nov-1972](#)

Date of most recent amendment: [31-Oct-1994](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370478](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 CHURCH STREET 669-1/1/98 (North side (off)) 01/11/72 Outbuilding north of Nos 6 and 6A (Formerly Listed as: CHURCH STREET Outbuilding N of No.6 & garden wall between No.6 and No.6A)

GV II

Isolated building set at N end of garden of Nos 6 and 6A (qv) abutting St Mary's churchyard. C16 with C18 facing on N side. Timber-framed and plastered, red brick, peg-tiled roof, L shaped plan. 2 storeys. N elevation, to churchyard. Brick, single storey with central doorway, moulded architrave, boarded door, central tie-beam above of 2-bayed framing, roof half hipped at E end to accommodate S wing. W end elevation: blank plastered wall with ground floor doorway, small stair light above. Roof construction of trapped side purlins. S elevation: 2 storeys down to garden level below churchyard. S wing timber-framed and plastered, brick support pier on E corner. Ground floor,

4-panelled door, first floor, plain fixed window, gable projects with gap to roof space under projection. Second window in upper floor of main block of 2 casement lights. The E side of the adjoining garden wall running S has a recess and broken brickwork implying that the building went further S but has been cut back. INTERIOR: upper floor of stout C16 framing with exterior tension bracing. RCHM records it as said to have formed part of a former malting.

Listing NGR: TL5371538574

Selected Sources

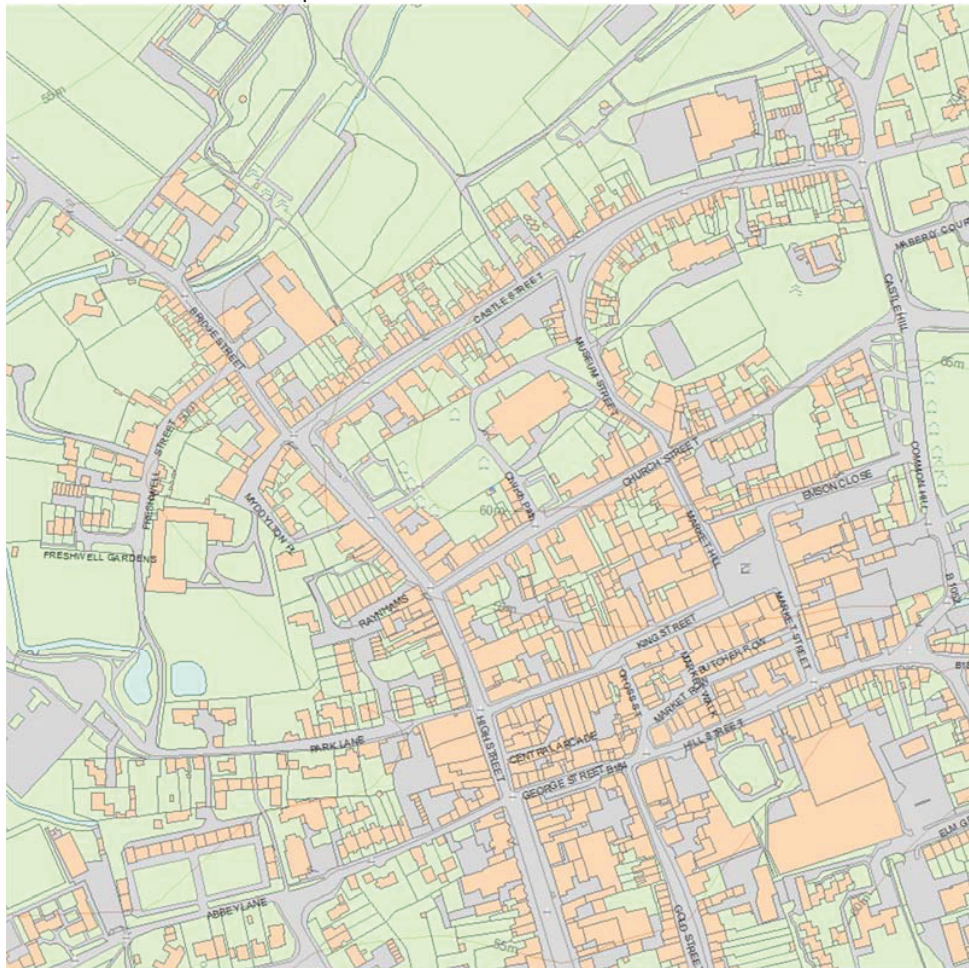
Other

An Inventory of the Historical Monuments in Essex North West, (1916)

Map

National Grid Reference: TL 53715 38574

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GARDEN HOUSE TO REAR OF NUMBERS 14, 16 AND 18, CHURCH STREET

List Entry Summary

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

Name: [GARDEN HOUSE TO REAR OF NUMBERS 14, 16 AND 18](#)

List Entry Number: [1196151](#)

Location

GARDEN HOUSE TO REAR OF NUMBERS 14, 16 AND 18, CHURCH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [31-Oct-1994](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370481](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 669-1/1/104

CHURCH STREET (North side) Garden House to rear of Nos.14, 16 and 18

II

Garden house set in SE corner of garden to Nos 14, 16 and 18 (qv). C17 shell with C19 conversion to garden house, some C20 restoration. Timber-framed, plastered, peg-tiled roof. 4m square plan, ground floor and roof attic. N elevation: ground floor and roof gable divided by deep plastered cove with upper and lower moulded cornice and string, wooden pillar supporting corner. Ground floor has central segment headed opening with C20 trellis work each side, plain boarded doorway on E side with adjacent C19 cast-iron casement window, octagonal panes. Gable above has C20 fan-combed

pargetting with re-used C19 iron casement window of leaded panes set horizontally and plain 2-light fixed window below. W side elevation: broad ground floor segment headed opening, cove continued round from N end. INTERIOR: ground floor room painted with early C20 inscription and heraldry. Attic reveals some early C17 framing with stop chamfered wall plate, clasped side purlin roof with later rebuilding and repair. The shape of the building with prominent gable on deep cove is very similar to that seen at Blaise Hamlet, Bristol, 1811, by John Nash.

Listing NGR: TL5378038590

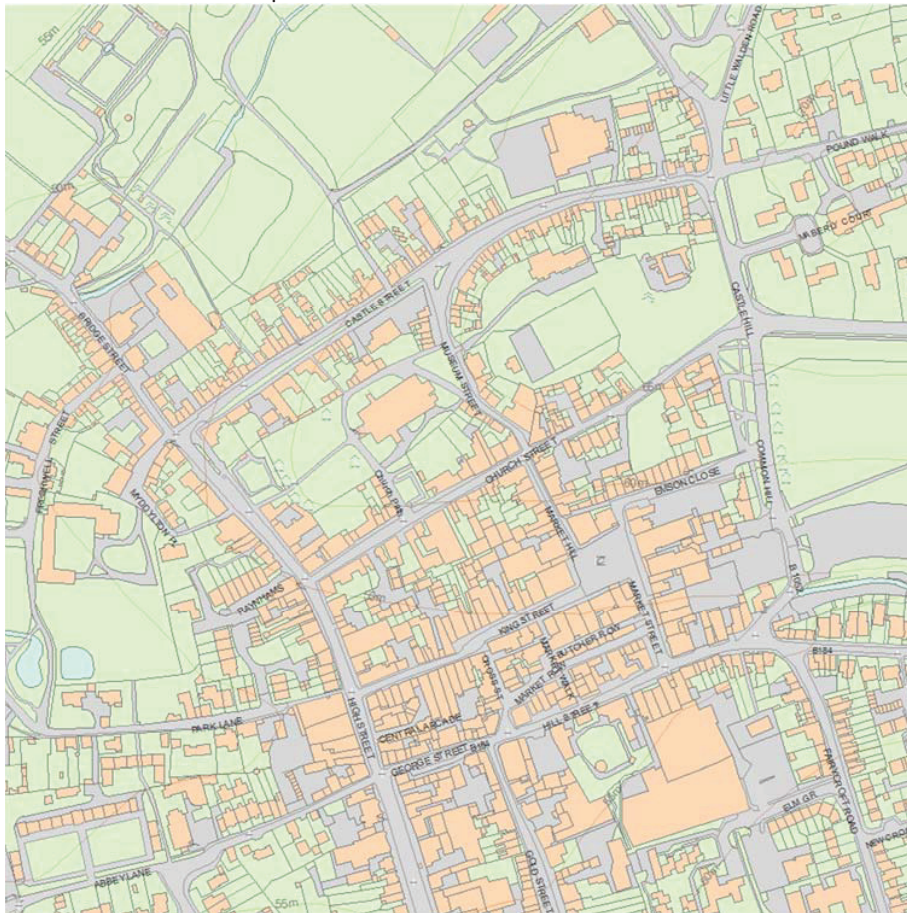
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL5378038590](#)

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15, CHURCH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: 1196152

Location

15, CHURCH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: 25-Oct-1973

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: LBS

UID: 370483

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 CHURCH STREET 669-1/1/102 (South side) 25/10/73 No.15

GV II

House, now used as office and shop to adjoining warehouse. Early C19 with some C20 remodelling for business use. Timber framing, plastered, red brick stuccoed on street frontage, slate roof, red brick stack. L shaped plan linked to warehouse. 2 storeys. N front elevation: pedimented single bay with minor entry bay on E side. Principal bay has ground floor double fronted C20 shop, both windows of 2x3 panes, doorway recessed, door fully glazed, deep head-board. First floor recessed 3x4 paned sash window, recess has splayed sides and large keystone linking with deep pediment cornice, upper wall and window apron decorated with recessed Greek key design. House entry bay, parapet with coping, first floor wall has Greek key decoration. Ground floor doorway has reeded

jamb and frieze, corner paterae, frieze has central decorative panel, in style of a memorial tablet with Greek key in surround. Door hood missing. Early C19 door has central pair of reeded panels and 3 lower moulded sunk panels, upper panel glazed. E side elevation: timber-framed and plastered, 2 units, rear narrower, set back. Ground floor blank but rear unit shows traces of 2 blocked doorways and rear extension. First floor, N-S, C20 casement window 2x2 panes. Early C19 sash window with moulded architrave 3x4 panes and some old glass. C20 single-light casement window. Stack at roof ridge of rear unit. W side elevation: considerably obscured by C20 adjoining building. To N, stucco returned from street frontage but lower brickwork exposed showing simple brick infilling of removed timber post. To S, rear block, early C19 red brick, crude herringbone work below (replacing older flint wall?) heavy C20 cement retaining plinth. 3 early C20 metal casement windows, one 4, one 3 and one single light. S rear elevation: similar to W side, upper gable rebuilt in C20, herringbone work continues round. Single 3-light window similar to those on W side. INTERIOR: entrance hallway has plaster Greek key ceiling frieze. 3 early C19 doorways on first floor, reeded architraves and paterae. Front first floor window similar. Cellar bricked in 1990 but early C19 segment headed fireplace remains.

Listing NGR: TL5375338543

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53753 38543](#)

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ASHCROFT COURT, 19 AND 21, CHURCH STREET

List Entry Summary

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

Name: [ASHCROFT COURT](#)

List Entry Number: [1196153](#)

Location

ASHCROFT COURT, 19 AND 21, CHURCH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II*

Date first listed: 28-Nov-1951

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370485](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 CHURCH STREET 669-1/1/106 (South side) 28/11/51 Nos.19 AND 21 Ashcroft Court

GV II*

2 houses and shop converted in late C20 for office use. c1800, fronting earlier framed building. Timber-framed, gault brick, peg-tiled roof, red brick stack. Plan U shape of street range with rear framed wings. 2 storeys and cellars. Front N elevation: long brick range with parapet, brick string course and end pilasters. Roof hipped at W end. 3 window range, segment headed on first floor, all early C19 but repaired, sashes with glazing bars, 4x4 panes, ground floor E window as above, central window C20 tripartite sash with glazing bars, 1x2, 4x2, 1x2 panes. W end C20 reconstructed C19 butchers shop, long fascia head board over shop and passageway. Shop has C20 tripartite sash window with glazing bars, 1x4, 4x4, 1x4 panes, doorway canted into passage, door of 4 panels.

Adjacent C20 2-leaf boarded stable door. Passageway opposite E side, C20 4-panel door, passageway has 2 cross tie-beams and axial beam with C19 iron strap ties, also suspension hooks. 2 arched cellar recesses below centre window, blocked below E window with pavement grille. W end elevation: street unit roof gable stopped at rear with wing at lower level. C17 trapped side purlin construction on wing S end gable mainly timber-framed and plastered. Ground floor of street unit in brick. E end elevation: similar with S end gable revealing timber wall plate and rafter. RCHM records the survival of a mullioned window, possibly not in original position, also the presence of 2 C15 roof trusses said to survive above ceiling level.

Listing NGR: TL5377838562

Selected Sources

Legacy Record - This information may be included in the List Entry Details

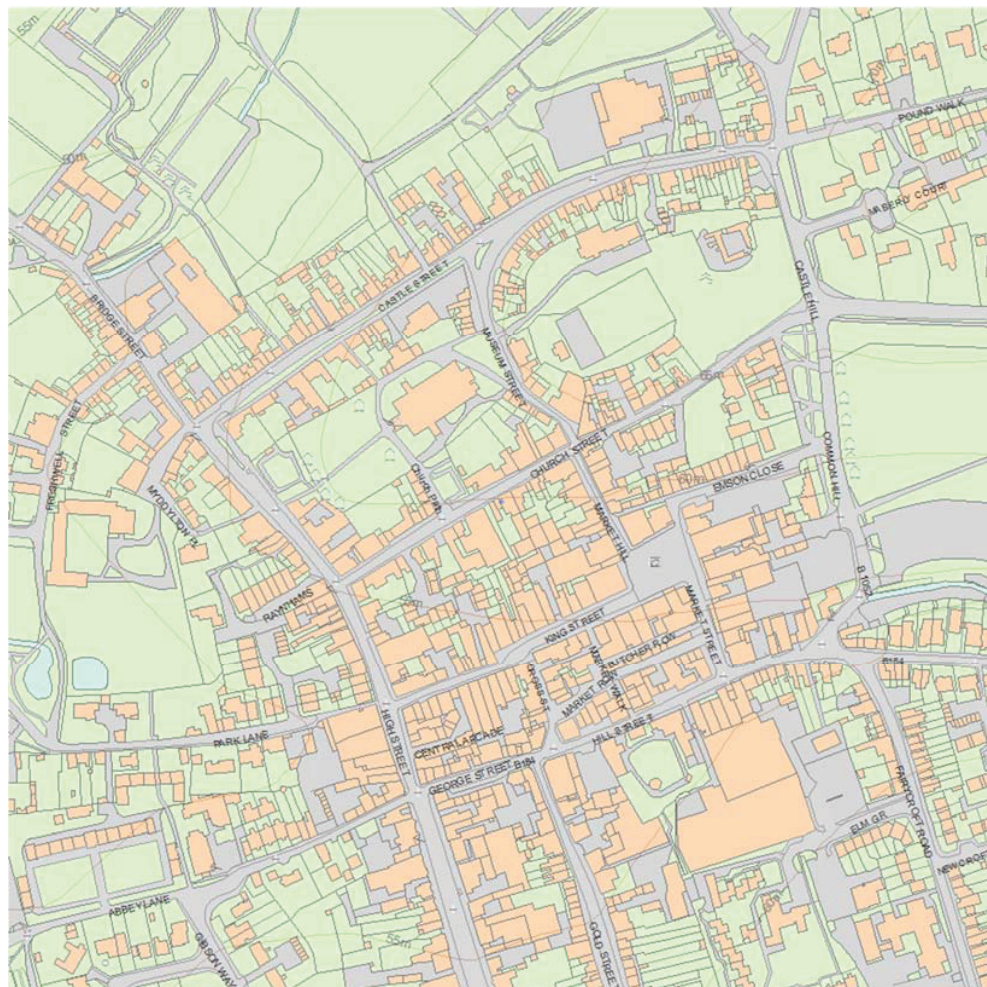
Map

National Grid Reference: TL 53778 38562

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CROMWELL HOUSE, 23, CHURCH STREET

List Entry Summary

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

Name: [CROMWELL HOUSE](#)

List Entry Number: [1196154](#)

Location

CROMWELL HOUSE, 23, CHURCH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II*

Date first listed: [28-Nov-1951](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370487](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 CHURCH STREET 669-1/1/108 (South side) 28/11/51 No.23 Cromwell House

GV II*

House, formerly a shop. C16 with C17 rear addition, C19 refronting, rear C20 refurbishment. Timber-framed and plastered, peg-tiled and slate roof, red brick stacks. Plan L shaped. 2 storeys, attics and cellars. Front N elevation: 3 window range plus 2 doorways alternating with windows, at E end C19 frontage rebuilt and raised over previous jettied run that partly remains in block form at E end. Roof pitch cranked through raising, front slate. Traces of ashlar lining on plasterwork. Ground floor, E-W, C19 doorway with moulded architrave, door 6 panels, upper 4 glazed, C19 shop window, bracketed sill, moulded architrave, 3 casement lights, glazing bars, 3x4 panes, jetty over, bracket at E end. Slight building break in jetty with bracket, doorway with 6 panel door, flush front with 2 C19

window, bracketed sills, wide moulded architrave, horned sashes with side margin lights. First floor, E-W, window (over shop) moulded architrave, sash with thin glazing bars, 4x4 panes. 2 windows with margin glazing similar to those below. Stack through roof pitch at W end. Rear S elevation: street range has slate roofed wing to S at W end with own stack. Lower wing peg-tiled, added at S end with ground floor peg-tiled lean-to on E side. Street range of 3 bays with red brick lateral stack at E end. Ground floor, 2 C20 fully glazed doors with glazing bars, C20 2-light casement between with similar glazing, 4x3 panes. First floor, C20 double 'cross' casement window, 2-light metal casement 4x3 panes, C19 cast-iron casement window with 'Gothick' arched glazing bars 3x4 panes. Rear wing features include ground floor fully glazed C20 door with overlight and side lights, second stable door and adjacent 2-light casement window 4x3 panes, 3x4 paned 'Gothick' window similar to one in street range. First floor, C20 sash window 4x5 panes, two 2-light casement window 4x3 panes. E end elevation abuts carriageway of No.25 (qv). INTERIOR: framing of late C15 long jettied house partly exposed, jowled posts, halved and bridled wall plate scarf. Central entrance doorway leads to undershot cross-passage with both buttery and pantry doorways evident in E room, both having 4-centred heads with hollow chamfer mouldings, also wattle groove and stud mortice evidence of division of service rooms. Mortice evidence of former spere screens on W side of cross-passage towards ground floor hall. Above, framing of chamber exposed with blocked C16 tripartite frieze window to street and end frame against carriageway of No.25 (qv) as open arched braced truss suggesting build of No.23 later than No.25. Ceiling of chamber with attic above inserted c1600 with lamb's tongue stop chamfered bridging joist. Above, simple crown post roof continuing into W bay. Cellar below service rooms, large, flint cobble and brick, of various periods. E wall has flat 4-centred arched recess and triangular headed candle niche in late medieval brickwork.

Listing NGR: TL5378838566

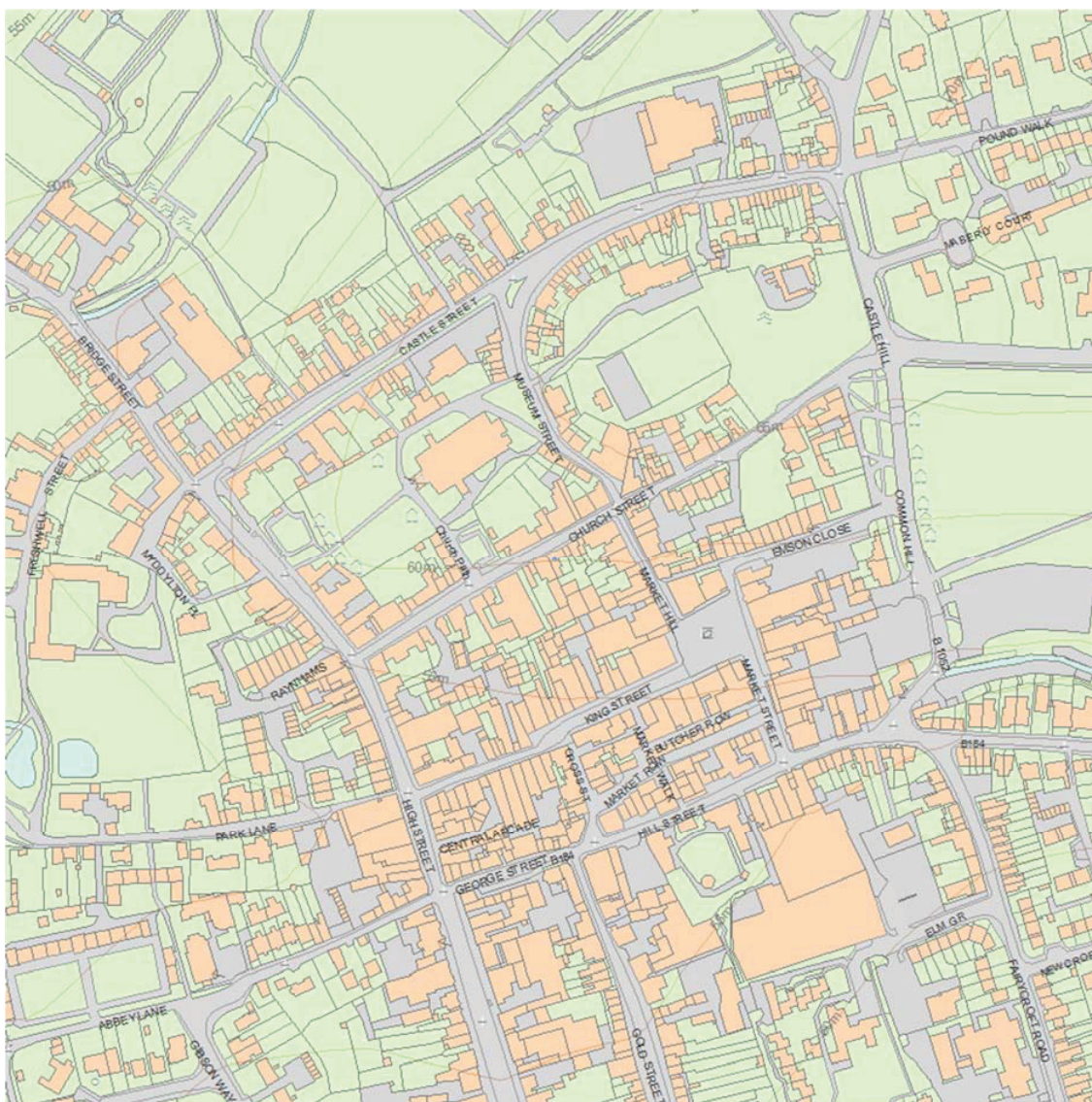
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53788 38566](#)

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1196154.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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25 AND 27, CHURCH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: 1196155

Location

25 AND 27, CHURCH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: I

Date first listed: 28-Nov-1951

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: LBS

UID: 370489

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 CHURCH STREET 669-1/1/110 (South side) 28/11/51 Nos.25 AND 27

GV I

House and store, once part of the Sun Inn, which included Nos 29 & 31 Church Street (qv) and 17 Market Hill (qv). C14, alteration and decoration C17, restored C19. 2 storeys. Timber-framed, plastered and elaborately pargetted, peg tile roof. H plan of hall house with jettied cross-wings. Front, N elevation: similar to Nos 29 & 31 in that it was considerably re-worked in the late C19, windows and doors were remade in Tudor style. All windows have casements with intersecting cast-iron, hexagonal latticed glazing bars as a building style. Roofs were re-raftered with side purlins and new barge-boards. Elaborate late C17 pargetting. Central hall range with low cross-wing (probably service) to E and tall cross-wing to W, upper floor raised in C17, (by the time of the pargetting) to

create a carriageway below. E cross-wing and hall both have a ground and first floor window of 3 lights with cast-iron latticed panes. Also, each has a boarded, battened and studded door. Cross-wings show original jetty joists, carriageway has 2 leaved door, framed and boarded with upper spikes. Whole frontage pargetted with bold figure work on first floor including volute scrolls, pecking birds, a stocking and the well known pair of fighting men, one holding a club and the other a sword, said to be the Wisbech Giant and Tom Hickathrift, an E Anglian carter. Rear, S elevation: hall and cross-wing units visible. Two C19 stacks, one to rear of hall range, the other on E side of E cross-wing, single first floor window in each gabled end. W, double casement window in all, 4x2 panes. E, single casement, 2x2 panes, ground floor hall and E cross-wing units have a C19 yellow brick lean-to with slate roof, doorway segment headed to carriageway, yard on W side. INTERIOR: plain, medieval construction not visible. Roof space, E cross-wing has a crown-post whose collar purlin has a splayed scarf joint, crown-post has 4-way braces that are lodged and nailed to the crown-post, a C14 technique. (The Buildings of England: Pevsner N & Ratcliffe E: Essex: London: 1965:- 337).

Listing NGR: TL5379838572

Selected Sources

Books and journals

Pevsner, N, The Buildings of England: Essex, (1965), 337

Map

National Grid Reference: TL 53798 38572

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PARISH ROOM, CHURCH YARD

List Entry Summary

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

Name: [PARISH ROOM VERGERS COTTAGE](#)

List Entry Number: [1196160](#)

Location

PARISH ROOM, CHURCH YARD

VERGERS COTTAGE, CHURCH YARD

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [01-Nov-1972](#)

Date of most recent amendment: [31-Oct-1994](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370501](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 CHURCH YARD 669-1/1/119 (North side) 01/11/72 Vergers Cottage and Parish Room
(Formerly Listed as: CHURCH YARD The Parish Office adjoining the Parish room)

GV II

House. Early C16 with C17/C18 lean-to and late C19 parish rooms, also C20 addition to parish rooms. Timber framing, stone and brick, peg-tiled roofs. Plan T shaped of original house and principal parish rooms plus rear C19 wing. 2 and 3 storeys. Front, S elevation: gabled and jettied C16 house at W end, timber framing exposed, totally restored on ground floor, original framing above but plate horns and jetty bressumer cut back apparently to receive an all over plastered finish in C17/C18. End jetty brackets now replaced by C19 version with curve reversed and with continuous plain pilaster

below. Sill now on C19 snecked ashlar base. Ground floor has C19 2-light arched headed window moulded framing. Doorway similar with C18 fielded 2-panel door. First floor, C19 3-light oriel window, wooden corbelled base, similar to window below, flat leaded roof. Framing of first floor and gable of original close studding. W side of house has lean-to with catslide roof from house, timber-framed and rendered with ashlar lining, 2-light C19 metal casement window, 6x4 panes. To E, parish rooms of 1880's, continuous range with 3 large similar gabled windows taken through roof eaves, timber decoration of 'Cheshire' style, herringbone gables and quadrant panels below. Windows have 2 mullions and eaves level transom, 6 lights of leaded panes. Row of recurved braces link windows. High snecked ashlar plinth below sill. E end has 2-leaf boarded and battened door overlight of 4 lancets. Central timber, lead and copper lantern has turned baluster framing. E end of block, C20 extension in red brick with segment headed casement windows. Rear N elevation: ground falls to N and house unit of 3 original floors, rendered framing. Prominent gable end stack with stone and flint rubble base has 2-light casement window 4x2 panes in heavy rough timber frame cut through. C17 red brick above with fixed light window cut through, rebuilt in C19 at apex. Also second C18 shaft swept in from W side, red brick with scored pointing. On E side of stack simple casement window on each floor. To E, parish rooms with N wing, C19 red brick but W face of wing has included flint panel work. Irregular fenestration with mixture of flat and segment heads, plain doorways, one though set in internal porch with fixed 2x4 paned side lights. C20 addition has segment headed casement windows. E end elevation: C20 work in similar style. W end elevation: lean-to to house, doorway with C17 shadow planed moulded boarded door and adjacent 2-light C19 iron casement window 6x4 panes. INTERIOR OF HOUSE: close studded framing in semi-basement as well as rest. External curved tension bracing at rear on first floor. Open 2 bays on each floor. Ground floor ceiling binding joist has cyma and hollow chamfer mouldings with run-out stops, common joists roll moulded. Other members have step-stopped chamfers. First floor, window shutter grooves at front and back. Rear stair, ground to first floor flight in secondary stair tower, subsequently raised. Upper doorway site, pre-dates present stair system. Ground floor fireplace construction with timber lintel suggests possible timber-framed chimney before present stack. Lean-to has stair to lower floor with second rear fireplace. The building does not appear to have been a cross-wing to a hall but to have been free standing. Similar buildings are known, built for church use. cf. The Chantry Priest's House, Maldon, Essex which also has a high rear doorway. Current renovation has revealed C17 arrow protection symbols on upper rear doorway, remains of original front doorframe behind restoration work. Rubble footing of stack contains moulded fragments of stone, predominantly double ogee, also, part of a doorway jamb with double chamfer, brooch and ball stops. Traces of original paint. These fragments probably came from the church when rebuilt by Wastell and Clerk in C15/16. (Hewett C: English Historic Carpentry: Chichester: 1980-: 198,199).

Listing NGR: TL5371638647

Selected Sources

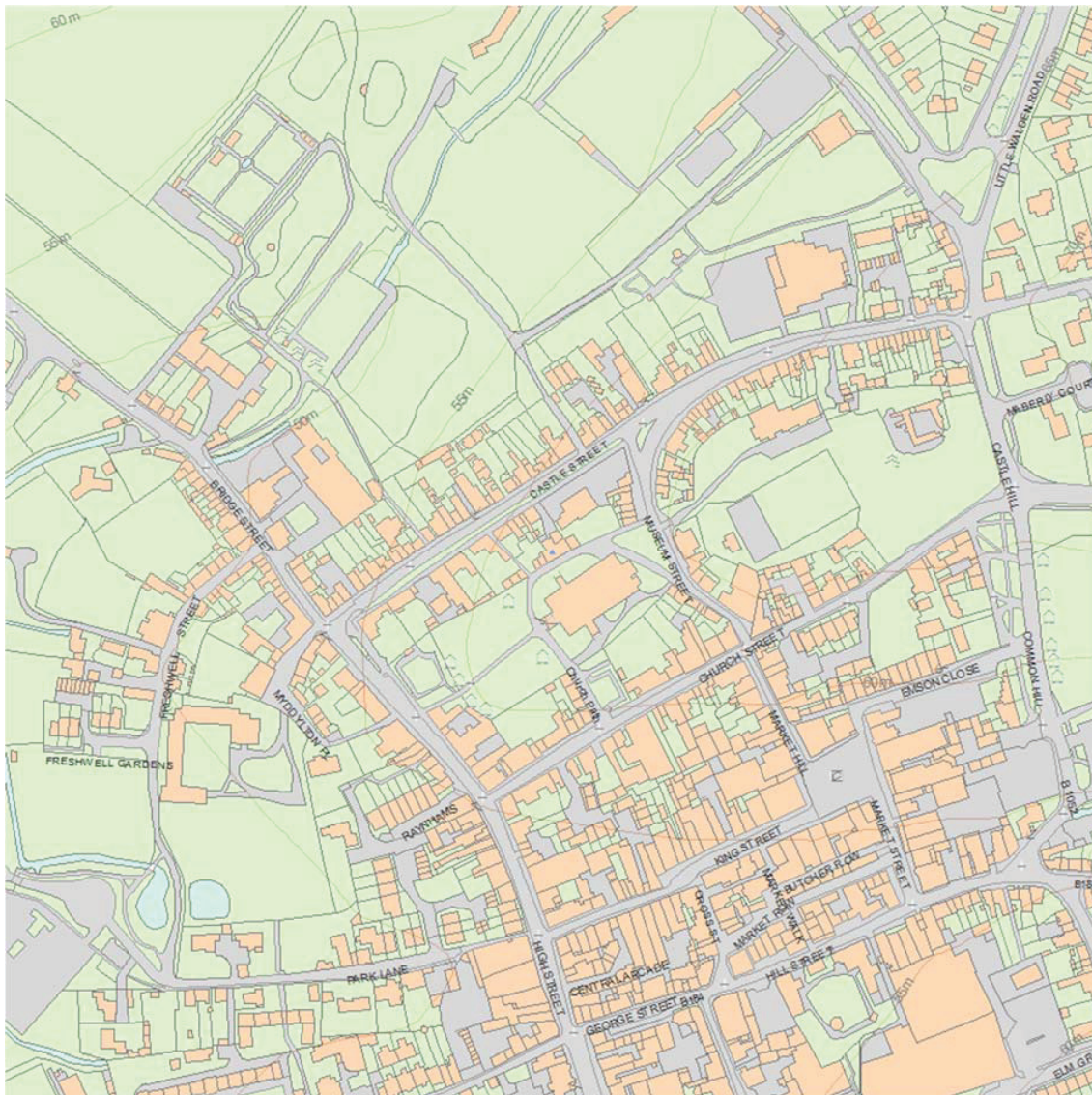
Books and journals

Hewett, C A , English Historic Carpentry, (1980), 198, 199

Map

National Grid Reference: [TL 53716 38647](#)

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1196160.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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LISTED BUILDINGS – SAFFRON WALDEN HIGH STREET

THE CLOSE, 2 HIGH STREET

List Entry Summary

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

Name: [THE CLOSE](#)

List Entry Number: [1196182](#)

Location

THE CLOSE, 2, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [28-Nov-1951](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370559](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/175 (East side) 28/11/51 No.2 The Close

GV II

House. Late C15, and early C16. Timber-framed with framing exposed on front and rendered to rear. Gabled roofs of plain clay tiles. 2 storeys and 'L' plan form. Front to High Street is of 2 parts, a formerly jettied cross-wing to N and jettied former hall/chamber range. The cross-wing has a 3-light leaded light casement on first floor and evidence for former oriel. Ground floor has been underbuilt and has one similar window. S part has late C17 coved plaster eaves and a 4-light and a 2-light leaded casement. Ground floor has tall narrow similar window, an oval window with 'spider's web'

leading and a reused door with egg-and-dart architrave and pulvinated frieze of bay leaves. Reused C15 post in front of framing with attached shaft and crenellated capital. The N flank of cross-wing has 2 two-light leaded casement on first floor, one with remnants of oriel sill and 12 paned double-hung sash window on ground floor, the latter refaced in painted brickwork. Lower, later, pitched roofed extension to E behind wing. C20 stack on rear of cross-wing and earlier stack on ridge line of main block. Framing, where exposed, is much repaired with some material from other buildings. The cross-wing is late C15 or early C16 with arch braced side purlin roof and is now of 2 bays, having been truncated at rear. The main block of C16 is open framed against cross-wing with wall plate raised at rear with dormer incorporating C17 iron casement with fittings and leaded lights. Many fragments of carved timber from elsewhere and small stone arched fireplace. Formerly there was a further timber-framed structure to the S but this would seem to have been a separate build. Thought to have been part converted to chapel in C16.

Listing NGR: TL5368238526

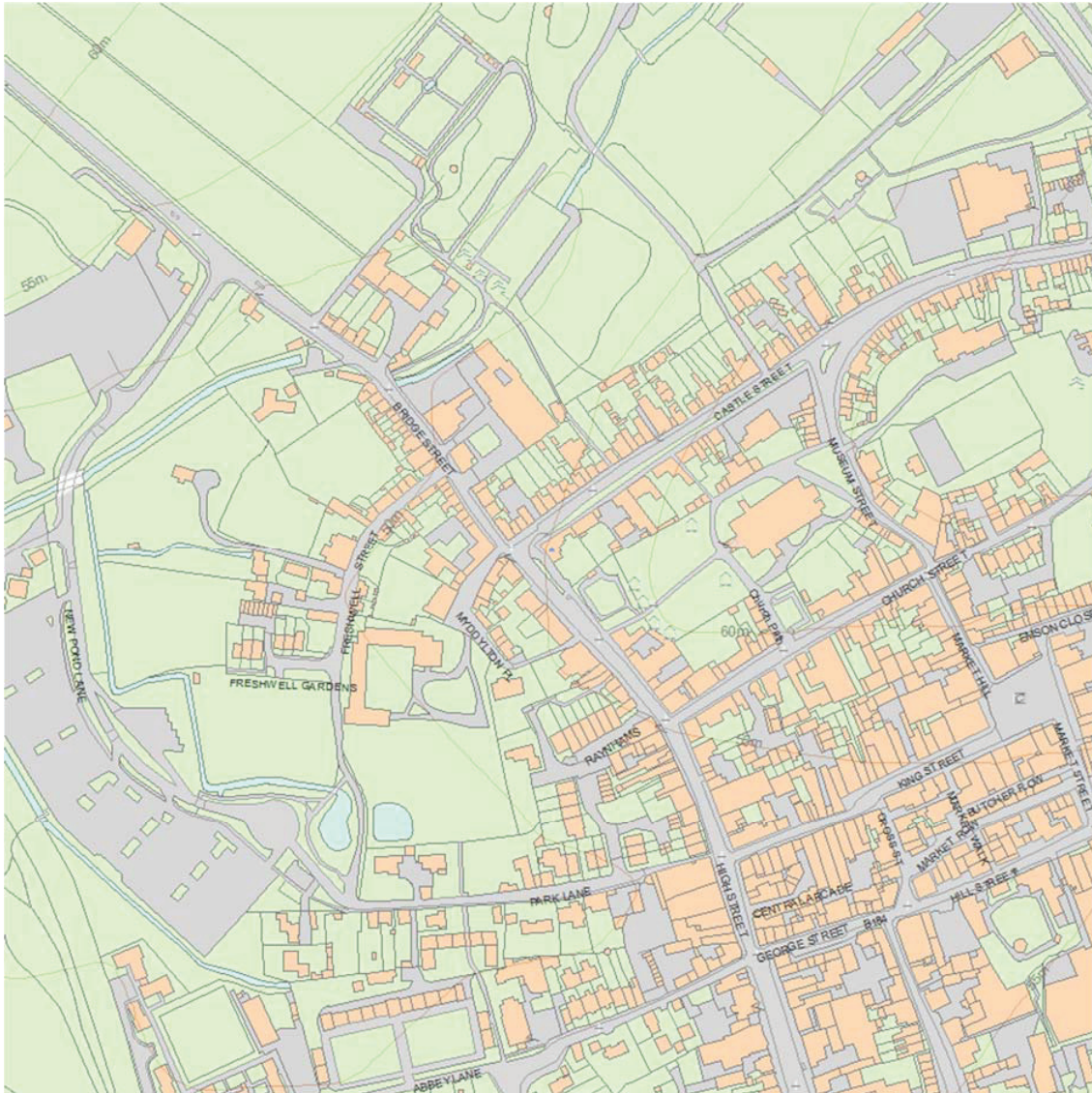
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53616 38606](#)

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4, HIGH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196183](#)

Location

4, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [28-Nov-1951](#)

Date of most recent amendment: [31-Oct-1994](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370561](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/177 (East side) 28/11/51 No.4 (Formerly Listed as: HIGH STREET No.6)

GV II

Formerly known as: Nos.4 AND 6 HIGH STREET. House. Late C14, and late C15. Timber-framed and rendered with some exposed framing and C20 pargetting. Roof of plain tiles, gabled but with slate roofed rear block with hip to E. 2 storeys and attics. Plan of hall with 2 cross-wings. High Street elevation: N cross-wing has pargetted gable with 6 paned C20 casement and first floor of exposed framing, mostly original. All windows on this front are C20 small paned casements. The first floor has large square corner posts, tension braces and moulded tie-beam over. The first floor openings appear to have been a pair of flush windows with arched heads (as survive on N). Remnants of inserted small C17 window. The ground floor front jetty is exposed above a C20 small paned bow

window. The projecting floor joists show mortices for end and central brackets. The corner to NW has dragon post with moulded capital and oversized brattishing. The elevation to hall has gabled dormer in roof with one 6-paned C20 casement. The first floor has exposed framing not original, over a C20 doorcase with gable and sidelights. The front of the S cross-wing has C20 pargetted gable with casement and first floor of reused exposed timber not respecting the original design. The exposed jetty below has mortices for 4 jetty brackets, probably denoting a central window. Large paned C20 bow window. The N flank to the N cross-wing is jettied to path leading to churchyard. The framing is exposed and has corner tension traces and an original 2-light window with 2 cinquefoiled arched heads with carved spandrels. Originally there was a similar window on the W end of this wall over the dragon beam. Corbelled brick stack under jetty with 2 linked octagonal shafts above eaves (C17?) The ground floor is rendered and there are 2 original exposed jetty brackets. The geometry of this cross-wing is all slightly skewed to take into account an angled side boundary. The rear of the N wing has framing exposed in gable with down-braced crown-post and rear plain tile roofed lean-to. Rear of hall has catslide, plain tile extension and stack through roof slope. S cross-wing projects back further linked to rear block with higher eaves line and slate roof. Small stack on ridge line of S cross-wing. S wing is much altered but is of 3 large bays with exposed framing on flank to former hall. This has tension bracing either side of main post suggesting late C14 or early C15 date. INTERIOR: the ground floor room has C17 panelling, partly painted. 2 doors of similar panelling. To the rear is a later block (C15?) of framing seemingly of a large 2 or 3 bay chamber on each floor. The narrow hall part of the building is much altered but has a sooted collar purlin, apparently in-situ with one crown-post and base, all at a level suggesting a very tall hall (Wealden?). The collar purlin suggests, by the position of brace mortices, a very narrow 'low-end' bay and truncation of the high end by the construction of the later N cross-wing. The crown-post braces were mounted very high and with a low flat profile. The N cross-wing of mid to late C15 is of 3 equal bays, formerly with intruded cross-passage with moulded bressumer for spered opening to hall. Arch braces to tie-beams are missing in probable former solar over. Crown-post roof has simple longitudinal braces (2 missing). House appears to have 'changed ends', provoked by construction of later N cross-wing.

Listing NGR: TL5368238526

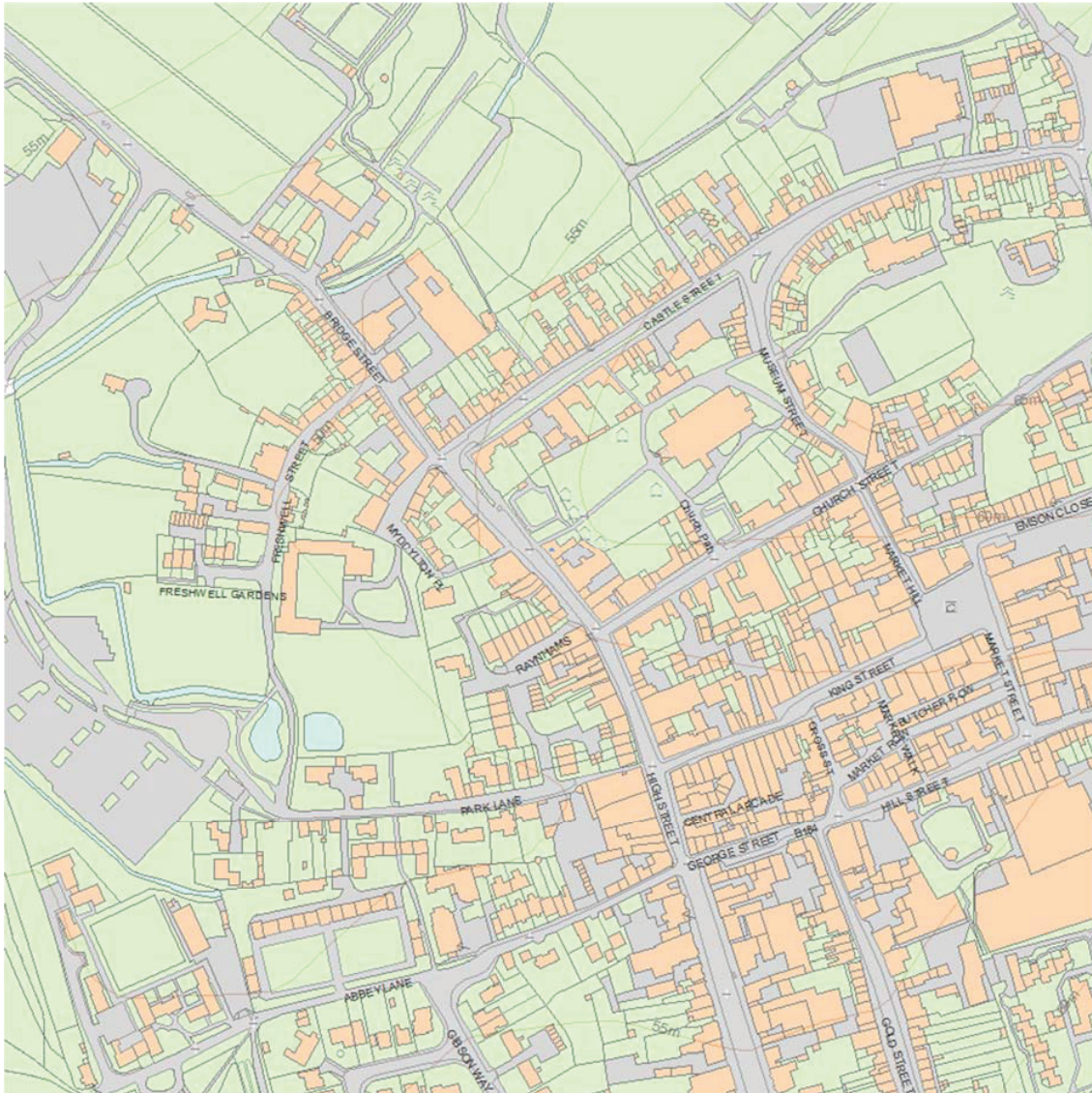
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53654 38557](#)

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NUMBERS 7A AND 9 INCLUDING BOLLARDS IN FRONT, 7A AND 9, HIGH STREET

List Entry Summary

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

Name: [NUMBERS 7A AND 9 INCLUDING BOLLARDS IN FRONT](#)

List Entry Number: [1196184](#)

Location

NUMBERS 7A AND 9 INCLUDING BOLLARDS IN FRONT, 7A AND 9, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [01-Nov-1972](#)

Date of most recent amendment: [31-Oct-1994](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370566](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/181 (West side) 01/11/72 Nos.7A AND 9 including bollards in front (Formerly Listed as: HIGH STREET Nos.7A AND 9)

GV II

Pair of houses. Early C19 and earlier. Timber-framed and part weatherboarded, part gault brick with plain tile roof. 2 storeys. Front elevation has one central flat roofed dormer window with weatherboarded flanks and 2-light casement with cross glazing pattern to each light. The elevation is of 2 parts, that to the S has parapet, Flemish bond gault brick with string band above first floor. Central first floor 12 paned double-hung sash window with white brick arch head. Ground floor has central canted bay with plain double-hung sashes with glazed panel in roof. N part of elevation has painted weatherboarding with parapet and square 16 pane double-hung sash on first floor. Ground

floor has linked pair of entrance doors with 4 reused mid C16 panels with Renaissance detail and profile heads. Bollards as No.7 (qv) in front of doors.

Listing NGR: TL5362838542

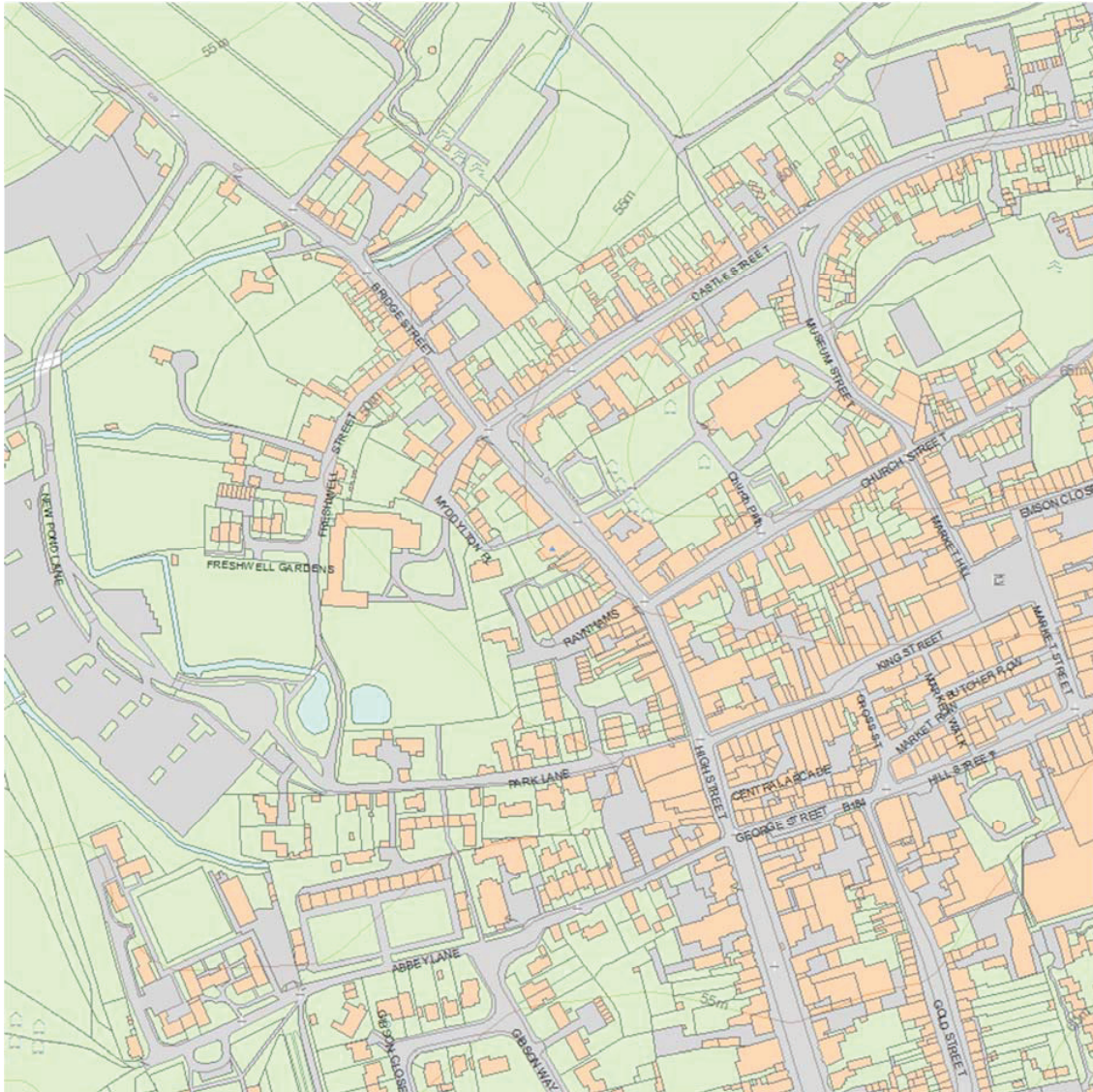
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53628 38542](#)

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14, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 01-Nov-1972

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 370570

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/185 (East side) 01/11/72 No.14

GV II

Shop and offices. Early C19. Yellow gault brick with hipped slate roof. 2 storeys with attic and cellars. High Street frontage has projecting vertical panel of brickwork with a 12 paned double-hung sash window with stuccoed head on each floor. Beneath these is a cellar light with similar head and iron grille. Towards the S is a similar window on the first floor. The corner to Church Street is quadrant curved with a grand contemporary shopfront with 5 attached fluted columns with Corinthianesque

capitals of vertical palm leaves and naturalistic flowers. The fascia over is in the form of an entablature with egg-and-dart moulding under cornice. The columns frame a 3-light display window to each frontage, a corner entrance door and a door from Church Street. The corner entrance has cement steps, panelled reveals and soffit and rectangular margin glazed fanlight over. The Church Street entrance is similar but narrower. Over the corner entrance is a pair of large paned French windows with cast-iron balcony framed by similar but smaller Corinthianesque columns, entablature and panelled flanks and soffit. Church Street frontage is broader and similar to that of the High Street but with old metal street name plate on first floor. To the rear (E), is a lean-to extension of painted brick with 12 paned double-hung sash window on first floor over a simple entrance door with stuccoed head. The rear yard facing wall has a corner window of overlapping panes of glass. On the E part of the roof are 2 chimney stacks of gault brick, one with 2 and one with 3 octagonal shafts. INTERIOR: the well staircase has reeded newel post and wreathed handrail of softwood and skylight over to attic, which has replaced rooflight on ridge. The first floor retains several 4-panelled doors with moulded architraves. Large cellar lined with flint and brick dressings.

Listing NGR: TL5368238526

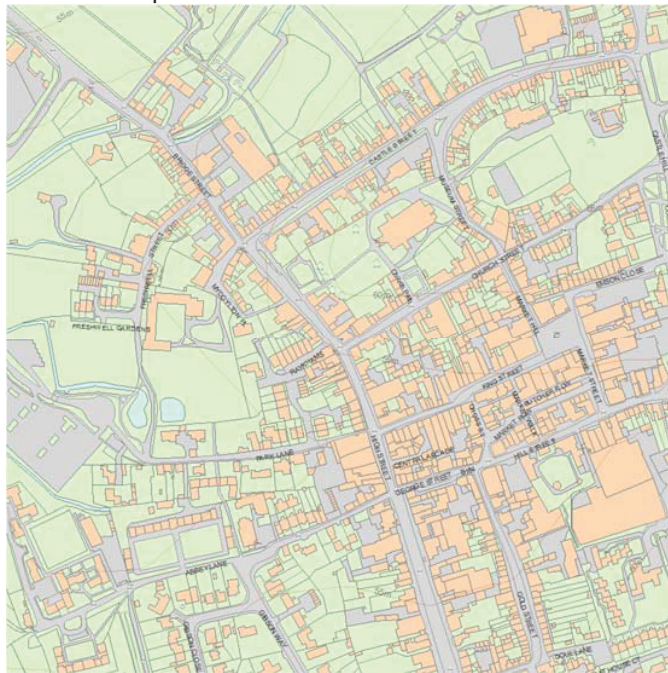
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TL 53680 38521

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1196185.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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17, HIGH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196186](#)

Location

17, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [29-Aug-1969](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370572](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/187 (West side) 29/08/69 No.17

GV II

Shop and flats. Early C19 and earlier. Timber-framed and rendered and painted Flemish bond brickwork front to High Street. Roof of front range is hipped and part slate, part plain machine made clay tiles. Parallel rear range and long range at right angles to rear with plain tile roofs. 2 storeys and complex plan form. Front has pulvinated frieze and 4 giant Doric pilasters, one returning on N flank. Centre bay is slightly recessed. First floor has three 12 paned double hung sash windows and ground floor has 2 tripartite double hung sash windows with small panes in upper halves. Central doorcase with moulded cornice, moulded architrave and panelled reveals. Rectangular fanlight over door now infilled. Exposed N flank to access way is of ashlar render with a double-hung sash window on each floor with moulded surrounds and 8 large square panes. Small hipped roofed parallel 2-storey range to rear. 2 flat roofed extensions, one single and one of 2 storeys to the W. Behind this is a long rear range at right angles with gabled W end abutting a C19 rear extension with scalloped pargetting on its N flank. Large red brick cruciform plan stack over front range and smaller rectangular stack adjoining, also stack on long rear range. Interior not inspected.

Listing NGR: TL5366538508

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TL 53665
38508

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21, HIGH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196187](#)

Location

21, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II*

Date first listed: [29-Aug-1969](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370576](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/191 (West side) 29/08/69 No.21

GV II*

Shops and flat. Late C16 and C17. Timber-framed and rendered with gabled plain tile roofs. 2 storeys with attics and cellars. Front has 2 C20 gabled dormers with small panes. Painted timber moulded parapet cornice. 2 small paned tripartite double-hung sash windows on first floor with heavy moulded horizontal plaster panels, the best example of C17 work of its kind in Essex. Full width C19 shopfront with fascia, consoles and reeded end-pilasters. Door to flat via passage has 2 large moulded panels and horizontal fanlight over. 3 separate shop windows, one part of a former canted bay window with double-hung sashes each with one vertical glazing bar. Recessed entrance serves 2 shop units. Rear elevation has 2 gables, one to S a wide stair tower. Very large and complex stack to rear of N gable. Long 2-storey rear wing with gabled plain tile roof, large stack through roof and some old leaded light casements and horizontally sliding windows. Various lean-to roofs over stairs. Long C19 and C20 single storey rear wing of painted brick to W. Front range is a late C16 merchant's house of high quality framing with 2 unequal bays, formerly jettied. The larger (solar parlour) N bay has a roll moulded spine beam and rear wall stack with canted sides and mantel beam with leaf stops. Each bay formerly had a front wall with oriel and flanking frieze window with moulded mullions with rebate for glazing. Bracing is internal and markedly cranked. Cross partition has evidence for door head against rear wall. Roof of 4 equal bays with side purlins and arched windbracing (removed). Numerous old doors and fragments of panelling. To the rear is a 2-storey C16 wing with stack back-to-back with rear wall stack and panel of herringbone brickwork within inglenook. Floor joists have soffit tenons and diminished haunches and traces of stair opening. To the rear of this is a further bay of framing, possibly earlier. Flint and rubble lined cellar, now part of restaurant with base of main stack and storage niches. Part of front wall is in old red brick. Margin glazed and coloured glass of early C19 in borrowed-light window in rear.

Listing NGR: TL5367738497

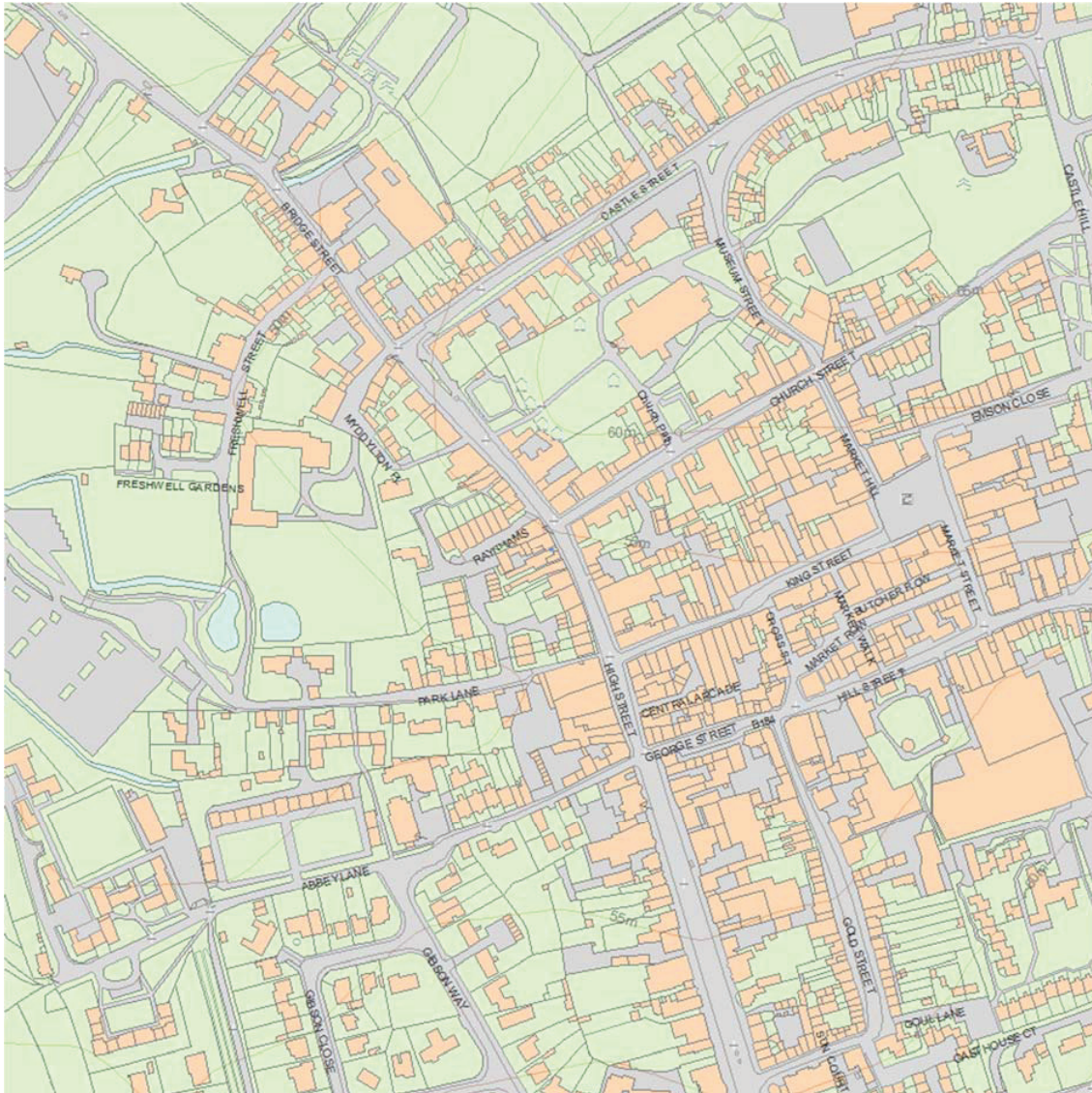
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53677 38497](#)

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CROSS KEYS HOTEL, 32, HIGH STREET

List Entry Summary

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

Name: [CROSS KEYS HOTEL](#)

List Entry Number: [1196188](#)

Location

CROSS KEYS HOTEL, 32, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II*

Date first listed: [28-Nov-1951](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370581](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/196 (East side) 28/11/51 No.32 Cross Keys Hotel

GV II*

Former house and shop, now public house. C15, C16 and early C19. Timber-framed, part rendered and parts with original framing exposed. Low pitched slate roof, hipped on SW corner with small gablet. 2 storeys. L plan. Front to High Street is of 2 parts, all with rendering raised above original exposed timber-framed facades. The N part has exposed jetty with 2 brackets and C19 leaded light oriels, on ground and first floors. The S corner block has frieze window of traceried lights (largely a restoration) with panel of original, thin, plank-like chevron bracing. Beneath the exposed jetty are 2 original shop windows and early C20 door opening. The S flank of corner block is jettied (dragon post on corner) with curved arch braces, 2 further drop windows and series of cinquefoil-headed paired windows. A block to the rear, E, is rendered with jetty and 2 exposed brackets and has four 16 paned double hung sashes on the first floor. The ground floor has a 16 paned similar window and 2 paired 12 paned double-hung sashes, a door and a 16 paned casement. Tall C19 stack over E gable end and truncated stack on ridge line, near W end of roof. The SW corner block is a former shop with original entrance from King Street. The N flank originally contained a 'high-end-recess' for former hall bench. The adjoining block to N was an early C16 parlour, open framed to shop and with moulded (recessed ogees), bridging joist and girts. The later S flank wall is of C16 panelling with frieze of fluting, 4 consoles and inserted marquetry panel with arch, date 1569 and initials W.A. The rear wall had a post where mouldings are interrupted by leaf stops framing a contemporary rear stack (now much altered). The front ground floor wall of this block originally contained a door opening (to N) and a very wide oriel taking up the rest of the facade. The S wall on the first floor is thought to have similar panelling. (The Buildings of England: Pevsner N & Ratcliffe E: Essex: London: 1965-: 335; Vernacular Architecture: Stenning DF: Timber Framed Shops, 1300-1600: Comparative plans:16: 1985-: 35-39; Stacey HC: Saffron Walden in Old Photographs: Saffron Walden: 1980-: FIG.45,46).

Listing NGR: TL5373338455

Selected Sources

Books and journals

Pevsner, N, The Buildings of England: Essex, (1965), 335

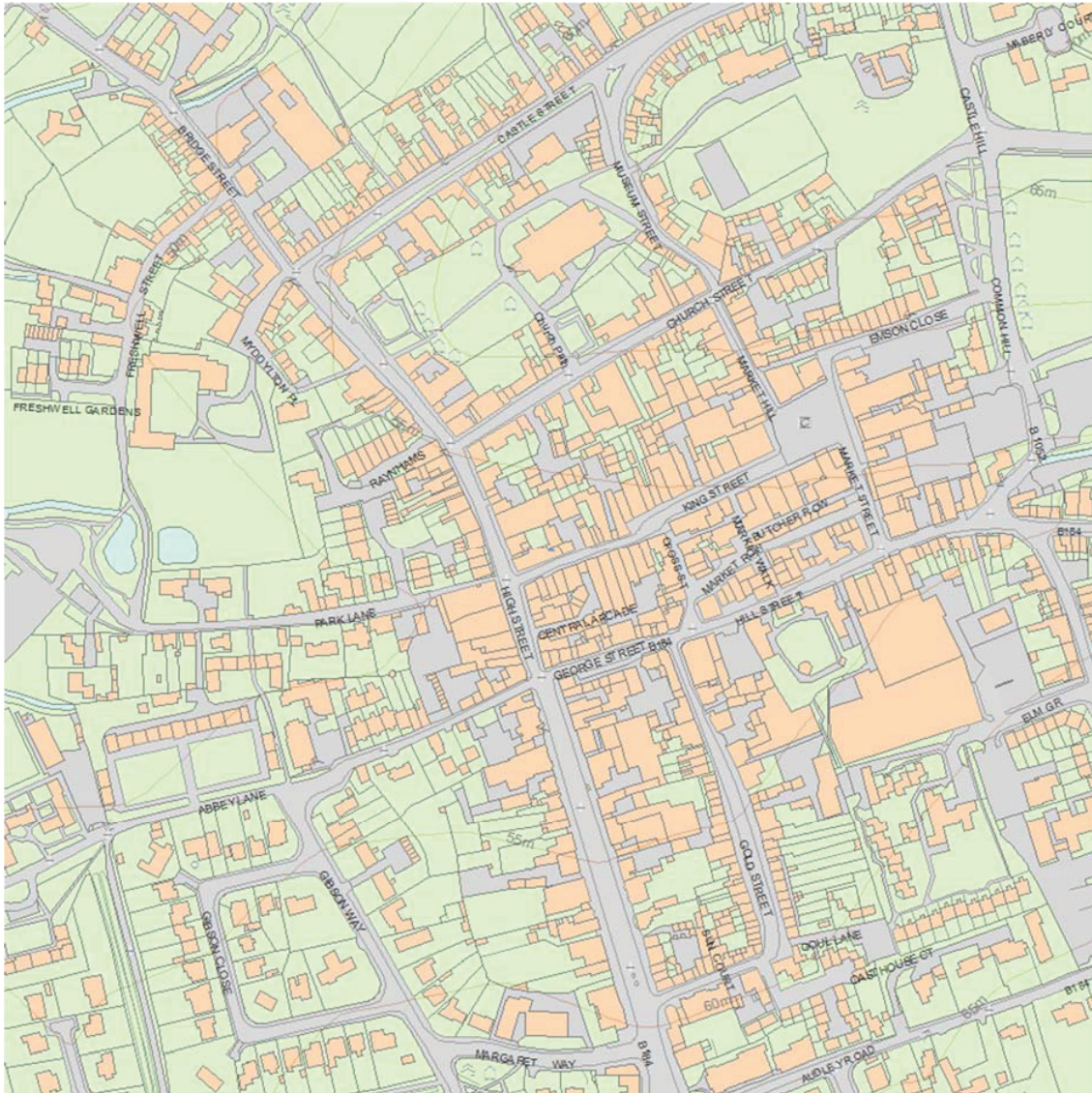
Stacey, HC, Saffron Walden in Old Photographs, (1980)

'Vernacular Architecture' in Vernacular Architecture, (1985), 35-39

Map

National Grid Reference: [TL 53733 38455](#)

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38, HIGH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196189](#)

Location

38, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [31-Oct-1994](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370583](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

TL5338 669-1/1/198

SAFFRON WALDEN

HIGH STREET (East side) No.38

GV II

Shops. C18 and early C19. Timber-framed with Flemish-bond gault brick front to High Street. Of 2 linked blocks, that to N is of 3 storeys with attics and long gambrel roof of peg tiles at right angles to frontage. Lower 2 storey building to S with flat roof. Elevation: front of N part has plain parapet with stucco string with recessed strip panel. Attic storey has 2 square 6-paned double-hung sash windows with stucco flat arched heads. First floor has two 12-paned double-hung sashes with similar heads. Ground floor has mid C19 shop front with fascia, consoles, cornice and large panes of glass with central recessed entrance. The S lower block has rebuilt brick front with 2-light C19 small-paned casement on first floor. Ground floor has mid C19 shopfront curving round to side passage with moulded cornice fascia and large glass panes divided by colonnette mullions with capitals. The shopfront projects on flank and corner with curved glass. Long gambrel roof has half hips at both ends, 3 rebuilt dormers and 1 C19 flat roofed dormer with 2-light casement having central horizontal glazing bar. Large stack through ridge line of gambrel roof. Rendered flank of lower block has mixture of C20 windows on first floor.

Listing NGR: TL5372938418

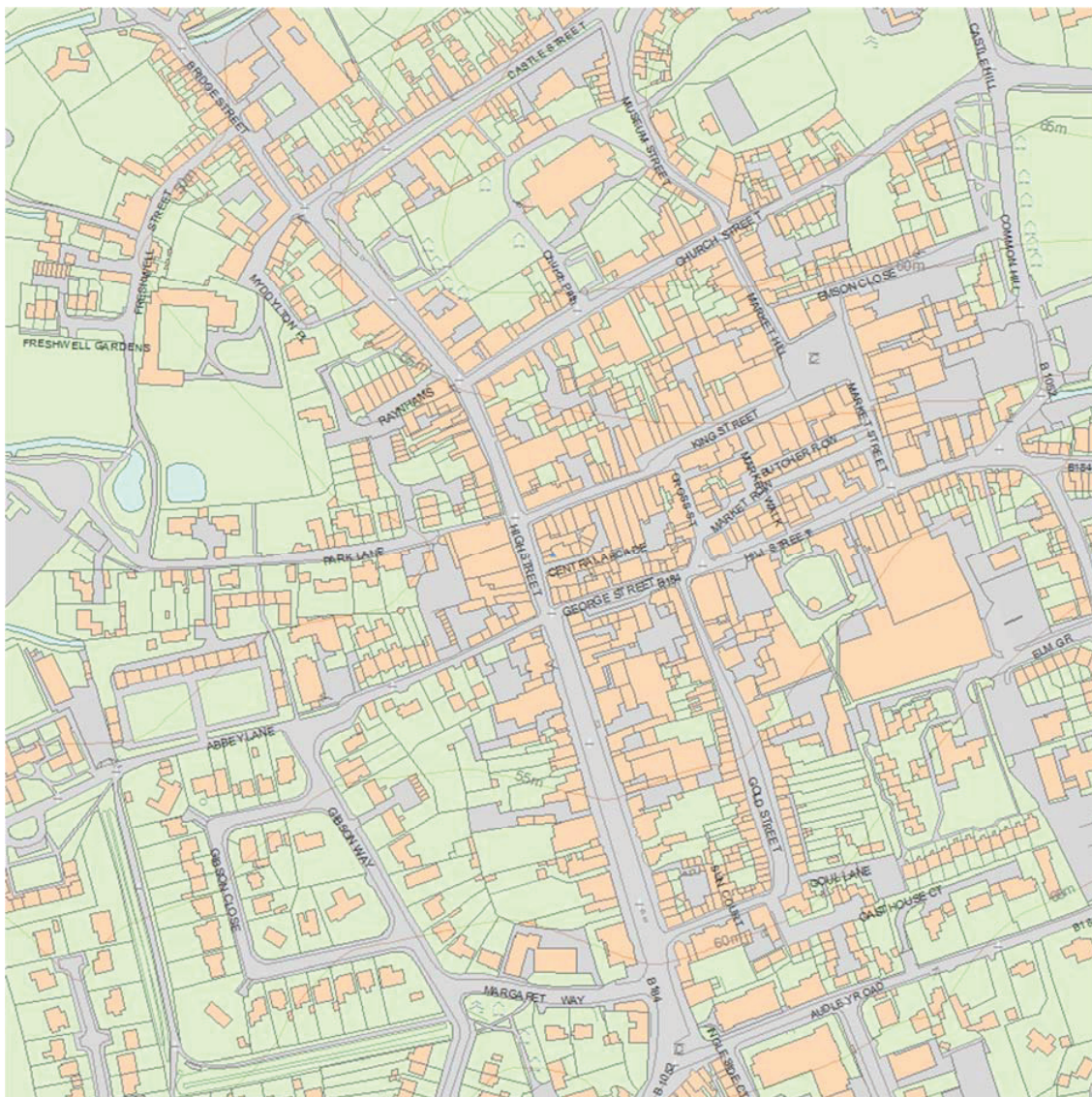
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL5372938418](#)

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47, HIGH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196190](#)

Location

47, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [01-Nov-1972](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370587](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/202 (West side) 01/11/72 No.47

GV II

Shop and offices. Late C18 or early C19. Timber-framed and rendered with plain tile gambrel roof with stack through front of roof slope near N end. 2 storeys with attics. 2 flat roofed dormers with double-hung sashes, one with small panes and one with single central vertical glazing bar. Painted boarded parapet and delicate painted timber cornice with paired flat dentils. First floor has 2 canted bays with double-hung sashes with central vertical glazing bars and a similar central window with coloured glass margin, flanked by thin attached columns. Ground floor has C19 full width high quality shopfront with fascia, consoles and 2 wide and one narrow glass panes subdivided by column mullions with capitals and fan decorated half arch at heads. Recessed entrance. Some framing exposed on first floor of secondhand oak and softwood.

Listing NGR: TL5370538404

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TL 53705 38404

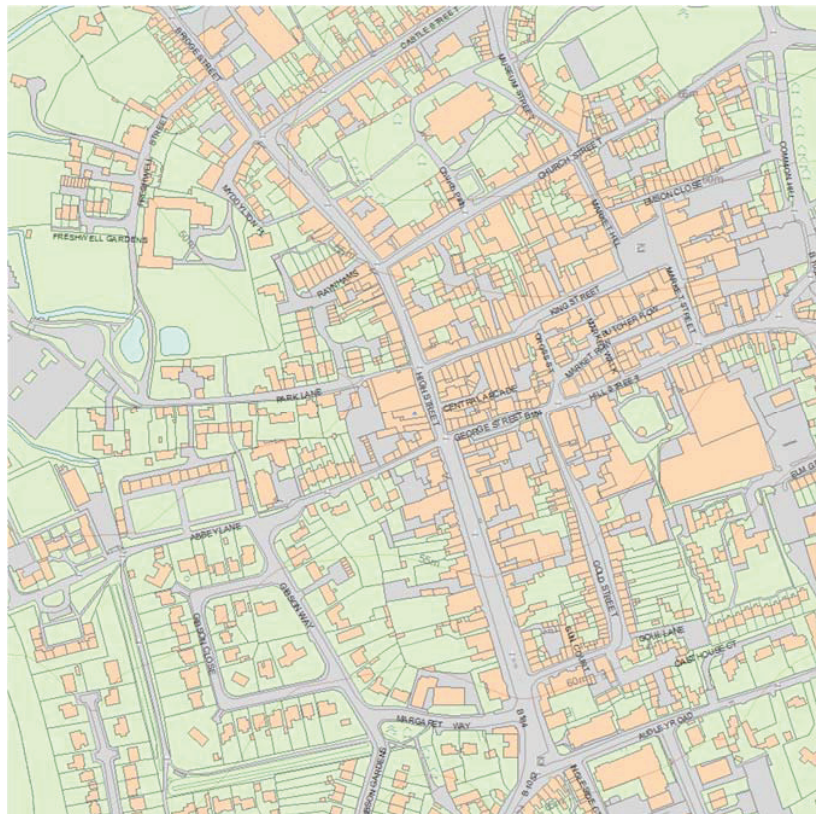
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ENTRANCE ARCH OF NUMBERS 56, 58 AND 60, HIGH STREET

List Entry Summary

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

Name: [ENTRANCE ARCH OF NUMBERS 56, 58 AND 60](#)

List Entry Number: [1196191](#)

Location

ENTRANCE ARCH OF NUMBERS 56, 58 AND 60, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [31-Oct-1994](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370591](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/226 (East side) Arch north of Nos.56, 58 and 60

GV II

Entrance arch. Early C19. Stucco. Archway on street frontage now giving access to passage to buildings in backland. Plain piers, segmental arch with vermiculated rusticated voussoirs and 'attic' with honeysuckle motifs flanking central panel. 3 granite steps with one cast-iron bootscraper.

Listing NGR: TL5375938322

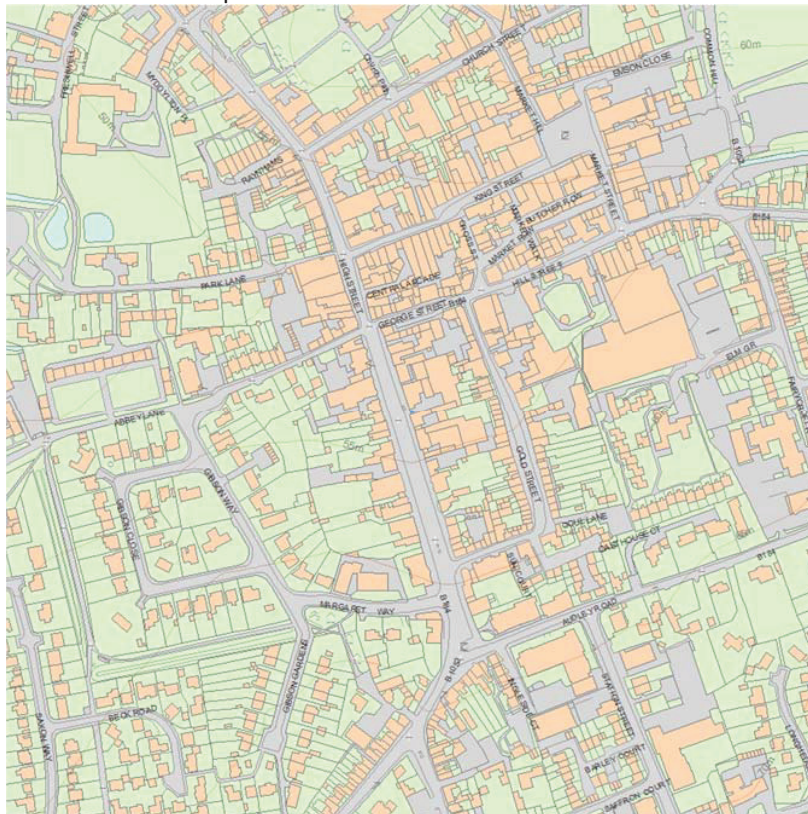
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TL 53759 38322

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61 AND 63, HIGH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196192](#)

Location

61 AND 63, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [01-Nov-1972](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370594](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/208 (West side) 01/11/72 Nos.61 AND 63

GV II

Gothick villa. Late C19. By William Beck. Red Flemish bond brickwork with stone and gault brick dressings. Gabled roof of decorative clay pantiles with crested ridges. 2 storeys with attics and 3 large red brick stacks with linked octagonal shafts. Front to High Street has projecting gable with carved and cusped bargeboards. This has attic window with stone surround of 2 lights, pointed relieving arch and stone trefoiled spandrel block. First floor here has similar 3-light window with stone surround. Stone moulded string band at first floor height around building. Ground floor of projecting wing has two 2-light windows with stone surrounds, pointed arches and stone cusping in spandrels. 2 iron grilles over 4-light basement window. The recessed part of elevation, to N, has a gabled dormer with decorative bargeboard on vertical continuation of front wall. Window as attic in projecting wing. First floor has two 2-light windows and one single light. Ground floor has pointed stone arched doorway and glazed, stone quatrefoil in spandrel. Contemporary door is boarded with strap hinges. 6 stone steps and stone balustrade. Canted stone bay window with stone hipped roof, square at base with 4-light basement window and iron Gothick railings to area. Recessed elevation to N of front wing has single light arched window to first floor over pointed arched stone door surround, 6 stone steps and stone balustrade with bootscraper. Boarded door with strap hinges. Single light windows in S flank of projecting wing. Exposed S flank elevation has gabled 2-light attic window and one 2-light and one small single light window on first floor. Ground floor has entrance door in stone surround with flat stone lintel, rectangular fanlight and door with 2 glazed panels and coloured glass. Also, 2 tall single light windows similar to others. Rear elevation similar in character with 2 timber-framed gabled corners, flat roofed C20 rear extension and C20 conservatory. INTERIOR has moulded cornices and staircase with moulded newel and stick baulsters.

Listing NGR: TL5373638311

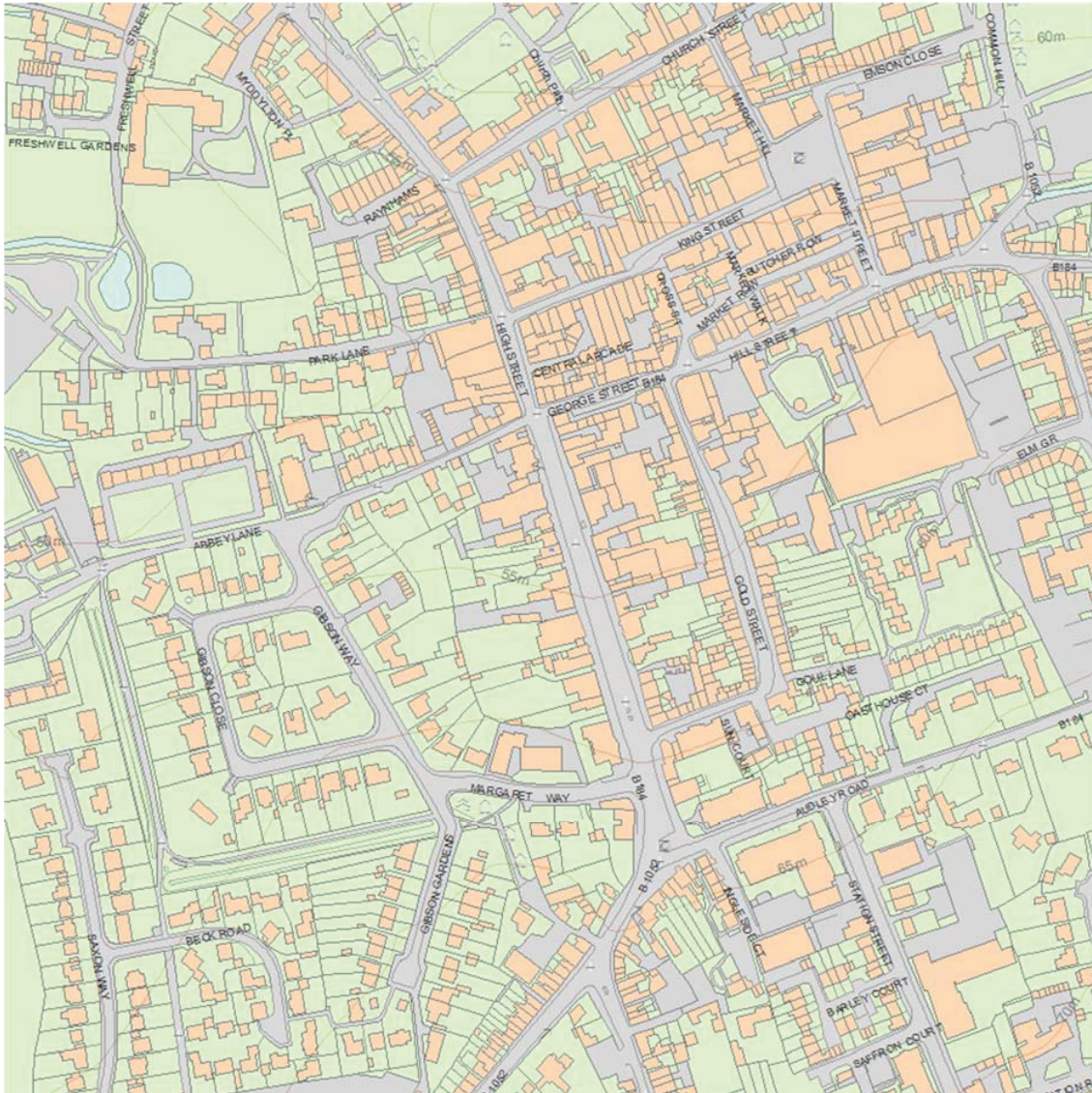
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53736 38311](#)

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71, HIGH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196193](#)

Location

71, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: 17-Jun-1982

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370598](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/212 (West side) 17/06/82 No.71

GV II

Italianate villa. Mid C19. Yellow gault brick in Flemish bond with stucco dressings. Roofs part pyramidal and part hipped in slate. 3 storeys with basements and 2-storey wing to N. Elevation: modillioned eaves and frieze in stucco. Second floor has 2 segmental headed double-hung sash windows, each with central vertical glazing bar. Flagpole mounted on N end of second floor. Stucco string band becomes frieze for 2 storey part of facade. First floor has two 2-light plain double-hung sash windows with semicircular moulded arched surrounds. Similar single light window in centre. Ground floor has central stucco projecting doorcase with moulded cornice, semicircular arched entrance and broad flanking pilasters. Door of 6 raised and fielded panels, semicircular fanlight and 6 stone steps. 2 separate double-hung sash windows with segmental arched heads and eared stucco surrounds. 3 similar linked windows and 2 areas with wrought-iron railings. Stacks on N and S flank walls.

Listing NGR: TL5374938239

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: [TL 53749 38239](#)

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1196193.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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OUTBUILDING 10 METRES SOUTH EAST OF NUMBER 72, HIGH STREET

List Entry Summary

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

Name: [OUTBUILDING 10 METRES SOUTH EAST OF NUMBER 72](#)

List Entry Number: [1196194](#)

Location

OUTBUILDING 10 METRES SOUTH EAST OF NUMBER 72, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [31-Oct-1994](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370600](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/214 (East side) Outbuilding 10 metres south-east of No.72

GV II

Outbuilding. Early C16. Timber-framed with rendered upper floors and white boarded, exposed N flank at ground floor level. Gabled roof of machine made plain tiles and rear wall partly of English-bond brickwork. Good quality 4-bay timber frame with external bracing (one exposed), jowled posts and side purlin roof with cranked wind bracing. All internal trusses appear to have had arch braces forming a large first floor chamber. In the front wall is a jowled post in-line with top plate, perhaps one jamb of a large opening. Splayed halved and bridled scarf joints.

Listing NGR: TL5379438263

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TL 53794 38263

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76A, HIGH STREET

List Entry Summary

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

Name: [No name for this Entry](#)

List Entry Number: [1196197](#)

Location

76A, HIGH STREET

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

County: Essex

District: Uttlesford

District Type: District Authority

Parish: Saffron Walden

National Park: [Not applicable to this List entry.](#)

Grade: II

Date first listed: [01-Nov-1972](#)

Date of most recent amendment: [Not applicable to this List entry.](#)

Legacy System Information

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

Legacy System: [LBS](#)

UID: [370606](#)

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

[Summary of Building](#)

Legacy Record - This information may be included in the List Entry Details.

[Reasons for Designation](#)

Legacy Record - This information may be included in the List Entry Details.

[History](#)

Legacy Record - This information may be included in the List Entry Details.

[Details](#)

SAFFRON WALDEN

TL5338 HIGH STREET 669-1/1/219 (East side) 01/11/72 No.76A

GV II

Cottage. C16 and later. Timber-framed and rendered with gabled plain tile roof. 2 storeys with timber-framed catslide lean-to to rear with gault brick flank. Stack near centre on ridge line. Front has long horizontal 12 paned window on first floor and 2 linked 12 paned double-hung sashes on ground floor. Off centre doorcase with moulded cornice, panel over door, door with 6 panels, the top 2 glazed. Flight of steps with wrought-iron handrails and bootscrapers. Double-hung sash window to right of door lights No.76 (qv) adjoining this side. Exposed N flank has pentise board on brackets and iron street name plate inscribed 'Stock Yard' and small window of glass sheets. House consists of one surviving bay of C16 house with jowled posts and curved external wall braces to S flank. Remnants of 4-centred arched door head in S end of front wall. N wall was open, arched braced truss indicating that house extended in this direction. Early C17 inserted stack with salt niche in rear wall of fireplace opening.

Listing NGR: TL5378438243

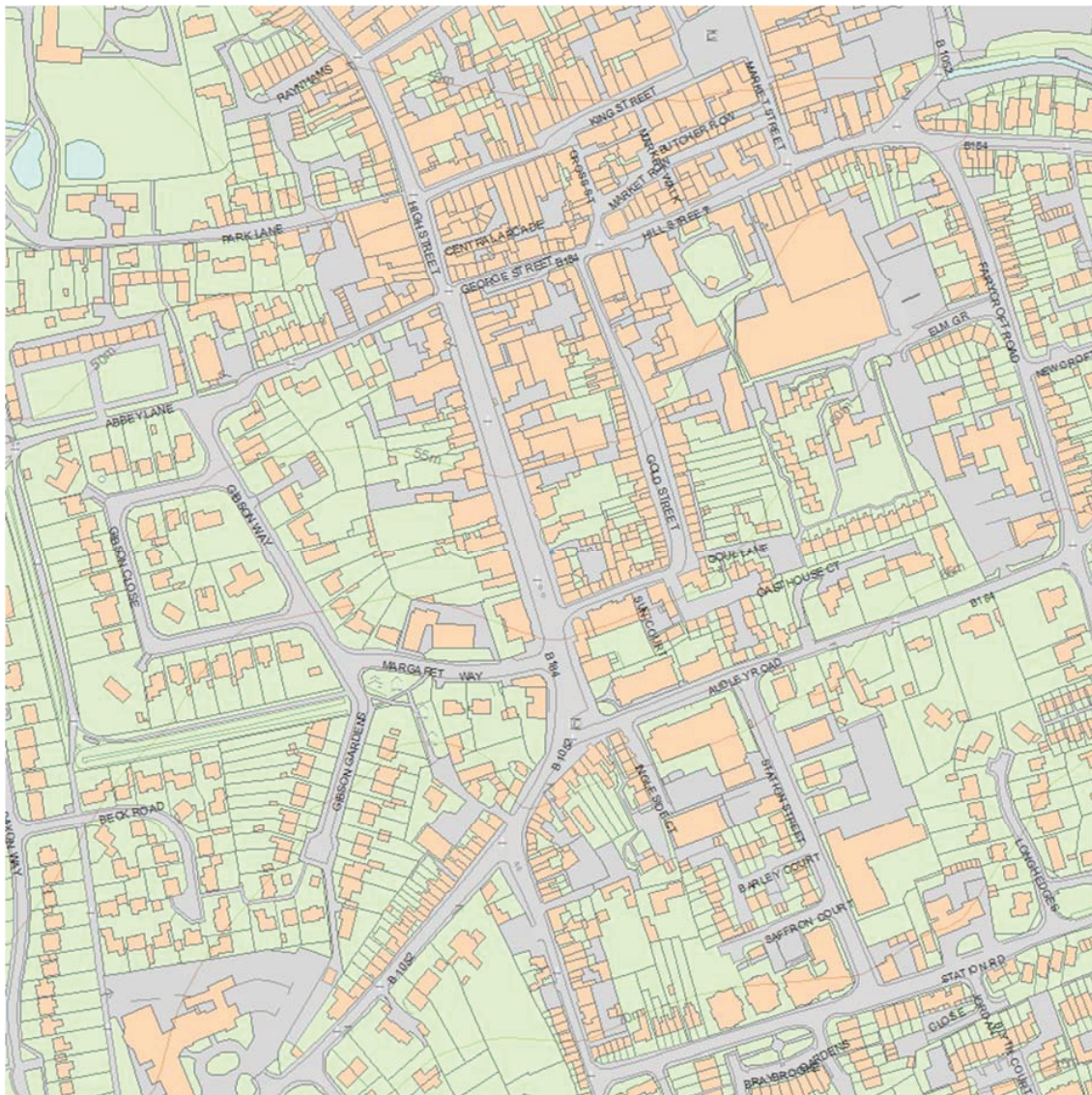
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TL 53784 38243

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Saffron Walden Conservation Area Appraisal and Management Proposals

Approved January 2018



Contents

| | |
|---|-----------|
| 1 Part 1: Appraisal | 4 |
| Introduction | 4 |
| Planning Legislative Framework | 5 |
| Planning Policy Framework | 7 |
| The General Character of Saffron Walden | 9 |
| Origins and Historic Development | 12 |
| Character Analysis | 16 |
| Zone1 - Church Street north side, Bridge Street east side and part High Street east side; Castle Street and Museum Street and including St Mary's Church, the Castle remains and Bridge End Garden | 21 |
| Zone 2 - Church Street south side, Common Hill and Fairycroft Road west sides, High Street east side including King Street, Market Place area, Hill Street and Gold Street and Audley Road | 32 |
| Zone 3 - Bridge Street and High Street west, including Freshwell Street, Myddylton Place, Park Lane and Abbey Lane | 46 |
| Zone 4 - The Common and Area South of East Street | 53 |
| Zone 5 - London Road and adjacent area | 62 |
| Zone 6 - The Former Friend's School, Mount Pleasant Road and West Road | 69 |
| Overall Summary | 78 |
| 1 Part 2 - Management Proposals | 79 |
| Revised Conservation Area Boundary | 79 |
| Planning Controls and Good Practice: The Conservation Area | 79 |
| Planning Control and Good Practice: The Potential Need to Undertake an Archeological Field Assessment | 79 |
| Planning Control and Good Practice: Listed Buildings | 79 |
| Planning Controls and Good Practice: Other Buildings that Make an Important Architectural or Historic Contribution | 80 |
| Planning Controls and Good Practice: Other Distinctive Features that Make an Important Architectural or Historic Contribution | 81 |
| Planning Control and Good Practice: Important Open Spaces, Trees and Groups of Trees | 81 |

Contents

| | |
|--|------------|
| Enhancement Proposals to Deal with Detracting Elements | 82 |
| 1 Maps | 86 |
| Fig 1 - 1877 Ordnance Survey Map | 86 |
| Fig 2 - Character Analysis Areas | 87 |
| Fig 3 - Zone 1 | 88 |
| Fig 4 - Zone 2 | 89 |
| Fig 5 - Zone 3 | 90 |
| Fig 6 - Zone 4 | 91 |
| Fig 7 - Zone 5 | 92 |
| Fig 8 - Zone 6 | 93 |
| Fig 9 - Management Plan Zone 1 | 94 |
| Fig 10 - Management Plan Zone 2 | 95 |
| Fig 11 - Management Plan Zone 3 | 96 |
| Fig 12 - Management Plan Zone 4 | 97 |
| Fig 13 - Management Plan Zone 5 | 98 |
| Fig 14 - Management Plan Zone 6 | 99 |
| Character Analysis and Management Plan Key | 100 |
| 1 Appendices | 101 |
| Appendix 1 - Sources | 101 |

1 Part 1: Appraisal

Introduction

1.1 This appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the Saffron Walden Conservation Area, to identify where improvements can be made and to advise of any boundary changes that are appropriate. The document is in draft form and will be subject to public consultation and agreement by District Council Members.

1.2 The historic environment cannot be replaced and is a resource that is both fragile and finite; particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

1.3 Uttlesford has a particularly rich built heritage, with 37 Conservation Areas and over 3,500 listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.4 The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road, rail and air, make it a popular destination to live and work. The District is particularly influenced by Stansted Airport within its administrative area and by the presence of London and Cambridge within easy commuting distance. Additionally there are other towns of substance such as Chelmsford, Harlow, Bishops Stortford and others that provide employment opportunities nearby. With such dynamics the historic environment of the District is a popular destination for in-migration. The associated pressures accompanying such in-migration makes it more important to protect the high quality of both built and natural environments.

1.5 The Uttlesford Local Plan adopted in 2005 recognises these facts and commits the Council to preparing Conservation Area Statements and Supplementary Planning Documents. The production of this document is part of this process.

1.6 Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

1.7 This Appraisal will consider these factors carefully. Once it has been approved by the District Council it will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple practical management proposals that improve the character of the Conservation Area that are capable of being implemented as and when resources permit.

Part 1: Appraisal 1

1.8 The recommendations in this Appraisal concerning non listed buildings and structures are generally formed by the field workers observations made from the public realm and rarely involve internal inspection of buildings or their structural condition. Therefore such recommendations as set out in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional relevant information.

1.9 This Conservation Appraisal will:

- Provide a basis for assessing development proposals and alterations that affect the area
- Identify the special character of Saffron Walden.
- Identify elements that should be retained or enhanced.
- Identify detracting elements.
- Review the existing boundary and
- Put forward practical enhancement proposals.

1.10 The document has been prepared in partnership with the local community and the Council would like to record its thanks to the Town Council, the Neighbourhood Plan group and members of the local community who provided useful information to officers when the survey was being undertaken.

1.11 In addition to the District Council and Saffron Walden Town Council, both of whom have environment assets and portfolios of historic buildings and important open spaces there are other environmental community groups such as Campaign to Protect Rural England (CPRE) and Essex Wildlife Trust and the Essex Biodiversity Project. Selected recommendations of this Appraisal may be of particular interest to some of these groups and it is hoped it may be possible to forge community based working relationships to help implement some of them.

1.12 This document is written in three parts: Legal and Policy Framework; Appraisal; Management Proposals.

Planning Legislative Framework

1.13 The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time designate Conservation Areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'. The same section of the Act also requires that Councils undertake periodic reviews.

1.14 Section 71 of the Act requires Councils to 'formulate and publish proposals for the preservation and enhancement' of Conservation Areas and hold a public meeting to consider them.

1.15 Within Conservation Areas there are additional planning controls and if these are to be supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

1 Part 1: Appraisal

1.16 One of the most important additional planning controls that apply to Conservation Areas is set out at section 74 of the Act which states that ‘a building in a conservation area shall not be demolished without the consent of the appropriate authority’. This requirement for planning permission is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non-listed buildings in the Conservation Area and further details can be found at www.legislation.gov.uk. Looking for and identifying such buildings is therefore a priority of this appraisal.

1.17 The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required and this range is more restricted in Conservation Areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area, whereas they would not require permission beyond.

1.18 However, even within Conservation Areas there are other minor developments that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area or individual buildings within it such as distinctive porches, windows or walls or railings to non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an ‘**Article 4 Direction**’. The use of such Directions can be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this appraisal, consideration will be given as to whether or not such additional controls are necessary.

1.19 Trees - Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be ‘notified’ to the Council. The Council may then decide to make the tree/s subject to a Tree Preservation Order. This appraisal diagrammatically identifies only the most significant trees or groups of trees that make a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

1.20 Hedgerows - Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

Part 1: Appraisal 1

Planning Policy Framework

National Planning Policy Framework

1.21 Published in March 2012 this document replaces previous advice, including PPS 5, Planning for the Historic Environment. The principal emphasis of the new framework is to promote sustainable development.

1.22 Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

1.23 In relation to the historic environment the new National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of ‘special architectural or historic interest’.
- Heritage assets. A Heritage asset is defined 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 listings)’.
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgement reached. Substantial harm to or loss of a grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations ‘where this is necessary to protect local amenity or the well being of the area...’
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

Uttlesford Adopted Local Plan

1.24 Uttlesford has a commitment to the environment and its Local Plan Policies. Uttlesford’s policies protect Conservation Areas by only permitting development that preserves or enhances their quality and by preventing the demolition of structures that positively contribute to their character and appearance. The Council’s Conservation Officer can provide appropriate advice.

1 Part 1: Appraisal

1.25 The Uttlesford Local Plan was adopted in 2005 and can be viewed on the Council's website or a copy can be obtained from the Council (contact details set out in section 7). In accordance with the Planning and Compulsory Purchase Act 2004, the Council is currently preparing a replacement Local Development Framework document that will in due course contain the relevant Council planning policies.

1.26 Uttlesford District Council is also currently working on the emerging Local Plan.

Uttlesford District Council Buildings at Risk Register

1.27 The District Council also has a 'Buildings at Risk Register'. In relation to Saffron Walden, the following sites have been identified:

- 2 Bridge Street
- 10-12 Bridge Street
- 31 Castle Street
- 4 High Street
- 12 Market Hill
- Gas Works, 2 Thaxted Road

1.28 Should this Appraisal identify others listed buildings within the district considered to be at risk, then these will be added to the updated register.

1.29 Saffron Walden Conservation Area was first designated in 1968 and revised in 1991.

1.30 Further information regarding the register can be found at www.uttlesford.gov.uk/bar

Uttlesford District Council Local Heritage List

1.31 The District Council is currently accepting nominations for buildings and structures to be included on its upcoming Local Heritage List. This register will contain a list of those structures, which although not formally listed or designated, positively contribute to the character and local distinctiveness of the district. This might be due to their age, rarity, group value or historical associations, which makes them significant and worthy a degree of consideration in the planning process.

1.32 Many of the buildings or structures included in this appraisal, under the heading 'Other buildings that make an important architectural or historic contribution' will be candidate for inclusion on the list.

1.33 Inclusion on the list does not in itself impact permitted development rights, however, such a document can be used as a material planning consideration when planning applications are required to be submitted. The purpose of the Local Heritage List is not to prevent any change, but to recognise the importance of these structures and manage positive development to them and where possible avoid harmful alterations that would compromise their character and significance. Further information regarding the list can be found at www.uttlesford.gov.uk/heritagelist

Part 1: Appraisal 1

1.34 The list is being compiled in line with the advice issued by Historic England in their recent publication which offers guidance regarding the Local Heritage List process - 'LOCAL HERITAGE LISTING: Advice Note 7' . This can be found at <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/> ch byp

Other documents

1.35 Whilst the Conservation Study of 1979 is over 35 years old some of its contents still offer worthwhile advice.

1.36 The Saffron Walden Public Realm Strategy was commissioned by the Saffron Walden Partnership Board and produced in 2006. One of its key objectives offers advice as to how to improve the quality of the public realm in the town centre to ensure it retains and enhances its reputation as an important and high quality historic market town. Other key design objectives are to reduce the impact of street furniture and to establish standards of design to achieve a quality environment appropriate to Saffron Walden.

1.37 The above strategy is an important document that offers interim guidance to enhance the quality of the public realm, including for example, the unification of street furniture through the use of colour. The document offers very useful longer term advice aimed at reinforcing local distinctiveness, reducing clutter, preparing a clear strategy for signage and surfacing and investing in high quality. This Conservation Area Appraisal does not seek to duplicate the recommendations set out in the Saffron Walden Public Realm Strategy, many of which it is hoped will be advanced and implemented as resources permit.

1.38 Proposed Local Geological Sites (LoGS). Local Geological Sites are non-statutory designations that are the geological equivalent of Local Wildlife Sites. Two such sites are located within the Conservation Area: Elm Grove Summer House containing 20 boulders of different rock types and 25 glacial erratic boulders of varying sizes situated on a site at the junction of Gibson Gardens and Margaret Way Saffron Walden. The Gibson Boulders is already designated as a Regionally Important Geological Site or RIGS. RIGS is a redundant designation and RIGS in Essex are being renotified as Local Geological Sites.

The General Character of Saffron Walden

Setting

1.39 The main part of the Conservation Area lies in the Slade valley and the visual importance of the historic core is enhanced by its varied topography and sloping streets. St Mary's Church, located on a strategically elevated position, dominates the town when viewed from view points within the historic core and beyond.

1 Part 1: Appraisal

General character and plan form

1.40 Nikolaus Pevsner's Buildings of England series, Essex, describes Saffron Walden as being '*a town of exceptional interest*' that has '*managed to preserve much of its medieval character*'. This largely remains the case regarding the Conservation Area despite major expansions elsewhere in the town during the 20th century.

1.41 Essex County Council's document 'Uttlesford District Historic Environment Characterisation Project' 2009 considers that the town has the finest surviving collection of timber framed buildings in Essex. The same document notes that 'In the late medieval period, Saffron Walden became the major English centre for the production of the saffron crocus which was used to produce dye...It also played an important role in the East Anglian wool industry.'

1.42 Of the approximate 320 listed buildings/groups of buildings identified on the National Heritage List for England list, and fall within the Conservation Area, 9% date from the 15th century; 22% from the 16th century; 8% from the 17th century; 13% from the 18th century and the greatest number, some 45%, date from the 19th century. Many of the earlier Listed Buildings were added to and modified at later dates sometimes with the application of brick facades, a relatively common practice. The 11th- 14th centuries and the 20th centuries are also represented. The oldest building is the Castle remains whilst listed buildings from the 20th century are represented by telephone kiosks, the War Memorial and the Water Tower.

1.43 A high proportion of buildings are listed Grade I or Grade II* as follows:

Six buildings are listed Grade I, namely:

- Walden Castle
- St Mary's Church
- Former Youth Hostel, 1 Myddylton Place, Bridge Street
- 25-27 Church Street
- 29- 31 Church Street
- 17 Market Hill

25 buildings are listed Grade II* as follows:

- Bridge Street - nos. 5-7; no.15 nos. 27-29; no. 31; no.33; nos. 24-26
- The Eight Bells Public House.
- Castle Street - nos. 41-43; nos. 45-47 and nos. 49- 51
- Church Street - no. 9; nos. 19-21 and no. 23
- Common Hill - no. 2 and 3 (The Priory).
- Freshwell Street - no. 1
- High Street - no. 21, no. 53
- The Cross Keys Hotel.
- Hill Street - Jubilee House
- King Street - nos. 13A-15 and nos.17- 21
- Market Hill - no. 4 and nos. 12-14

Part 1: Appraisal 1

- Market Place - Barclays Bank
- Museum Street - nos.11-15

1.44 Walls, railings and associated structures play a very important role in the high quality of the town's streetscape with over 30 such structures being individually listed. This appraisal has identified a considerable number of additional important walls that are not individually listed and there may also be others to the rear of properties in inaccessible locations.

1.45 One of the key environmental qualities of the Conservation Area is the varied historic roofscape generally consisting of peg tiled roofs for the earlier buildings with slate roofs being the norm for the large numbers of Listed Buildings dating from the 19th century. The use of these materials and the variations in roof slopes combined with the high numbers of chimneys of differing sizes and designs provides a roofscape of the highest quality whose retention is a most important consideration.



Selection of chimneys on listed buildings

1.46 Within the existing Conservation Area there are a number of high quality open spaces whose retention and upkeep that properly respects their historical and visual importance is of the greatest importance. The most important of these spaces are The Common, Bridge End Gardens, St. Mary's Churchyard, the open space around the Castle remains and the Museum, Jubilee Gardens, open space associated with Walden Place and open spaces associated with the Friends School at Mount Pleasant Road. As previously stated open spaces in urban areas can be particularly important so this Appraisal will see if others should be identified.

1.47 Adjacent to the existing Conservation Area to the south of the Radwinter Road there is another open space of considerable visual and historic importance being in part the 19th century cemetery, its listed chapels and listed railings and interesting gravestones.

1.48 Throughout the Conservation Area, trees, either as groups or as individual specimens add to its diversity.

1.49 The Conservation Area contains high quality buildings representative of all periods from the Norman Conquest to modern times. Many of these buildings have evolved over time to meet changing fashion and economic necessity. However such change has generally added to the quality of the Conservation Area. Despite some inappropriate modern development, the Conservation Area represents an historic townscape most worthy of retention and improvement.

1 Part 1: Appraisal

1.50 One common theme in Saffron Walden detrimentally affecting good quality historic buildings that are not listed is the insertion of inappropriately designed windows. This can be particularly damaging when several different styles of modern windows are inserted in a traditional terrace block. The use of Article 4 Directions to protect traditional windows contemporary with the age of the property on properties that are not listed is therefore considered particularly justifiably in the Conservation Area, where appropriate.

1.51 For the purpose of this Appraisal the Conservation Area has been subdivided into six geographic areas or zones, namely:

- **Zone 1** – Church Street north side and Bridge Street east side and part High Street east side; Castle Street, Museum Street, St Mary's Church, the Castle remains and Bridge End Garden.
- **Zone 2** – Church Street south side, Common Hill and Fairycroft Road west sides, High Street east side including King Street, Market Place area, Hill Street and Gold Street; Audley Road and southern extent of South Road.
- **Zone 3** – Bridge Street and High Street west, including Freshwell Street, Myddylton Place, Park Lane and Abbey Lane.
- **Zone 4** – The Common and area south of East Street.
- **Zone 5** – London Road and adjacent area.
- **Zone 6** – The separate area around the Former Friends School on Mount Pleasant Road and West Road.

Origins and Historic Development

Prehistoric and Roman

1.52 Little is known about early settlement in the town and only limited prehistoric material is recorded. Similarly Roman finds have been made but again they are of limited relevance. Roman occupation in the general area was represented by a strong presence of the important Roman garrison town of Great Chesterford to the north, albeit for a relatively limited period.

Medieval

1.53 The Domesday entry for Walden from Rumble (Rumble, A. (ed.) 1983 is: *'Land of Geoffrey de Mandeville, Hundred of Uttlesford. Geoffrey holds Walden in lordship, which Asgar held before 1066, for 19 and 1/2 hides. Then and later 8 ploughs in lordship, now 10. Always 22 men's ploughs. Then and later 66 villagers, now 46; then and later 17 smallholders, now 40; then and later 16 slaves, now 20. Woodland, then and later 1000 pigs, now 800; meadow, 80 acres; always 1 mill. Attached to this manor before 1066 were 13 Freemen, now 14, who hold 6½ hides. Then and later 8½ ploughs, now 8. Then and later 10 smallholders, now 14. Woodland, then and later 50 pigs, now 30; meadow, 20 acres; the third part of a mill. Then 6 cobs, 11 cattle, 200 sheep, 110 pigs, 40 goats, 4 beehives; now 9 cobs, 10 cattle, 243 sheep, 100 pigs, 20 goats, 30 beehives. Value then and later £36; value now £50. Of this manor, Odo holds 1 hide and 1 virgate*

Part 1: Appraisal 1

and Reginald 1 hide less 12 acres. 2 ploughs 13 smallholders. Value 50s in the same assessment.' It was the second most valuable of de Mandeville's holdings in Essex, the most wealthy being Great Waltham.

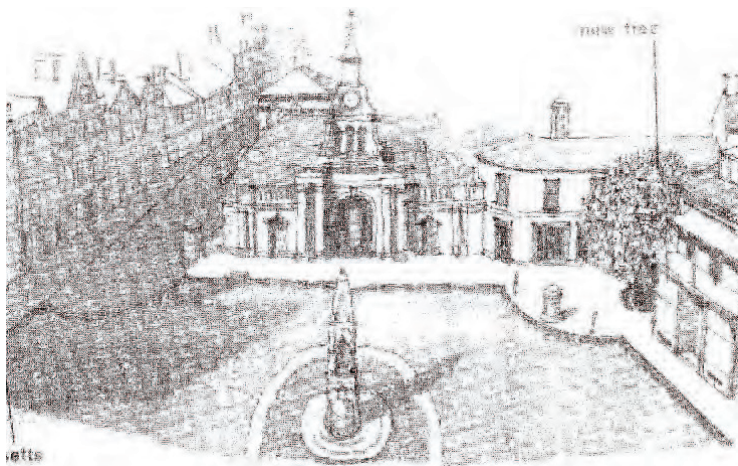
1.54 The Buildings of England, Essex by James Bettley and Nikolaus Pevsner, 2007, notes that 'After the Norman Conquest a settlement grew up around the castle founded by Geoffrey de Mandeville with two parallel streets, Church Street and Castle Street, east of the present High Street....As the town grew the Market moved away from the castle to the south, where the streets still follow the line of the medieval market rows. The town's main period of prosperity was between about 1400 and 1700 based like many East Anglian towns on the wool trade, but also, unlike them, in the growing and selling of Saffron, an expensive commodity used for dyeing and as a medicine. The town became known as Saffron Walden in C16... By C19 the town's most important industry was malting. At the end of C18 there were 41 maltings...'



Picture 1.1 Tanner & Sons, Ltd. Saffron Walden. Our premises in 1750. This picture shows the 'stocks' in the Market place where delinquents were publicly punished under cover. In earlier days they were exposed to all weathers. Original specimens of the Pillory are still on view in the Castle Grounds... Reproduced courtesy of the Essex Record Office, (mint binder 1/19)

1.55 The market at nearby Newport was transferred to Saffron Walden in 1144 when Geoffrey de Mandeville changed allegiance in Empress Matilda's civil war. This action represented a transfer of power and wealth and would have been an important factor contributing to the early growth of the town.

1 Part 1: Appraisal



The Market Square proposals as suggested in the 1979 Saffron Walden Conservation Study (left) and (right) the Market in 1980. Reproduced courtesy of the Essex Record Office, (mint binder 1/30)

1.56 The 14th century manorial court rolls indicate that dye works and their vats were located in and around the Castle Bailey. The market area was moved from its original location to south of the castle where over time it reduced in size and where in its southern area the stalls became permanent buildings accessed by narrow lanes whose names indicated produce sold, e.g. present day Butcher Row and Mercers (merchants selling textiles) Row.

1.57 Essex County Council's document 'Uttlesford District Historic Environment Characterisation Project' 2009 considers that *'In the late medieval period, Saffron Walden became the major English centre for the production of the saffron crocus which was used to produce dye...It also played an important role in the East Anglian wool industry.'*



Picture 1.2 Extract from 1777 Chapman and Andre map of Essex (Private collection)

Part 1: Appraisal 1

1.58 Of greatest visual historical relevance is the town as we see it today. An analysis of the age of the existing Listed Buildings by location indicates that the greatest concentrations from the 13th to 16th centuries are to be found principally on Castle Street and Church Street followed by those located on High Street, Bridge Street, Market Hill, Freshwell Street and King Street. Thus the medieval town was focused in streets around the church before expanding to the south and east at later dates.

Post Medieval

1.59 Kelly's Directory of 1878 offers a fascinating insight into the town in the late 19th century as we can partly recognize it today, describing it thus *'Saffron Walden is a municipal borough, market and union town...it is a station on the Great Eastern Railway... and the chief place in Uttlesford Hundred....The town consists of several streets, paved and lighted with gas and contains many good buildings... There are Grammar,(now Dame Bradbury on Ashdon Road) National, British and Infant schools...There are also places of worship for General Baptists, Particular Baptists, The Society of Friends, Wesleyan and Primitive Baptists...A new town hall is now being built at the sole cost of George Sacey (sic) Gibson esq. late mayor. The Union Workhouse for 311 inmates was built in 1837...on the Swards End Road...the hospital in the London Road is a handsome structure and was erected in 1866 at a cost of about £5,000....The Saffron Walden Museum which adjoins the Agricultural Hall and Lecture Rooms contains fine zoological and geological specimens, Roman and other antiquities...There is a Horticultural Society; also a Volunteer Fire Brigade, formed in 1865. There are two banks, two iron foundries, a brewery and a steam flour mill and a saw mill. Malting is extensively carried out here. The Market Place is open and spacious; in it a handsome fountain, exhibited in the Great Exhibition (1862) has been erected by Mr. G. S. Gibson and Mrs. G. W. Gibson... The market, held on a Saturday is well attended...The Cattle market, opened in 1834 is compact. Mr. H.J. Cheffins yard, situated between the Market Place and Cattle Market, for the sale of fat cattle sheep and pigs...commands a good supply of stock from the surrounding parishes... There are numerous small charities...distributing clothing food and coals...On Castle Hill was a Castle ... On the Common near the town is a singular antiquity, called the Maze and on the opposite side of the town, the Pell Ditches, or Repell Ditches... but whether they were part of the outworks of the castle, or were cast up by besiegers or whether they belong to an anterior period, is not known...and had a population in 1871 of 5,718.'*

1.60 The same Directory indicates a wide range of trades and activities being as follows various or singular; solicitors, drapers, beer retailers, shopkeepers, butchers, watch makers, surgeons, chimney sweeps, tailors, builders, timber merchants, corn dealers, boot makers, shoe makers, millers, dyers, plumbers, chemists, dress makers, saddlers, bakers, printers, hairdressers, coach makers, coal merchants, blacksmiths, seedsmen, hatters, gun makers, brick layers, wheelwrights, fishmongers, bookbinders, photographers, glovers, cattle dealers, lime burners, tin men, stone mason, painters, glaziers and a mineral water manufacturer. Clearly the town was largely self sufficient at this time.

1.61 It is easy to forget the harsh health conditions that existed in urban areas at these times that are illustrated by extracts from the Saffron Walden Sanitary Authority as follows: *1875 – Typhoid fever broke out in January in a two bedroomed cottage in*

1 Part 1: Appraisal

Fairycroft. There were seven inmates in the house, of whom 4 became infected, and one died. Two of the cases were removed to the hospital, and every precaution was taken to prevent the spread of the disease. 1877 - The pail system of excrement removal has been in operation in parts of the town for about three years. It was adopted in 1874 upon my recommendation that all closets which it was not thought desirable to connect with the sewers, so as to abolish as quickly as possible all cess-pools and open middens. 1899 - Seven samples of water were sent to the Public Analyst during the year from wells in the town. All the samples were reported as impure and unfit for drinking purposes. Methods of dealing with infectious diseases: On receiving notification of a case of infectious disease the patient is if possible removed to the fever hospital for isolation. The source of infection is investigated and a printed notice is left at each infected house as to the precautions recommended by me to be taken for preventing the spread of that particular disease and the penalty for neglecting to take the proper precautions.

1.62 An important family in Saffron Walden during these Victorian times was the Quaker Gibsons who were major benefactors to the town. In addition to the town hall and fountain mentioned above, the Gibsons provided the London Road Hospital in 1866 (Wyatt G. Gibson), laid out Bridge End Gardens in the late 1830's (Francis Gibson) and provided The Friends School (George Stacey Gibson, 1870's).

1.63 The Place names of Essex by Reaney advises of a selection of the following names Waledana (1086); Weleden (1119); Waldon (1190); Walenden (1236); Castelwauden (1285); Saffornewalden (1582) and Safron Waldon (1594). The same publication advises the name may be derived from weala-denu meaning 'the valley of the Britons or of the serfs'.

Character Analysis

1.64 Within Saffron Walden Conservation Area there are three designated Scheduled Monuments. These are the Battle Ditches, the Maze on the Common and the Norman Motte and Bailey.

Designated Parks and Gardens

1.65 Within the Conservation Area there are two such Historic England designations, being Bridge End Garden and the Maze on the Common (also a Scheduled Monument).

Archaeological Sites

1.66 It is generally agreed that Saffron Walden is one of the most important medieval towns in Essex. Not all archaeological sites are of equal importance and the Council will decide a course of action that may vary from archaeological investigation and recording to protecting such a site from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ. Such sites are briefly described in the body of this Appraisal following.

Part 1: Appraisal 1

Listed buildings

1.67 Individually listed buildings have been identified, plotted and a representative selection are very briefly described, such abbreviated descriptions often being based on the Dept. for Digital Cultural Media and Sport's list. Full descriptions can be obtained on line at Historic England's website or the Heritage Gateway website (www.heritagegateway.org.uk) Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings. Within the existing Conservation Area there are approximately 320 Listed Buildings.

Non-listed heritage assets

1.68 This appraisal identifies many non-listed buildings and structures that make an important architectural or historic contribution to the Conservation Area. These can also be termed 'non-designated heritage assets' and have been separately identified in this appraisal. Many would be good candidates for inclusion on the council's forthcoming Local Heritage List and further details can be found on our website at www.uttlesford.gov.uk/heritagelist

1.69 The basic questions asked in identifying such buildings/structures are:

- Is the non listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- Does the building contain a sufficient level of external original features and materials?
- Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance, particularly in respect of the front elevation?
- Is the building/ structure visually important in the street scene?

Trees and Hedgerows

1.70 There are a number of trees and hedgerows that particularly contribute to the quality of the Conservation Area. The basic criteria for identifying such important trees and hedgerows are:

- They are in good condition.
- They are visible at least in part from public view points.
- They make a significant contribution to the street scene or other publicly accessible areas.

Open land, open spaces or gaps of quality that contribute to the visual importance of the Conservation Area where development would be inappropriate have been identified

1.71 The basic question asked in identifying such areas is:

1 Part 1: Appraisal

Is the open space or gap an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area?

1.72 Private open spaces, such as residential gardens, forming an important setting for an historic building or structure and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the question. The role of open spaces in urban areas can be particularly important in contributing to the general spatial quality and visual importance of the Conservation Area.

1.73 Any other distinctive features that make an important visual or historic contribution are noted.

1.74 Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to features associated with selected non listed properties is as follows:

- In relation to retention of chimneys, these should be in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots. Exceptional chimney stacks of particular architectural merit without pots may be selected.
- In relation to retention of selected windows, these need to be on elevations, fronting onto or visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.
- In relation to retention of walls or railings, those selected need to be below the prescribed heights (walls including a footpath or bridleway, water course or open space 1m fronting a highway or 2m elsewhere require prior consent for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to retention of other features, these may include good quality architectural detailing to non-listed buildings constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where consent for demolition is not required or to prevent the erection of inappropriate additions such as porches to terraced properties of historic interest.

1.75 Features that detract or are in poor repair have been identified and appear in the table under the section on Enhancement Proposals to Deal with Detracting Elements set out in Part 2.

1.76 Important views are identified and are briefly described.

1.77 In suggesting any revisions to boundaries of the Conservation Area, consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved.

Part 1: Appraisal 1



Picture 1.3 Extract from the 1897 Ordnance Survey map (Reproduced courtesy of Saffron Walden Museum)

How existing character might inform alterations and new development

1.78 The overall character and appearance of the conservation area is informed by a long history of traditional building techniques, the use of local vernacular materials and the historic origins, topography and development of the town. Future alterations or development within, or which impacts the setting of, the Conservation Area should seek to preserve and where possible enhance this character.

1.79 It is important to remember that the town is a vibrant and living community, and the integration of good quality, informed design can enhance and contribute positively to the existing character and appearance. A key factor in achieving this, is understanding what it is that makes the Conservation Area special and unique, and how the feature, building or site in question, relates to the Conservation Area. This understanding, should form the basis of any future developments proposals,

1.80 Below is a brief list of some of the key features and characteristics of the Conservation Area:

- **Roofscape** - Traditional steeply pitched roofs of clay peg tile or natural slate, with some examples of thatch. Parapet detailing can also be found, as well as 'Dutch' gables to conceal roofs behind. Chimneys are a key element of the character of the Conservation Area and add variety and interest to the roofscape.
- **Materials** - Timber framing and brick are the most prevalent building materials, with both generally being exposed or rendered. The render can be applied to the whole elevation, or as infill to the exposed timber frame, and is traditionally lime based and smooth, though there are several examples of historic pargetting in the Conservation Area. Red red brick is often used, as is yellow stock, or gault brick.

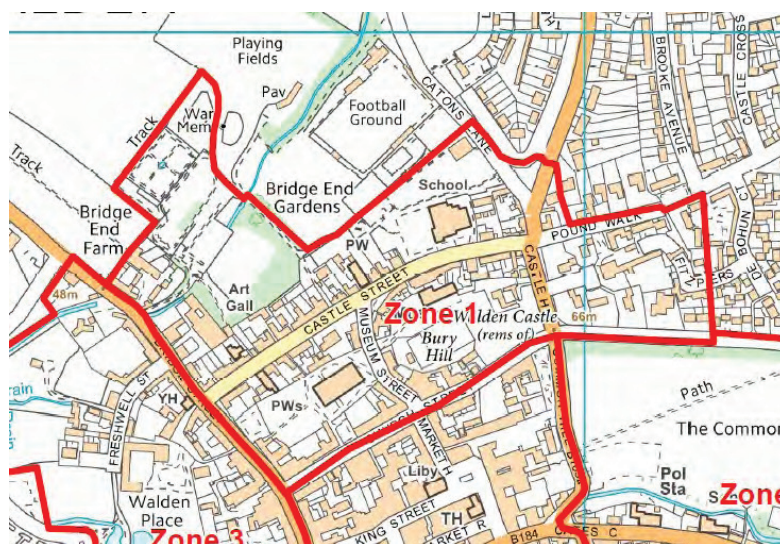
1 Part 1: Appraisal

They are used separately and together, to form a contrast for window detailing or quoins. Flint is also found in the area, with widespread use of flint, together with brick and lime mortar, for boundary walls. There are some examples of timber feather-edge weatherboarding, generally on non-domestic structures. There is limited use of stone. Timber is traditionally and widely used for windows and doors, as well as fascia detailing and shopfrontages, however, there are also examples of metal casement windows, some with leaded detailing. Examples of aluminium, composite and UPVC units are limited overall, and generally restricted to modern buildings.

- **Boundary Treatments** - Brick and flint walling is prevalent in the Conservation Area, as is the use of brick alone to form boundary walls. Metal railings are also found in the area, often in conjunction with a low level brick wall.
- **Form and Layout** - The Conservation Area features a wide variety of building types and forms with examples of early timber framing sitting alongside 18th and 19th brick examples from the Georgian and Victorian era, and later modern structures. These are generally well proportioned, with narrow spans and windows and doors that are proportionate in scale to the host building. Openings are generally modest in the domestic context and traditionally detailed, with timber sash or casement units. Earlier shopfronts are generally well detailed and in-scale with the host building and are predominantly timber. In terms of layout, structures are generally set in a linear pattern parallel to the street or road, with the front entrance facing onto the street. There are a limited number of 'courtyard' developments in the Conservation Area.
- **Colour and finish** - The use of render is widespread in the Conservation Area on early timber framed, brick and more modern structures. The use of colour is generally restrained, reflecting the palette of colours available historically. This achieves a generally harmonious character across the Conservation Area. Render is generally smooth, with some examples of pargetting. Exposed brick is generally unpainted.
- **Shopfronts and signage** - Generally restrained in terms of colour palette and lettering size and style. Where signage is illuminated, this is done externally, predominantly using modest and traditional lighting which compliments the historic character and appearance of the Conservation Area. Internally illuminated signage is not characteristic of the Conservation Area and should be resisted.

Part 1: Appraisal 1

Zone1 - Church Street north side, Bridge Street east side and part High Street east side; Castle Street and Museum Street and including St Mary's Church, the Castle remains and Bridge End Garden



Picture 1.4

General overview

1.81 Mapping from 1843-1893 identifies the existing museum building as being an Agricultural Hall and shows an Infants School on the eastern side of Museum Street (now part of the museum complex). In the same general location at Church Street there used to be an Iron Foundry. Castle Hill House was free standing in large open spacious grounds and a Primitive Methodist Chapel existed on the west side of Castle Hill. Bridge End Garden was well established at this time. The Vicarage (now a surgery) was located on the corner of Castle Street and Museum Street. The graveyard to St Mary's Church was already disused at this time.

1.82 Today the street pattern is little changed and key buildings such as the Church, the Castle and Museum continue to dominate. A considerable number of high quality Listed Buildings exist at Castle Street, the north side of Church Street and the east side of Bridge Street. For the most part these are in good condition but three have been identified where works need undertaking, the most important being the Castle Keep. In this area seven additional non listed buildings/ groups of buildings have been identified as making an important architectural or historic contribution and worthy of protection from demolition where Article 4 Directions are proposed to protect various architectural details of most of them. Walls make a significant contribution to the street scenes in several locations. The recently restored Bridge End Garden is in general good fettle although several remedial actions are suggested. This is a grade II* listed garden and it is highly important that its unique qualities are not eroded by future works and planting undertaken; it is essential the latter is contemporary with its Victorian character. The principal remedial actions identified in relation to this area are initiating essential repairs to the Castle Keep and remedying intrusive traffic signs in some locations and undertaking essential repairs to 19th century railings to the front of The Close.

1 Part 1: Appraisal

Scheduled Monuments

1.83 The remains of the Castle Keep is the oldest standing structure in the town of great historic importance and the structure also listed monument Grade I. The designated site extends to include the Museum and its entrance gates, the enclosed green sward and the tennis courts.

Archaeological sites

1.84 In addition to the Castle and St Mary's Church, much of the area lies within the medieval town where the original market may have been located between Church Street and Castle Street. To the north Bridge End Garden is annotated as an 18th/19th century garden.

Individually Listed Buildings

1.85 The earliest building in Saffron Walden, the Castle Keep dates from the 11th / 12th century. St Mary's Church dates from the 13th century. The north side of Church Street principally dates from the 16th and 15th centuries with representation from other periods including the 19th century. Castle Street has an important concentration of earlier buildings represented respectively by the 15th, 16th, 17th, 18th and 19th centuries. Museum Street principally dates from the 18th and 19th centuries whilst Bridge End Gardens and St Mary's churchyard contain structures and tombstones dating from the 19th century.



Picture 1.5 Castle Street sometime around 1925. (Reproduced courtesy of Saffron Walden Museum)

1.86 The key visual attributes of this extensive range of Listed Buildings are the Church set on its elevated position dominating the town, the Castle and Museum and extensive grounds and 19th century garden walls, pavilions, gates and other structures at Bridge End Gardens and the rich diversity of high quality Listed Buildings and boundary walls tightly packed together in the earliest medieval part of the town.

Part 1: Appraisal 1

1.87 A selection of representative Listed Building descriptions (much abbreviated) from this area are provided below.

1.88 Eight Bells Inn - Grade II*. 15th and late 16th centuries. Timber-framed and plastered, peg and clay tiled roof. L-shaped plan of long street range with earlier 15th century rear range and later additions. Front west elevation: continuous jetty with bressumer decorated with folded leaf, bay interval jetty brackets. Plaster decorated by old pargetting partly repaired in 20th century.

1.89 No. 4 Bridge Street - Grade II. 1838. Built by the local influential Gibson family. Gault brick, slate roof. 2 storeys. Doorway has 4-centred arched head. Recessed date stone, 1838 G.

1.90 Nos. 24 and 26 Bridge Street - Grade II*. Pair of houses, originally constructed as an early 15th century 'Wealden' open hall house. No. 24 occupies the service end and hall. Altered in the late 16th century. Timber-framed and plastered. No.24, principal tie-beam of hall set off-centre towards service partition and carries tall refined decorated octagonal crown-post with moulded capital principally of hollow mouldings. Post is heavily sooted.

1.91 Castle Hill House - Grade II. Large house, now divided into apartments. 18th with 19th century additions. Red brick, peg-tiles and slates.

1.92 No's. 49 and 51 Castle Street - Grade II*. Late 15th century 'Wealden' recessed hall type. Timber-framed and plastered with peg tile roof, red brick central stack.



Picture 1.6 The Church with previous spire before 1831. Undated. Caption reads: engraved by ? from a Sketch by Grove. Reproduced courtesy of the Essex Record Office, (mint binder 1/4)

1 Part 1: Appraisal

1.93 Church of St Mary the Virgin - Grade I. Chancel and crypt late 13th century, rebuilding of nave and tower 1485- early 16th century by Simon Clerk and John Wastell. Upper stage of tower rebuilt and spire added in 1831 by Rickman and Hutchinson. Major repairs in the mid 1970s. Walling variable, of ashlar, flint, field stones and ashlar offcuts, lead roofs. Historical note: the rebuilding of the church by royal master masons is linked with the events of 1485, when work temporarily ceased at King's College, Cambridge and the masons were obliged to undertake lesser projects.



Picture 1.7 Illustration of Church from a weekly paper the 'Church Bells' dated July 1880. Accompanying article reads The Church of St Mary, Saffron Walden, occupies a commanding position in the middle of the town, of which it is from all sides the most conspicuous feature. Reproduced courtesy of the Essex Record Office, (mint binder 1/1)

1.94 Walden Castle - Grade I remnant of tower-keep. Late 11th or early 12th century, flint and mortar core of walls severely degraded. Interior has a central pier base to support upper floors and ground floor semicircular arched recesses. South recess has some herringbone pitched flint work. On first floor, a recess on west side side has been interpreted as a fireplace (RCHME). Historical note: it is not known who built the keep. Stylistic comparison suggests a building date of the second quarter of the 12th century. Geoffrey (II) de Mandeville was however forced to surrender the castle to Stephen in 1144. The tower was added in 1796.

1.95 The District Council is responsible for the upkeep and maintenance of the Castle Keep. It was until recently on Historic England's Heritage at Risk Register, but following a comprehensive scheme of consolidation, supported by grant aid from Historic England, it has now been removed.

Part 1: Appraisal 1



Picture 1.8 Saffron Walden Castle post soft capping works

1.96 The brick and brick and flint wall surrounding the Castle Keep is listed in its own right and in need of repair works to sections of its internal surface.

1.97 Moore's Garage building fronting Bridge Street is a Listed Building whose present condition is cause for concern and where plaster is beginning to detach from the front elevation. The building has been included on the updated Buildings at Risk Register.

1.98 No. 31 Castle Street is a Listed Building whose present condition is also cause for concern which is in a state of early dilapidation and where some windows are broken. The building has been included on the updated Buildings at Risk Register.

1.99 The Summer House, Bridge End Garden. Delicate large and historically important 19th century wall paintings, part of the fabric of this Listed Building, were restored and framed as part of the recent restoration but subsequently removed due to concerns regarding damp conditions. The paintings are currently held in storage by Saffron Walden Museum where they are unavailable for public viewing. It is important their return is secured as soon as conditions allow.

Important buildings or structures within the curtilages of Listed Buildings

1.100 North of Castle Keep and west of Museum. Brick and flint wall of varying height.

1.101 Old Rectory Surgery, Museum Street. Flint and brick boundary wall up to 4m in height to corner of Museum Street and Castle Street.

1.102 St Mary's Churchyard. Boundary walls north east and south west corners constructed of red brick, height varies. Also range of tombstones throughout.

1 Part 1: Appraisal

1.103 Alley connecting Castle Street to churchyard. Walls forming boundaries to pedestrian alleyway. Height varies up to 2m; narrow enclosure visually important opening onto wider expanse of churchyard and view of church.

1.104 Bridge End Garden. Various boundary walls within the garden. Some are individually listed but there are others that are not. The latter are important and include a decorative balustered wall boundary with Borough Meadow, a tall north west boundary to Rose Garden area with plaque G 1814 and 19th century agricultural estate type railings partly defining a garden boundary when entering from Castle St.



Picture 1.9 Fine 19th century boundary wall at Bridge End Garden and notification.

Other buildings that make an important architectural or historic contribution

1.105 Castle Lodge, Church Street. Late 19th century two storey house with bay windows to both floors. Central entrance door, steps and canopy supported by columns. Slate roof with 2 no. prominent chimneys with pots. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration

1.106 Johnson's Court and nos. 40- 48 Church Street. Of late 19th century date of various construction including yellow stock brick and render, pebble dash, slate and tiled roofs and prominent chimneys, original windows. Selected windows, chimneys and architectural detailing on individual dwelling houses are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

1.107 Former Infant School, Museum Street. Single storey red brick building, now used as ancillary museum facility. Original windows should be retained. Facility operated by District Council. Selected architectural details are worthy of protection by an Article 4 Direction.

Part 1: Appraisal 1

1.108 No. 22 Church Street. Tall, late 19th century, three storey building of gault brick, recessed central doorway with decorative surround; large windows to ground floor with margin lights and vertical, two paned sash windows to the first floor. Two bays of protective and decorative iron fencing to front. Other decorative features including prominent horizontal banding and brackets to overhanging eaves.

1.109 No. 21 Castle Street. Set back from the road, and at the entrance of Bridge End Garden, a two storey, 19th century house of red brick construction with slate roof and central chimney with pots. Vertical hung shingles; original horizontal sliding sash windows. Distinctive steeply pitched gable detailing. Rainwater goods with initials ('FG' possibly Francis Gibson). Selected windows, chimney and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification.



Picture 1.10 No's 77 - 81 Castle Street; a pleasing terrace of nineteenth century houses with prominent chimneys, elaborate decorative brickwork and patterned bargeboards.

1.110 Fry Art Gallery. Principally constructed of red brick with slate roof; entrance of yellow stock brick with pyramidal slate roof.

1.111 No's 77- 81 Castle Street. Late 19th century constructed of red brick with tiled roof, prominent and decorative chimney stacks with some pots. Dormers with decorative barge boarding. Black and yellow brick banding and lintel detailing. Doors with original iron fixings. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification.

Other distinctive features that make an important architectural or historic contribution

1.112 Walls identified are protected from demolition without prior consent unless otherwise stated. (Some of these may be considered to be within the curtilages of Listed Buildings but are noted in this section for convenience).

1 Part 1: Appraisal



Picture 1.11 The Pound enclosure located on Little Walden Road, with brick elevations in English Bond and an opening with wooden door to the west elevation. There is a further blocked opening on the north elevation.

1.113 The Pound, Little Walden Road. A small walled enclosure administered by the Saffron Walden Town Council. It is shown on 19th century mapping. As Market Authority the Town Council had to provide such a facility to accommodate any stray animals escaping. This important structure would be a candidate for the Local Heritage List.

1.114 Wall between the Pound and listed property corner of Pound Walk. Constructed of red brick with rounded brick capping detail, numbers of spalled bricks in need of replacement/repair.

1.115 Miscellaneous flint walls, Pound Walk, various heights generally about 1.5m.

1.116 Brick and flint boundary wall with some rounded brick capping detailing, various heights approaching 2m, south side of Pound Walk/ Castle Hill. Prominent and important in the street scene.

1.117 Similar to above, Castle Hill and Ashdon Road, being particularly important in the street scene.

1.118 Flint walls surrounding ancillary museum facility and former Infants School approx 2m in height with rounded brick capping detailing.

1.119 Entrance Gates piers and railings to Museum, Museum Street. Distinctive detailing dating from late 19th century.

1.120 Railings to the front of the Close, corner of High Street/ Castle Street. These railings are located between the main High Street and pavement adjacent to The Close. They date from the 19th century and are of varying height and in a state of dilapidation. Situated in a key location in the town, their repair would represent a significant environment gain. Responsibility may rest with Essex County Council.

1.121 Wall linking Fry Art Gallery with no. 21 Castle Street, constructed of yellow stock brick with stone plaque with letter 'G', interpreted as being associated with the Gibson family, height approx. 2m.

1.122 Wall opposite Fry Gallery forming eastern boundary to entrance to Bridge End Garden from Castle Street. Of red brick construction, height varies approx. 2m plus.

Part 1: Appraisal 1

Important open spaces

1.123 Open spaces are particularly important in a densely populated historic urban area such as Saffron Walden. Frequently they provide settings for important groups of Listed Buildings and tree cover and may also be associated with well used pedestrian routes and footpaths. This consideration is particularly relevant in this area.

1.124 Green sward corner of Little Walden Road/ Catons Lane. This small area at the junction of Caton's Lane contains 2 no. trees, seat, litter bin and floral display. Also remains of what is believed to be a WWII Spigot Mortar base. Since the previous appraisal in 2012, parking on the sward has been restricted and bollards added, to the enhancement of the area.



Picture 1.12 Small area of open space, Caton's Lane. Whilst the parking and landscaping has been markedly improved, the excessive signage detracts.

1.125 Bridge End Garden is a Grade II* registered Garden on English Heritage's List of Parks and Gardens and was principally laid out by Francis Gibson. It mainly dates from the 19th century and was restored by Uttlesford District Council with significant external funding in the early 21st century. It is privately owned and now administered by Saffron Walden Town Council. The main

components of its layout are a former Kitchen Garden, a hedge Maze, the principal lawn and a Dutch Garden. A number of walls and structures are individually listed. There are also restored statues. The designated area as defined by English Heritage includes land to the north east, now a cricket pitch, a factor not reflected on the mapping accompanying the adopted Local Plan. The formal designated area also includes Borough Meadow which is an important open space lying between the formal garden and properties on Castle Street. It is essential that any future works carried out respect its unique qualities and layout. Such considerations include care in relation to surface detailing and choice of plants for replanting which should be contemporary with its Victorian origin.

Particularly important trees and hedgerows

1.126 Trees within St. Mary's churchyard and at Borough Meadow are particularly important.

Important views

1.127 There are many important views in Zone 1. These are highlighted on map Fig. 3 at the end of this document. A selection are included below:

1 Part 1: Appraisal

Elements that detract from the character and appearance of the Conservation Area

1.128 Accumulation of traffic signs, junction of Castle Hill and Church Street being signs mounted on 12 no. poles and other street furniture, including mixture of bollard types and highway signs. Some obscured and ineffective.

1.129 Duplication of 'No entry' signs, Museum Street/Castle Street.

1.130 The 20 mph signs at High Street Castle Street junction. It is considered these signs and associated detailing are visually intrusive and wholly inappropriate for such an important location. Opportunities to provide an alternative solution should be explored with Essex County Council.



Picture 1.13 Visually detracting signage at corner of Castle Street and High Street

Opportunities to secure improvements

- Seek owner's co-operation in undertaking necessary repairs to red brick wall between Pound and listed property corner of Pound Walk.
- Discuss potential of reducing impact of highway signs in various locations.
- Undertake repairs to 19th century railings to front of The Close, corner of High Street/Castle Street.
- Undertake repairs to balustered wall Bridge End Garden.
- Return the 19th century murals to their proper locations in the Summer House once any outstanding adverse internal conditions have been rectified.

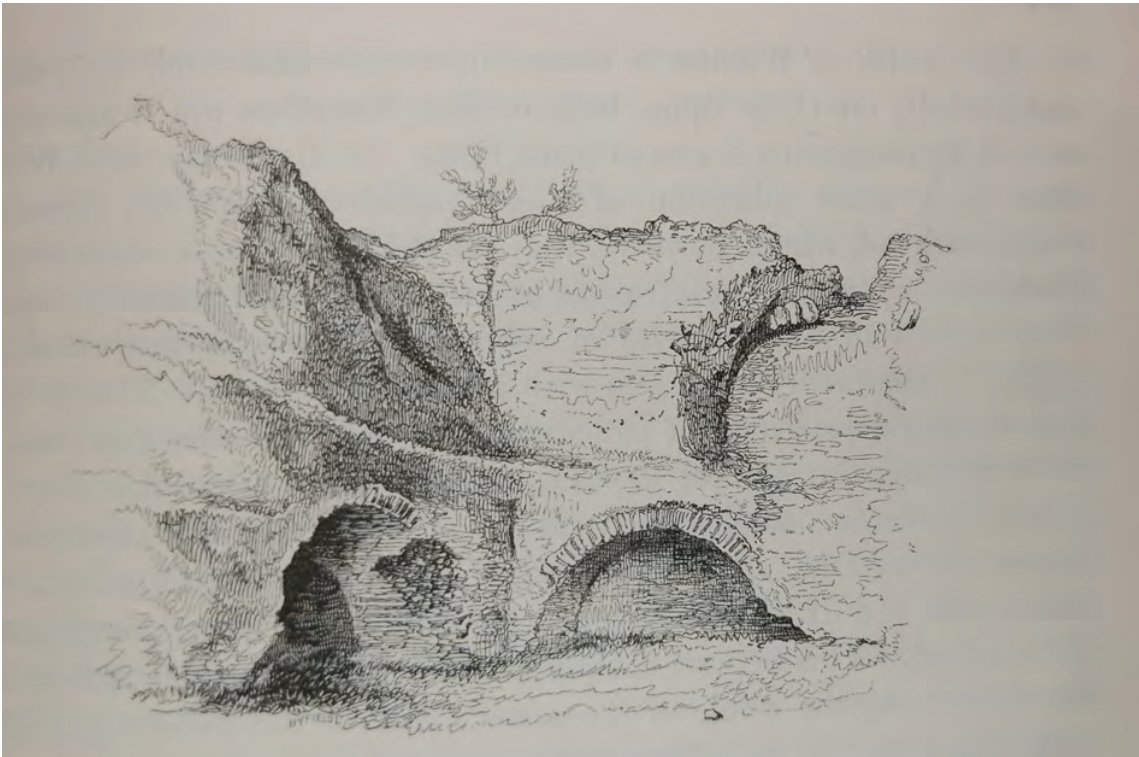
Suggested boundary changes

1.131 None are proposed.

Other actions

1.132 Consider the pros and cons of extending designation of Bridge End Garden on maps accompanying Local Development Framework so as to be consistent with the area formally designated by English Heritage.

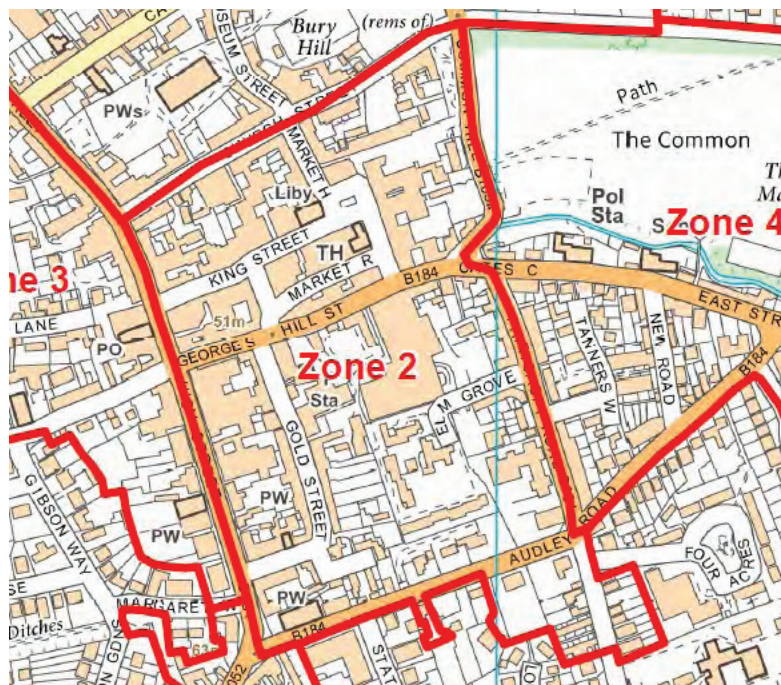
Part 1: Appraisal 1



Picture 1.14 Walden Castle as it appeared in the early 19th century. (From, *The History of Audley End ... and Parish of Saffron Walden*, by Richard Baron Braybrooke, 1836)

1 Part 1: Appraisal

Zone 2 - Church Street south side, Common Hill and Fairycroft Road west sides, High Street east side including King Street, Market Place area, Hill Street and Gold Street and Audley Road



Picture 1.15

General overview

1.133 Mapping from 1843-1893 identifies land at the corner of Audley Road and Fairycroft Road to be the open gardens of two large houses, namely Fairycroft and Elm Grove. This open land, some of it planted and landscaped, extended and included what is now Jubilee Gardens, possibly being the landscaped curtilages of three large properties. The Cattle Market existed on what is now the Waitrose shopping area and car parking to the rear. Cheffins' yard previously referred to above for the sale of 'fat cattle sheep and pigs' is clearly marked on the site of what is now the Saffron Building Society. The same mapping also annotates a Water Works and a Lecture Hall on Hill Street, east of Gold Street. Land at South Road formed part of a large nursery.

1.134 Today the street pattern is little changed. Key buildings such as the Town Hall, former Corn Exchange (now library) and Barclays Bank continue to define the Market Place, an important historic, architectural and community focal point whose urban qualities contribute so much to the character of the town. Many high quality Listed Buildings exist on the south side of Church Street, Market Hill, Market Place, King Street and Gold Street. These are generally in good condition but two additional Listed Buildings have been identified where works need undertaking and which are potential candidates to be entered on the Buildings at Risk Register. A further building is already on the Register and gives cause for ongoing concern. In this area eight additional non listed buildings/groups of buildings have been identified as making an important architectural or historic contribution and worthy of protection from demolition where Article 4 Directions

Part 1: Appraisal 1

are proposed to protect various architectural details of some of them. One is currently located beyond the Conservation Area where a small boundary extension is proposed. Walls make a significant contribution to the street scenes in several locations, particularly along Audley Road and Faircroft Road. The principal issue of concern is the less than satisfactory design of shop fronts and facias in some locations but to improve and remedy this would require further work and a separate study involving the business community and examining national best practice. Also two areas of landscaping should be considered to improve the street scene and that of an important open space respectively.

Archaeological sites

1.135 Most of this area falls within the medieval town annotation. As described previously, the market area's size reduced over time and some of the stalls became permanent buildings accessed by narrow lanes. Excavations on the southern boundary have indicated 13th century town defences, presumably originally being extensions of the Battle Ditches to the west. Other town defences have been noted elsewhere. At Elm Grove a boundary marker (11th-14th century) and remains of an Iron Age enclosure were discovered.

Individually Listed Buildings

1.136 Some early buildings exist at Church Street, south side although buildings from the 19th century predominate. A similar situation exists in relation to the east side of High Street although the 16th and 18th centuries are also well represented. King Street is predominately represented by the 16th century. The Market Place, Market Hill, Market Street and the Rows are represented principally by buildings dating from the 19th century with some striking examples such as Barclays Bank and the former Corn Exchange (now library) together with representatives from earlier dates, principally the 16th century. Hill Street is principally 19th century whilst Gold Street is composed of buildings from the 16th, 17 and 18th centuries in similar numbers.

1.137 A selection of abbreviated representative Listed Building descriptions from this area are provided below.

1.138 29 - 31 Church Street - Grade I. Once part of the Sun Inn, including Nos 25 & 27 Church Street and 17 Market Hill. Mid 14th century, altered in the 16th century, frontage decorated 17th century and restored in the 19th century. Now an antique shop and cottages, 2 storeys. Timber-framed, plastered with elaborate pargetting, peg-tiled roof. L shaped plan, part of H hall house with jettied cross-wing and hall. Front north elevation is similar to Nos 25 & 27 in that it was reworked in the late 19th century, all windows and doorways either remade or heavily restored in Tudor style. Remaining old features include jetty joists, cross-wing door spandrel boards and extensive late C17 pargetting.

1 Part 1: Appraisal



Picture 1.16 The Sun Inn as it appeared in the early 19th century. (From, *The History of Audley End ... and Parish of Saffron Walden*, by Richard Baron Braybrooke, 1836)

1.139 No.4 Gold Street - Grade II. Circa 1600, with reworking in circa 1800 and in 20th century. Timber-framed and plastered, brick, with clay tiled roofs.

1.140 Town Hall, Market Place - Grade II. 1761 with additions by E Burgess in 1879. Red brick, stone and imitation timber framing, peg tile and slate roofs. North front elevation: prominent 1879 porch superimposed on 1761 building. To east, gabled end of timber-framed unit, double jettied to Market Street, with prominent external central red brick stack.

1.141 Drinking Fountain, Market Place – Grade II. Ornamental drinking fountain 1862. Designed by J. Bentley (Westminster Cathedral) to commemorate marriage of Edward, Prince of Wales. Purchased by G Stacey Gibson and exhibited at the Imperial Exhibition.

Part 1: Appraisal 1



Picture 1.17 19th century drinking fountain in the Market Place

1.142 No. 17 Market Hill - Grade I. Rectangular plan of 2 parallel blocks. To west mid 14th century, to east 16th century, comprising a service cross-wing of a 14th century medieval hall extending to west and an addition to its east side occupying the Church St, Market Hill corner site. Both units decorated in the 17th century and restored in 19th century in common with whole Sun Inn assemblage. Timber-framed and plastered with 17th century and probably later pargetting, peg-tiled roof.

1.143 Nos.12 and 14 Market Hill – Grade II*. Early 16th century, mid 16th century, 19th century rear addition and re-fronting with shop. Timber-framed and plastered, peg-tiled roof. 2 storey with partial rear attic, one prominent stack.

1.144 No. 4 Mercers Row – Grade II. Principal range 15th century, wing 16th century, early 19th century shop front, partly restored, 20th century refurbishing at rear. Timber-framed, plastered, brick at rear, peg-tiled roof. 2 storey and attic.

1.145 No's 17, 19 and 21 King Street – Grade II*. Large medieval hall house, hall (No.19) and cross-wings (Nos. 17 & 21). Late 15th century, early 16th, later 16th, 18th and early 19th centuries. Timber-framed, exposed and plastered with peg-tiled roofs. North front elevation: central range (No.19) has facade of circa 1800. (No.17) has exposed 15th century timber framing of plain studding, jettied to front and round side to Cross Street.

1 Part 1: Appraisal

1.146 No. 4 Market Hill - Grade II*. 15th century, re-fronted circa 1800 with re-fenestration and a shop window to each street, minimal 20th century adaptation. Timber-framed, plastered, peg-tiled roof. Bay to north in Market Hill, roof rafters heavily sooted showing it to be part of a medieval open hall.

1.147 Library, former Corn Exchange, Market Place - Grade II. Corn exchange now public library. Circa 1847, rebuilt internally in 20th century as library. Said to be by R Tress. Classical style. Central portico comprises a round headed doorway with paired columns. Above, clock face with diagonal consoles, and surmounting, reeded cylindrical stage having cornice, dome and weather-vane.

1.148 Barclays Bank, Market Place - Grade II*. Bank, 1874 by W Eden Nesfield for Gibsons and Tuke, bankers of Saffron Walden. Red brick with stone dressings and ornamental detail in mixed Gothic style, 2-leaved panelled doors with 'G.T.' and saffron flower and apple ornament, spandrel decorated with storks (Gibson's motif).



Picture 1.18 Garden wall to The Grange, Church Street, in urgent need of repair

1.149 No.12 Market Hill - is already entered on the local Buildings at Risk Register where a roof to the rear is inadequately protected by tarpaulin and principal window boarded up to its front elevation. Some works have recently been carried out and it is important to continue to negotiate progress with the owner.

1.150 Garden wall to The Grange, Church Street - A 19th century garden wall individually listed. This wall is in urgent need of repairs and considered an appropriate candidate to be entered on the Buildings at Risk Register.

1.151 The Folly, Elm Grove - Grade II. Picturesque ruin now set on green amongst modern bungalows. Early 19th century. Red brick core, flint cobble faced with composition dressings with moulded irregularity. Plan comprises round tower set into north side of a mound with wall projecting on south west. It is extremely pleasing to note that repairs to the folly have now been carried out.

Part 1: Appraisal 1



Picture 1.19 The Folly, Elm Grove - A Grade II listed structure which has benefitted from consolidation works and repairs.

Important buildings or structures within the curtilages of Listed Buildings

1.152 Wall surrounding Falcon Grove constructed of brick and brick and flint, various heights.

Other buildings that make an important architectural or historic contribution

1.153 No's. 9-21 South Road. A group of two storey late 19th/early 20th century dwellings generally of red brick construction with slate roofs: nos. 19-21 with pebble dash finish. Many original windows, selective distinctive porches, prominent chimneys with pots, decorative barge boarding; no. 15 has date plaque '1895'. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.154 Saffron Walden Baptist Church. The foundation stone was laid in 1879 and this tall 19th century imposing red brick building occupies a commanding position at the top of the High Street. Decorative horizontal banding and circular window detailing to front elevation; decorative window glass in geometric patterns to front and side elevations. The hall to the rear is listed. It is important that such selected windows and architectural detailing is preserved and retained. Selected architectural features are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1 Part 1: Appraisal

1.155 No's 8-12 Gold Street. Terrace of three attractive late 19th/early 20th century cottages each with bay window to ground floor. Tiled roof, 2 no. chimneys with pots; original windows. Selected windows and chimneys are candidates for protection by possible Article 4 Direction subject to further consideration and notification. This grouping of asset is also worthy of consideration for inclusion a Local Heritage List.

1.156 Gold Street Chapel. Simple late 19th century Independent Evangelical chapel constructed of red brick with horizontal detailing and rubbed brickwork. Large central window. It is important that such selected windows and architectural detailing is preserved and retained. Selected architectural features are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.20 Numbers 8-16 King Street,
particularly fine architectural detailing

1.157 No's 8-16 King Street. Tall three storey building with Dutch Gables, horizontal banding and decorative window surrounds dating from circa 1855. Particularly fine protruding stone window detail inscribed 'SAFFRON WALDEN POST OFFICE' and heraldic coat of arms. Return elevation to Lime Tree Court is of red and yellow stock brickwork and is important in enclosing this narrow entrance. It is important that such selected windows and architectural detailing is preserved and retained. Selected architectural features are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

Part 1: Appraisal 1

1.158 1 - 7 King Street and 3 Market Place. A group of late 19th/early 20th century buildings of yellow stock and red brick construction with decorative vertical red tile hanging to some buildings, comprising NatWest, Halifax, Lloyds, W H Smith's and Cancer Research. Slate roofs and chimneys with pots. Many original windows, some with stone surrounds; Carved acanthus leaf detailing to Lloyds TSB. Fascia and signage designs could be improved. It is important that such selected windows and architectural detailing is preserved and retained. These assets are also worthy of consideration for inclusion a Local Heritage List.

1.159 34 High Street. Two storey building in a highly prominent location on the corner of High Street and King Street, dated 1908. Constructed of red brick slate roof. Timber shopfront to ground floor, forming two units, with combination of modern full-height windows and original tri-partite windows with transom detail, curved frames and glazing bars to upper lights. This details is reflected in the first floor windows.

1.160 Fairycroft House, 37 Audley Road. Now home to the Fairycroft House Community Interest Centre, providing support for community organisations in the area. A tall, three and two storey building constructed of yellow stock brick with slate roof and chimneys, some with pots. Bay window to front with balcony and slate roof above and single storey slate roofed extension to side. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.161 Elm Grove Lodge, Audley Road. This late 19th century two storey dwelling is currently located beyond the Conservation Area. It is a property whose appearance adds to the historic and architectural qualities of the street scene. Constructed of yellow stock brick with tiled roof and prominent chimney stack and highly decorative bargeboard detailing. Decorative tiled roof to bay window on front elevation. If the proposal is accepted to include this property within the Conservation Area then an Article 4 Direction in respect of the chimney stack and architectural detailing may be appropriate subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1 Part 1: Appraisal



Picture 1.21 Elm Grove Lodge, Audley Road showing unusual gable bargeboard detailing,

Other distinctive features that make an important architectural or historic contribution

1.162 Walls identified are protected from demolition without prior consent unless otherwise stated.

1.163 Various walls off Common Hill and forming boundaries to car parking areas at Emson Close and surrounding the District Council car parking opposite the Common car park. These walls are of various heights, some up to 3m and constructed of red brick or flint. They play an important role of enclosure in their respective locations. Spalled brickwork to the listed wall on the north side of Emson Close.

1.164 Various walls along Audley Road as marked on plans. Of varying heights generally about 2m, principally of flint panels with both yellow and red brick banding. These walls are an extremely important feature in the street scene, enclosing it for significant lengths on both sides.

1.165 Prominent and important wall to west side of Fairycroft Road constructed of flint panels and red brickwork approx. 2.5m in height; important in providing continuous enclosure in the central section of the street.



Picture 1.22 Prominent boundary wall in grounds of Elm Grove; unusual rat trap bonding

Part 1: Appraisal 1

1.166 Entrance arch to former Pig/Cattle Market, Hill Street. Prominent 19th century stone arch incorporated into a modern 20th century shopping development. Panels to either side with heraldic shields above, one dated '1831'. Traffic and advertisement signs detract particularly when viewed from Market Street where the arch is an important focal point.

1.167 Prominent eastern boundary walls within grounds of Elm Grove. Of various heights up to about 3m. Eastern boundary wall has plaque letter 'G 1822' (possibly referencing the Gibson family) whilst western boundary wall, originally of flint with and plaque dated '1821' has later brick addition increasing its height. Brickwork to eastern boundary is partly constructed of 'rat trap' bond of high quality.

1.168 The Market Place with its listed fountain and fine grouping of Listed Buildings defining its enclosure is a space of considerable architectural merit and is a main community focal point. Recent surfacing with its simple treatment and detailing are considered to have been successful. The quality of the space is largely defined by the urban nature and various heights of the quality Listed Buildings that enclose it and any 'improvements' that might be considered in the future need very careful consideration and detailing. The Market on Tuesdays and Saturdays provides additional colour and character, selling a wide range of quality produce.

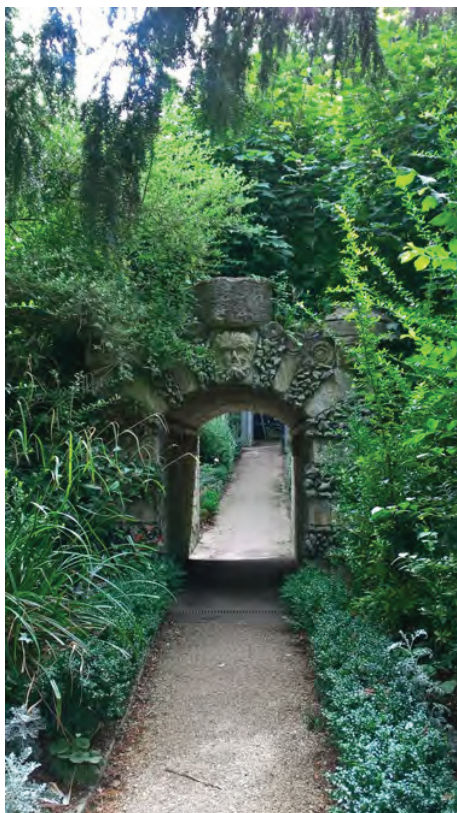


Picture 1.23 Saffron Walden market continues to thrive and prosper

Important open spaces

1.169 Jubilee Gardens. A pleasant open space and much needed oasis in the centre of town with well designed and co-ordinated seating and bandstand. The southern part of the gardens features an interesting stone arch forming a covered walkway with keystone detailing to the northern elevation and decorative frieze internally.

1 Part 1: Appraisal



Picture 1.24 Archway in Jubilee Gardens.

Particularly important trees and hedgerows

1.170 The trees planted in the High Street are a particularly important feature adding to the diversity of this visually important street. Trees at Common Hill and also within gardens backing onto Audley Road are also important.

Important views

1.171 There are many important views in Zone 2. These are highlighted on map Fig. 4 at the end of this document. A selection are included below:

Elements that detract from the character and appearance of the Conservation Area

1.172 Strip of 20th century shops to south side of George Street, corner of High Street being of unimaginative 20th century design and located in the centre of the historic town. Former flower boxes constructed of brick and now filled with concrete provide an unsatisfactory feature to their frontage, some bricks missing. The pavement is of sufficient width to accommodate a proper landscaping scheme to enhance this important location. Such a landscaping scheme needs to be robust and could simply involve tree planting either directly into the ground if services permit or alternatively in large containers providing these do not interfere with deliveries.

Part 1: Appraisal 1



Picture 1.25 Row of modern shops where landscaping could be improved

1.173 Throughout the commercial area the standard of commercial shop signage varies considerably. Some areas such as Market Hill are relatively restrained whilst others are less successful, sometimes having clashing styles and colours. Few traditional signs remain, one exception being the W Hart and Son Ltd sign in King Street. Areas of relative restraint include Market Hill but other areas including parts of King Street and individual buildings elsewhere in the Conservation Area are less successful. The manner by which improvements can occur is a subject worthy of further study and consideration and an examination of best practice in historic towns elsewhere in the country would be a worthwhile exercise if there is general consensus that improvement would benefit Saffron Walden. Consider discussing issue with the Saffron Walden Business Forum and other local groups.



Picture 1.26 Restrained shop signage, Market Hill

1 Part 1: Appraisal



Picture 1.27 Traditional signage in keeping with the conservation area



Picture 1.28 Discordant signage



Picture 1.29 Further discordant signage

1.174 Land to the rear of The Grange corner of Church Street Common Hill. Large unkempt site with debris, some visible from Common Hill. Discuss potential of implementing improvements including removal of debris and rubbish.

1.175 Business advertisements and traffic signs that detract from historic and architectural qualities of entrance arch to former Pig/Cattle Market.

Opportunities to secure improvements

- Implement a robust and imaginative landscaping scheme to 20th century shops to south side of George Street, corner of High Street.
- Repair individually listed wall attached to The Grange, Church Street in urgent need of remedial action.

Part 1: Appraisal 1

- Consider the potential of appraising best practice in relation to shop front and fascia design.
- Improve entrance arch to former Pig/Cattle Market, an important focal point by seeking to reduce rationalise signage.

Suggested boundary changes

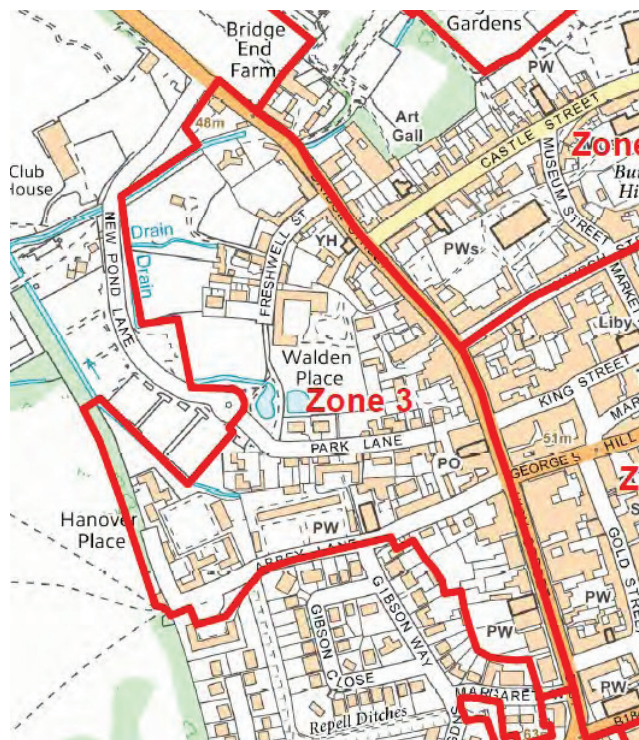
1.176 None proposed.

Other actions

- Continue to monitor progress in relation to no.12 Market Hill (already on the local Buildings at Risk Register).
- Add garden wall attached to The Grange to Buildings at Risk Register

1 Part 1: Appraisal

Zone 3 - Bridge Street and High Street west, including Freshwell Street, Myddylton Place, Park Lane and Abbey Lane



Picture 1.30

General overview

1.177 Mapping from 1843-93 identifies a similar historic street pattern to that of today although it appears that Freshwell Street and Park Lane (then called Almshouse Lane) were joined by a footpath which skirted a much larger pond than currently exists. There was a brewery south of Myddylton Place and Walden Place was set in extensive treed grounds. Hill House at the top of the High Street was built by George Stacey Gibson whose extensive garden that included greenhouses and the site of an ancient Anglo Saxon cemetery is now the 20th century housing of Gibson Way and Gibson Close. The King Edward VI Almshouses appear to have been built in two stages with the western wing added later. To their north was a linear block annotated as Almshouse Tenements.

1.178 Today New Pond Lane provides access to the extensive Swan Meadow car parking area, the Sewage Works site and the Golf Club. The historic street pattern is little changed and key groups of Listed Buildings provide an almost continuous strip to the west side of High Street and Bridge Street, the northern end of Freshwell Street and much of Myddylton Street. These are generally in good condition but one Listed Building has been identified where works need undertaking and which is a potential candidate to be entered on the Buildings at Risk Register. In this area two additional

Part 1: Appraisal 1

non listed buildings/ groups of buildings have been identified as making an important architectural or historic contribution and worthy of protection from demolition where an Article 4 Direction is proposed to protect selected architectural details on one of them. Walls play an important role in defining parts of Abbey Lane and Park Lane whilst individually listed walls define most of the perimeter of Walden Place and much of Myddylton Place. The principle issue of concern is the deteriorating state of the boundary wall to Audley End Park. The Appraisal recognizes the high environmental importance of the grounds to Walden Lodge and considers other open spaces should be similarly protected by designation in the Local Development Framework currently under consideration. One such space is the unkempt area between New Pond and Freshwell Gardens. The latter lies in a floodplain and the prospect of it being a properly managed environmental resource available to the community is appealing and worthy of further consideration.



Picture 1.31 Gray Palmer, gents' outfitters, in the High Street as it appeared in 1905. The business is still in the same premises. (Reproduced courtesy of Saffron Walden Museum)

Scheduled Monuments

1.179 There are no Scheduled Monument sites within this part of the Conservation Area but an important one exists adjacent, namely the Battle Ditches. Its date is uncertain but current considerations suggest construction may have taken place in the 13th century as part of defensive earthworks for the town. The site is in fair condition but concern has been expressed about the danger to the earthworks caused by trees growing on the site and the Town Council is following recommendations set out in an arboricultural report.

1 Part 1: Appraisal

Archaeological sites

1.180 A 10th/12th century boundary marker was found near the site of Hanover House, a Roman coin in the grounds of Walden Place and pottery dating from the 11th/12th century at The Folly on Abbey Lane. Immediately south of the Conservation Area boundary was the site of a 7th - 11th century cemetery, the presence of which is noted on early maps before development at Gibson Way and Gibson Close took place.

Individually Listed Buildings

1.181 There is a significant concentration of Listed Buildings in this area. The western side of Bridge Street is principally represented by buildings dating from the 15th and 18th centuries. High Street west is principally composed of buildings from the 16th, 18th and 19th centuries; Freshwell Street is represented by buildings principally from the 16th century, Myddylton Place from the 16th, 17th and 18th centuries; Abbey Lane exclusively from the 19th century and Park Lane, principally from the 19th century.

1.182 A selection of abbreviated representative Listed Building descriptions from this area are provided below.

1.183 King Edward VI Almshouses, central block and chapel - Grade II. Almshouses dated 1834. Red brick with composition dressings, slate roof. Chapel, large 2-centred arched window with simple Perpendicular tracery. Tudor royal arms on gable plaque. Stacks, each have 4 diagonally set shafts linked at top by projecting stone plate.

1.184 Wall on east side of garden of Walden Place - Grade II. 18th century. Approx. 130m long. Red brick, flint and erratic cobbles. South end, brick with roll moulded coping, approx 3m high and at mid-length, rises to approx 4m.

1.185 Myddylton House, Myddylton Place - Grade II. Large house, 1534, with additions of early 18th century, refronted early/mid 19th century. Timber framing, gault brick slate and peg tile roofs.

1.186 No's 31 and 33 Bridge Street - Grade II*. 15th century combined with No.33 in late 16th century, separated in 20th century. Timber-framed and plastered, peg-tiled roof. 2 storey and attic. Front, east elevation: jettied. Brace rising from south end of first floor to eaves plate of adjoining house (No.29) shows the building to be a jettied end of a 'Wealden', open hall house. Parallel horizontal rows of large diameter peg-holes in the studs of the south wall may be for warping pegs used in the weaving trade.

1.187 No. 21 High Street Grade II*. Late 16th and 17th century. Timber-framed and rendered with gabled plain tile roofs. Painted timber moulded parapet cornice. 2 small paned tripartite double-hung sash windows on first floor with heavy moulded horizontal plaster panels, the best example of 17th century work of its kind in Essex. Front range is late 16th century merchant's house.

1.188 No's 1 and 3 Myddylton Place, recently a youth hostel - Grade I. Early 16th century additions circa 1600 and early 18th, also 18th/19th century industrial additions, restoration in 1951. Recent works 2011-12 have refined original construction dates of

Part 1: Appraisal 1

by dendrochronology (tree-ring dating). Timber-framed, plastered with exposed studs, peg-tiled roofs, red brick stacks. Historical note: original 16th century use of site debated between a merchant's house with long storage range, perhaps including saffron and a possible guildhall.

1.189 No's 5-7 Bridge Street are listed Grade II* and date from the 15th century.

Important buildings or structures within the curtilages of Listed Buildings

1.190 Red brick wall up to 2.5m in height enclosing car parking area to rear of Saffron Insurance. Parts of the wall are eroded; numbers of spalled bricks and in need of repair.

1.191 Short section of boundary wall to Walden Place, west of existing entrance, approx. 2m in height and important in its function of completing the enclosure of Myddylton Place.

Other buildings that make an important architectural or historic contribution

1.192 Nos. 9A and 10A Abbey Lane (rear of buildings fronting the street). Single storey late 19th/early 20th century red brick with slate roof, decorative barge boarding and 4 no. very tall distinctive chimneys with pots. Slate dormer canopies above entrance doors. Predominately original windows. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.193 Nos. 69-69A High Street and adjacent Friends Meeting House. Prominent group of late 19th/early 20th century non listed properties centrally located on the western side of the High Street. Nos. 69-69A are two storey yellow brick with slate roof and 3 no. chimneys (2 with pots). The Friends Meeting House dates from the 19th century and is a tall red brick structure with tiled roof; prominent windows with stone surrounds. Side extension detracts. It is important that such window, chimney and architectural detailing is preserved and retained. These assets are also worthy of consideration for inclusion a Local Heritage List.

Other distinctive features that make an important architectural or historic contribution

1.194 Walls identified are protected from demolition without prior consent unless otherwise stated.

1.195 Important wall approx. 2.5m in height to north of Walden Lodge, end of Abbey Lane. Forms boundary to Audley End Estate and is in deteriorating condition and partly collapsed in places. Constructed in English Bond this wall together with its entrance gates and piers to the south of Walden Lodge is an important architectural and historic feature and in urgent need of repair.

1 Part 1: Appraisal



Picture 1.32 Boundary wall to Audley End Estate, an important feature and in urgent need of repair

1.196 Tall red brick walls of varying height up to 4m surrounding the Friends burial ground to the west of the High Street.

1.197 Various boundary walls at eastern end of Abbey Lane (some within curtilages of Listed Buildings but included in this section for convenience). Of varying heights, constructed of brick or brick and flint. Boundary wall linking buildings on the south side of Abbey Lane is particularly important in that it provides continuous enclosure of the street.

1.198 Several boundary walls to the south side of Park Lane as marked on the plans of various heights, prominent and enclosing this well used pedestrian link from Swan Meadow car park. One length has plaque ('NC 1833') in entrance arch to no. 3 Park Lane.

Important open spaces

1.199 Open spaces are particularly important in a densely populated historic urban area such as Saffron Walden. In this area they provide settings for important groups of Listed Buildings and tree cover and are associated with well used pedestrian routes and footpaths.

1.200 The Friends Burial Ground. This small area is a tranquil oasis in the centre of the town enclosed by tall brick walls with gravestones laid flat including a number of historical importance relating to members of the Gibson family. Inscriptions on some of the latter are becoming difficult to read.

1.201 Walden Place. This area is identified on the Adopted local Plan as a 'Protected Open Space of Environmental Value' the loss of which 'will not be permitted unless the need for the development outweighs ... amenity value'. The site is owned by the District Council and consists of a prominent Listed Building with late 20th century sheltered accommodation attached. The site contains a pond in the south west corner and groups of trees of high visual importance. The open part of the site slopes to the south and forms an important setting for the principal historic building and the individually listed walls that enclose the site on all of its boundaries. Small sections of these listed walls

Part 1: Appraisal 1

need repairing. The land is traversed by a well used footpath running north south and connecting Gibson Way with the High Street. It is considered its designation as a Protected Open Space of Environmental Value' is entirely appropriate and that its high amenity value is worthy of continued protection.



Picture 1.33 Distinctive open space and setting to Walden Place

1.202 New Pond. This small body of water has recently been enhanced and is a very popular family destination to observe the wildlife present. A wooden security rail to the front needs replacing and another needs graffiti removing. The information board surround needs repainting as does nearby street lighting.

1.203 Open space adjacent to Freshwell Gardens. This area lies beyond the Saffron Walden Development Limits and additionally lies within a floodplain, both factors limiting the prospect of new development. The open land is currently overgrown whose western and southern boundaries are defined by a continuous open drain and some mature pollarded willow trees and vegetation planted in association with the nearby Swan Meadow car park. The site is close to New Pond. It would be most appropriate if this open land could be brought into community ownership and possibly developed into a wildlife site accessible to the public. The land is in private ownership and if there is support for this idea, discussions with the owners would be appropriate and external funding for purchase and development might be considered. It is recommended the area is designated as a 'Protected Open Space of Environmental Value' in the emerging Local Development Framework.

1.204 Open space providing setting to King Edward VI Almshouses, Abbey Lane. These two grass swards play an important role in setting off this fine group of Listed Buildings, form part of their original design and are visible from the public realm. It is recommended they are designated as a 'Protected Open Space of Environmental Value' in the emerging Local Development Framework.

1 Part 1: Appraisal

1.205 Bowling Green, Hanover Place. This is an open space used for specialist recreational purposes by the Saffron Walden Town Bowling Club and is also of environmental value close to Hanover Place, a modern building complex, which together with associated walls and hedging encloses an attractive quintessentially English open space. It is worthy of consideration as being designated as a 'Protected Open Space' for Playing Fields and for Environmental Value in the emerging Local Development Framework.

Particularly important trees and hedgerows

1.206 The trees within the grounds of Walden Place are particularly fine. Elsewhere tall trees forming the boundary to Audley Park and those to the east of New Pond Lane are important.

Important views

1.207 A selection as identified on the plans. In this area quality views acknowledge fine open spaces as well as groups of fine historic buildings and walls.

Elements that detract from the character and appearance of the Conservation Area

- Untidy area of open space between New Pond and Freshwell Gardens.
- Damaged elements at New Pond.
- Deteriorating boundary wall to Audley End Park north of Walden Lodge, end of Abbey Lane.
- Deteriorating wall within curtilage of a Listed Building to rear of Saffron Insurance in need of repair.

Opportunities to secure improvements

- If the idea is supported consider entering discussions with owner of open space between New Pond and Freshwell Gardens with long term objective of considering its use as a publicly accessible Wildlife Site and short term objective of improving its unkempt condition.
- Initiate minor repairs/improvements to New Pond including replacing wooden railing and removing graffiti and repainting information board and lighting column.
- Undertake repair works to deteriorating and partly collapsed boundary wall to Audley End Estate, north of Walden Lodge, end of Abbey Lane. Also to wall within curtilage of Saffron Insurance.

Suggested boundary changes

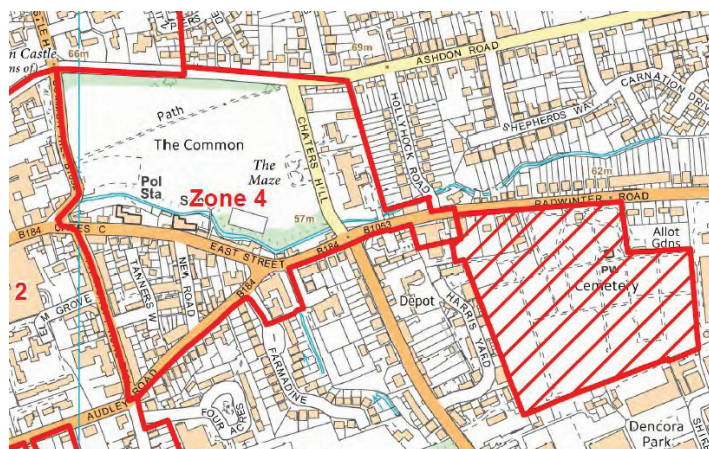
1.208 None are proposed.

Other actions

1.209 None are proposed

Part 1: Appraisal 1

Zone 4 - The Common and Area South of East Street



Picture 1.34

General overview

1.210 Mapping from 1843-1893 identifies The Common in its existing configuration together with the turf maze, some peripheral planting and a pavilion on the southern boundary. Large houses, The Grove and Grove Place existed on Chaters Hill east of The Common but to the south on what is now Hatherley Court was a nursery. Between East Street and The Slade there were a number of developments and some Poor's Land in the administration of the Leader's Charity. The triangle of land to the south bounded by Fairycroft and Audley Road was largely undeveloped and home to several nurseries. Later mapping 1891-1912 identifies a Police Station had been built on the Poor's Land. Radwinter Road was called Seward End Road at this time.

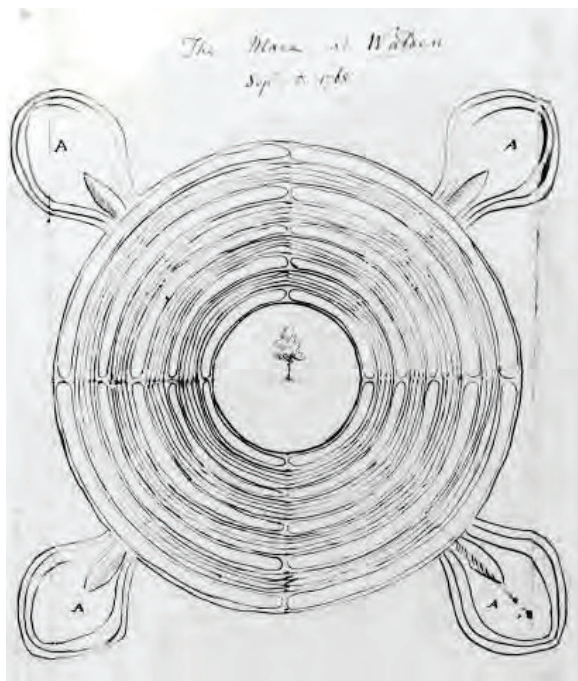
1.211 Today the area is principally residential in character and dominated by the expansive nature of The Common, an open space of great quality. The historic street pattern is little changed apart from New Road and Tanners Way built towards the end of the 19th or early 20th centuries. There are groups of Listed Buildings principally located on the north side of East Street which are generally in good condition. In this area a number of non-listed buildings/ groups of buildings have been identified as making an important architectural or historic contribution and worthy of protection from demolition where Article 4 Directions are proposed to protect selected architectural details on most of them. Nos. 1-16 Artisans Dwellings are most striking and unusual where a simple landscaping scheme to the common pedestrian access could significantly improve their unique qualities. Walls play an important role in defining parts of some streets, most notably Chaters Hill. The principal issue of concern is the visual impact of the Common car park close to the historic centre and the derelict state of the road at Tanners Way.

Scheduled Monuments

1.212 The Labyrinth (hereafter referred to by its local name, The Turf Maze) on the Common is both a Scheduled Ancient Monument and a Grade II registered garden. It is known locally as the turf maze. English Heritage's abbreviated description is as

1 Part 1: Appraisal

follows. *'The Saffron Walden maze is thought to be of medieval origin, although the earliest documentary record comes from 1699, when an entry in the Corporation account books refers to a payment for it to be re-cut. It is illustrated, somewhat schematically, in the 1789 edition of Camden's Britannia. Matthews records the local tradition that the maze is only a copy of a much larger maze which formerly existed further to the east. He also recounts the story that a large ash tree once grew in the centre, which was destroyed by fire in the Guy Fawkes celebrations of 5 November 1823. On several occasions after this the maze became neglected but was the subject of further re-cutting in the years 1828, 1841, 1859 and 1887. In 1911 it was again re-cut, this time underlaid with bricks to help preserve it as a feature. In 1978 and 1979 the maze was again restored. The maze consists of a series of concentric circles cut into turf, surrounded by a low bank. It is laid in a unicursal pattern formed of seventeen linked circles, and has four linked outer horseshoe-shaped bastions or 'bellows' which are, like the centre of the maze, raised slightly above the main circular paths.'*



Picture 1.35 Hand drawn sketch of the Turf maze on the Common. Reproduced courtesy of Saffron Walden Museum. Note tree in centre. The antiquarian Richard Gough noted that the tree had been reduced to little more than a stump by 1798. A document from 1859 states the tree was an Ash

1.213 Contemporary expert opinion (J. Saward) suggests the turf maze most likely dates to the 17th century. The same source is enthusiastic about replanting an ash tree in its centre, an action recommended by this Appraisal.

Individually Listed Buildings

1.214 A selection of abbreviated representative Listed Building descriptions from this area are provided below.

Part 1: Appraisal 1

1.215 No.3 Grove Lodge, Chaters Hill – Grade II. Probably 1848. Red brick with slate roof. Rectangular plan of 2 parallel ranges, broader one to front. 2 storeys and cellar. Date said to be given by plaque in south garden wall, J.S. (Jane Shaul) 1848.

1.216 Former Police Station, East Street, including railings, gateway and walls – Grade II. Dated 1884, completed 1886. Red brick, English bond in Elizabethan style with stone dressings. prominent stacks and cornice between floors. Wall and railings: the frontage has wrought-iron square section spear top railings set on a red brick dwarf wall with stone shaped coping.

1.217 No.4 The Grove, Chaters Hill- Grade II. House, dating from 1840. Timber-framed and plastered, red brick, stuccoed detailing, slate roof. Roof hipped with deep eaves.

1.218 Nos.1, 2 and 3 Boys British School, East Street - Grade II. Originally a school. Dated 1838 and named Boys British School. Gault brick, slate roof. Tuscan engaged columns and pilasters, plain frieze has date and name. Central simple doorway.

Important buildings or structures within the curtilages of Listed Buildings

1.219 Tall flint wall, approx. 3m in height to Ashdon Road boundary, no. 1 Chaters Hill.

1.220 Boundary wall of red brick with red brick capping detail to Eastacre/Beech House, Chaters Hill.

1.221 Flint wall, approx. 4m in height at Tanners Way within curtilage of Listed Building corner of Tanners Way/ East Street.

Other buildings that make an important architectural or historic contribution

1.222 No's 1-7 Audley Road. Tall prominent late 19th/early 20th century red brick terrace with slate roof, chimneys with pots. Gables to front with decorative barge board detailing and decorative detailing above windows. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

1.223 No.'s 21(The Old Registry) - 29 Audley Road. Prominent terrace, late 19th/early 20th century of red brick construction with decorative vertical tile hanging to end gables; tiled roof and chimneys with pots. Some original windows and decorative glass. Selected windows, chimneys and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.

1 Part 1: Appraisal



Picture 1.36 31 Audley Road. A fine example of late 19th/early 20th century architecture retaining many original features.

1.224 No.'s 24 and 26 Audley Road. A pair of late 19th century detached dwellings of red brick construction with shallow pitched, slate roofs, prominent brick chimney stacks and decorative timber detailing to the gable. Canted bay windows to the ground floor with slate roof, and combination of one and two-light windows to the first floor, with top-opening lights. Windows and doors have solid lintel details and overall the pairing are little altered.

1.225 No. 31 Audley Road. Probably dates from early 20th century, red brick with central porch, original windows, decorative barge boarding; chimneys but not prominent from street. Selected windows and architectural detailing are candidates for protection by possible Article 4 Direction subject to further consideration and notification. The asset is also worthy of consideration for inclusion a Local Heritage List.

1.226 No.'s 1- 6 New Road. Nos. 1-2 are three storey; nos. 3-6, two storey. Of late 19th/early 20th century date constructed of yellow stock brick with slate roofs and prominent chimneys with pots. Decorative horizontal red brick detailing banding and detailing above windows. Some replacement windows. Chimneys are candidates for protection by possible Article 4 Direction subject to notification. The grouping is also worthy of consideration for inclusion a Local Heritage List.



Picture 1.37 No.s 46 - 52 Fairycroft Road

1.227 No.'s 46-52 and nos. 54-56 Fairycroft Road. Nos. 46-52 are late 19th/early 20th century terrace, two storey yellow stock brick with slate roof, 4 no. chimneys with pots, dormers with decorative barge boarding and finials. Red brick banding, quoins, door and window surrounds; other decorative detailing. Nos. 54-56 are of similar date

1 Part 2 - Management Proposals

Sources of Further Guidance

Uttlesford District Council

1.4 Uttlesford District Council has recently published an updated version of its Listed Building Owners Guide, available to download at <https://www.uttlesford.gov.uk/article/4342/Heritage-and-conservation-guidance>

1.5 Further information can also be found on the website at <https://www.uttlesford.gov.uk/article/1836/Heritage-and-conservation>

Historic England

1.6 Historic England have published a number of Advice Notes, all of which are available at <https://historicengland.org.uk/advice/>. These include:

- Historic England Advice Note 1 - Conservation Area Designation, Appraisal and Management (February 2016)
- Historic England Advice Note 7 - Local Listing (May 2016)
- Stopping the Rot - A Guide to Enforcement Action to Save Historic
- Streets for All Guidance (July 2008)

S.P.A.B (Society for the Protection of Ancient Buildings)

1.7 Useful information can also be accessed via the S.P.A.B. website and via their **free technical advice line**. Available Mon-Fri 9.30 to 12.30 on 0207 456 0916.

Enhancement Proposals to Deal with Detracting Elements

2.14 The Appraisal has identified a number of elements that detract and these are summarised below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognised that such improvements will frequently only be achieved with the owners co-operation.

The features identified below are shown on the accompanying plans.

| Detracting element | Location | Proposed Action. |
|---------------------------|------------|--|
| Car parking area (Zone 4) | The Common | Discuss with Saffron Walden Town Council the potential of implementing a sensitively designed landscaping scheme to northern boundary of car park to reduce detrimental visual impact. |
| Car parking area (Zone 4) | The Common | Uttlesford District Council to undertake minor works to signage when replacement necessary, paint selected |

Part 2 - Management Proposals 1

| Detracting element | Location | Proposed Action. |
|--|---|--|
| | | lighting columns, undertake any necessary repairs to cycle racks. |
| Enhance existing landscaping (Zone 2) | Frontage to shops, south side of George Street, corner of High Street | Explore potential with partners and stakeholders of improving the qualities of this area by implementing a robust landscaping scheme. |
| Shop fronts and fascias | Throughout Conservation Area | Seek views of The Saffron Walden Business Forum and consider undertaking an assessment of best national practices and Uttlesford District Council to consider the adoption of a Shopfront Design Guide.. |
| Miscellaneous signage (Zone 2) | Entrance arch to former Pig/Cattle Market | Explore potential of reducing impact with stakeholders. |
| Turf maze (Zone 4) | The Common | Saffron Walden Town Council be requested to consider planting an Ash tree to centre of turf maze, to replace an historic feature, subject to no objections from English Heritage. |
| Boundary wall to Audley End Estate (Zone 3) | North of Walden Lodge, end of Abbey Lane | Contact owner with view of undertaking essential repair works to this important wall. |
| Elements in need of repair/repainting (Zone 3) | New Pond, Freshwell Street. | Minor repairs/repainting needed to security railings, information board and lighting columns. |
| Street furniture/signs (Zone 6) | Corner West Road/Debden Road. | Contact Highways Authority and discuss potential rationalisation and/or replacement of 'Give Way' signage on West Road and 'School' sign on Debden Road. |
| Minor works to signage (Zone 5) | District Council Offices, London Road | Re-erect and repaint as necessary. |
| Direction signs (Zone 5) | Borough lane, junction London Road /Newport Road | Contact Highways Authority and discuss potential rationalisation and/or replacement. |

1 Part 2 - Management Proposals

| Detracting element | Location | Proposed Action. |
|---|--|--|
| Highway signs (Zone 1) | Castle Hill/Church Street | Contact Highways Authority and seek rationalisation. |
| Highway signs (Zone 1) | Museum Street/Castle St | Contact Highways Authority and seek rationalisation. |
| 20mph highway signs (Zone 1) | Castle Street/ High Street | Contact Highways Authority and seek more visually appropriate solution. |
| Spalled brickwork (Zone 5) | Western boundary wall to District Council Offices, London Road | Suggest District Council undertake necessary repair. |
| Spalled brickwork (Zone 2) | Wall north side of Emson Close | Seek owners co-operation in undertaking necessary works to this listed wall |
| Green sward (Zone 1) | Little Walden Road/Catons Lane | Request Uttlesford District Council consider rationalization of the signage.. |
| Spalled brickwork (Zone 1) | Wall, south of Pound, Little Walden Road | Seek owner's co-operation in undertaking necessary works to this prominent wall. |
| Spalled brickwork (Zone 2) | Rear of Saffron Insurance, High Street, west side | Seek owner's co-operation in undertaking necessary works to this wall in curtilage of a Listed Building. |
| Damaged wall (Zone 1) | Balustered wall Bridge End Garden. | Advise Saffron Walden Town Council of modest repairs necessary. |
| Deteriorating Listed garden wall (Zone 2) | Attached to The Grange, Church Street. | Contact owner concerning deteriorating condition and if appropriate add to Buildings at Risk Register. |
| Eroded/ unsurfaced road (Zone 4) | Tanners Way | Consider issue with stakeholders in an effort to secure visual and highway improvements. |

Part 2 - Management Proposals 1

Other actions

The contents of this report be brought to the attention of environmental community groups active in the town in an attempt to forge working relationships to assist in the implementation of some of this Appraisal's recommendations.

Open space between New Pond and Freshwell Gardens. In long term consider the potential of this land for community access and possible Wildlife Site accessible to the public and consider its designation as a 'Protected Open Space of Environmental Value' in the emerging Local Development Framework. In short term seek owner's co-operation to remedy untidy nature of site.

Open spaces between and King Edward VI Almshouses. Consider their designation as a 'Protected Open Space of Environmental Value' in the emerging Local Development Framework.

Bowling Green at Hanover Place, Abbey Lane. Consider its designation as a Protected Open Space in the emerging Local Development Framework.

Saffron Walden Town Council be requested to return wall paintings to the Summer House, Bridge End Garden, being part of the fabric of this Listed Building, as soon as conditions within are deemed to be appropriate. (Paintings believed to be currently stored in Newport depot).

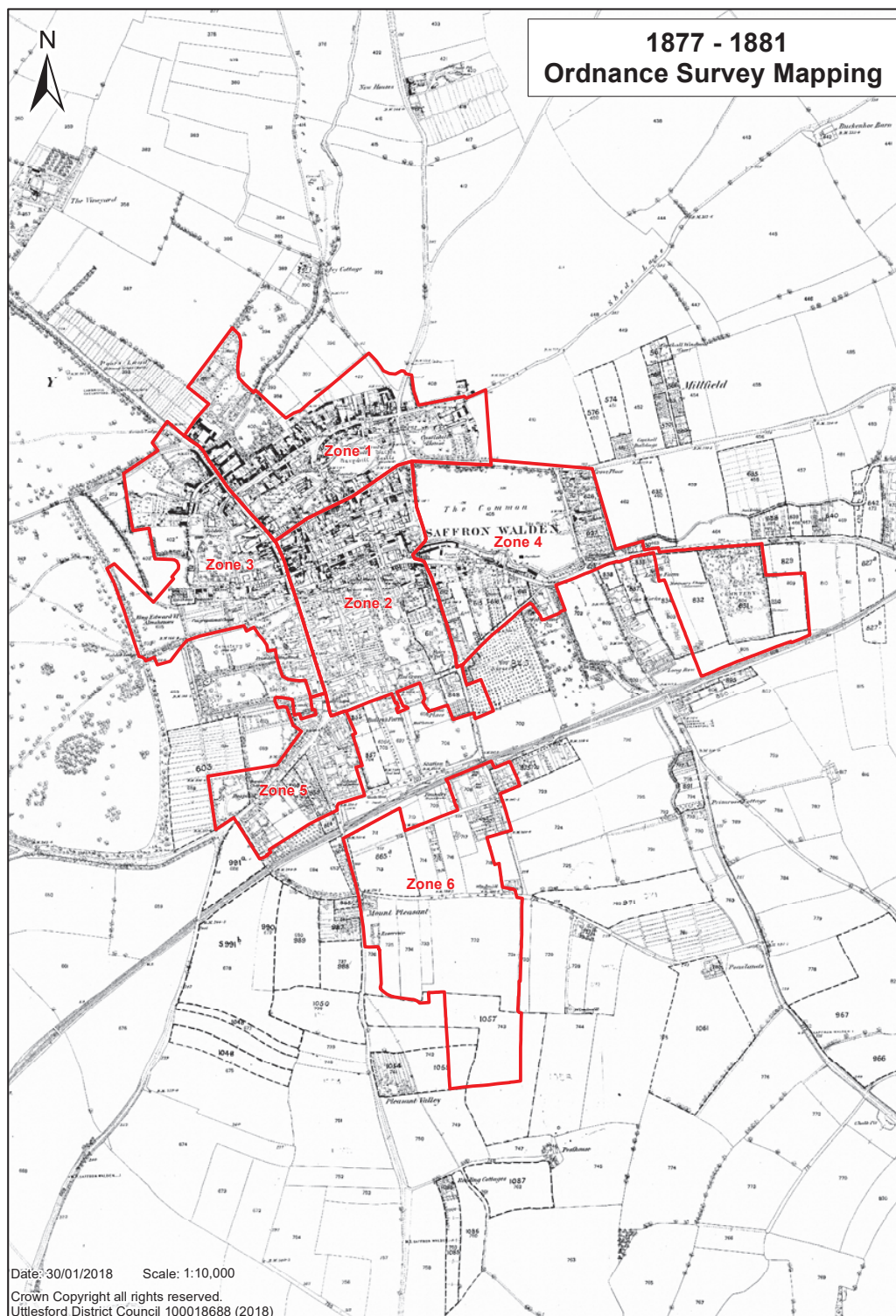
Subject to obtaining necessary consents, request Saffron Walden Town Council plant replacement Ash tree in centre of Turf Maze on the Common.

Contact English Heritage with view of removing listed status of replacement street lamp near War Memorial.

Formally designated area for Bridge End Garden is more expansive than the area shown by the Adopted Local Plan. Issue may need consideration when Local Plan is reviewed.

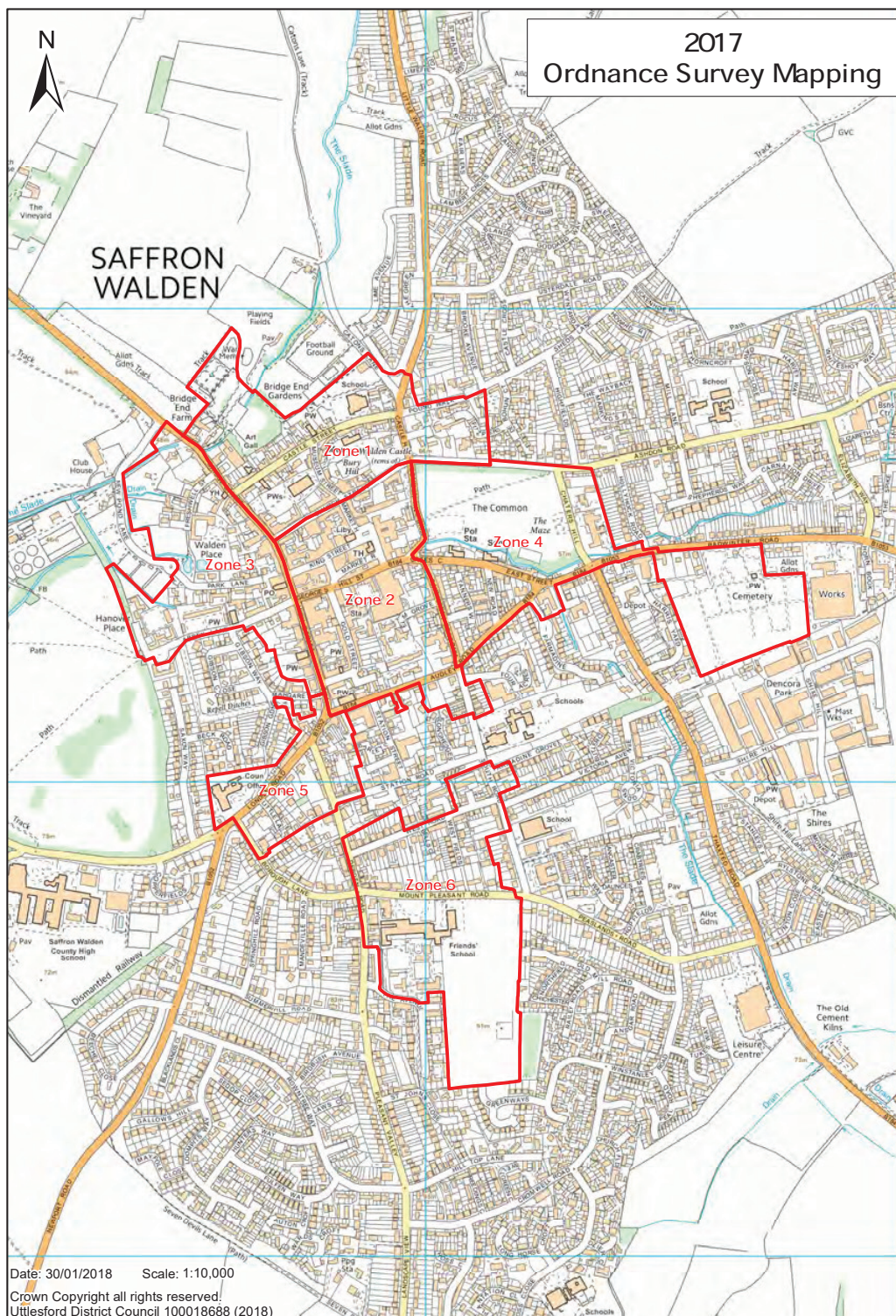
1 Maps

Fig 1 - 1877 Ordnance Survey Map



Maps 1

Fig 2 - Character Analysis Areas



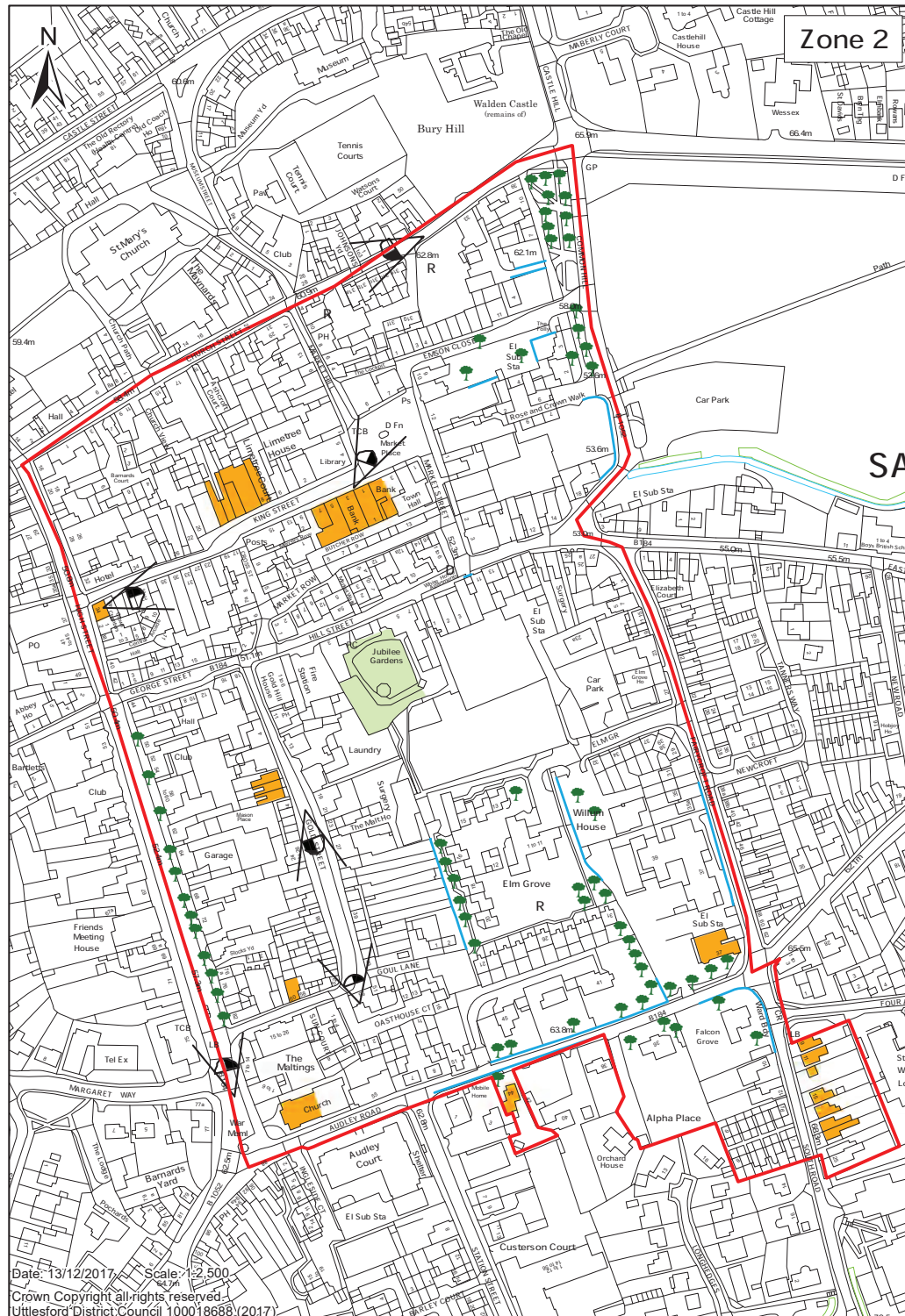
Picture 1.1

Fig 3 - Zone 1



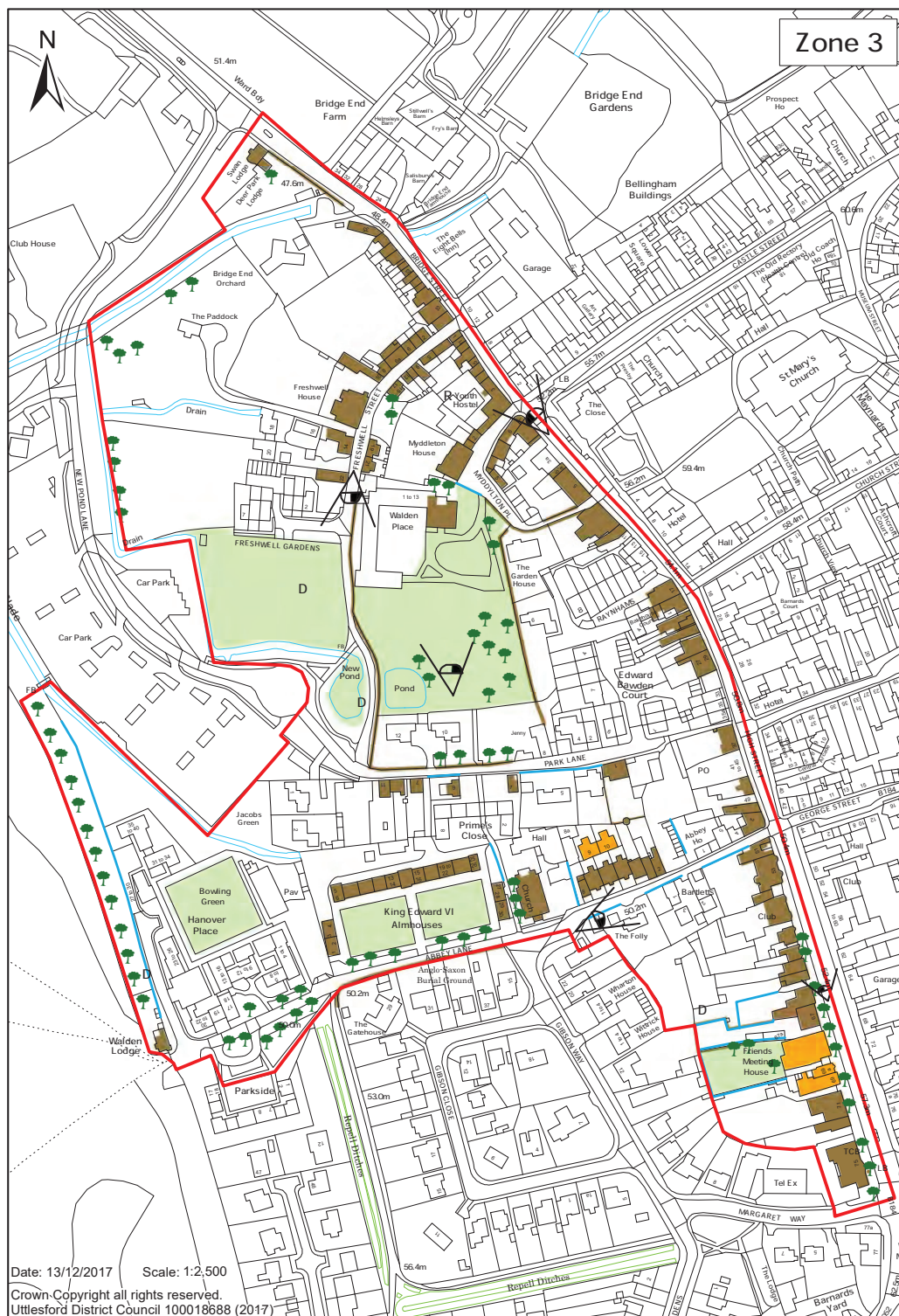
Maps 1

Fig 4 - Zone 2



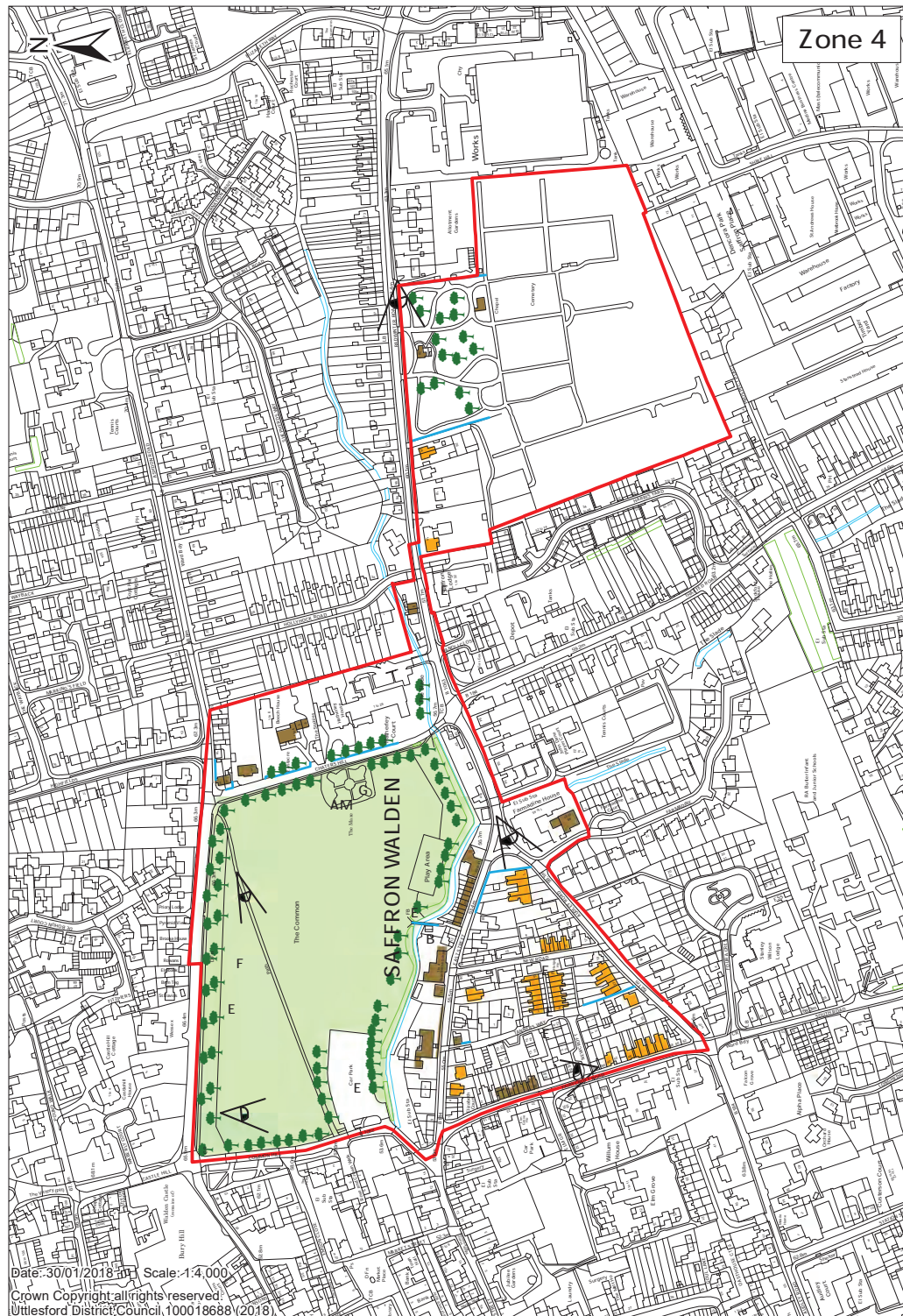
1 Maps

Fig 5 - Zone 3



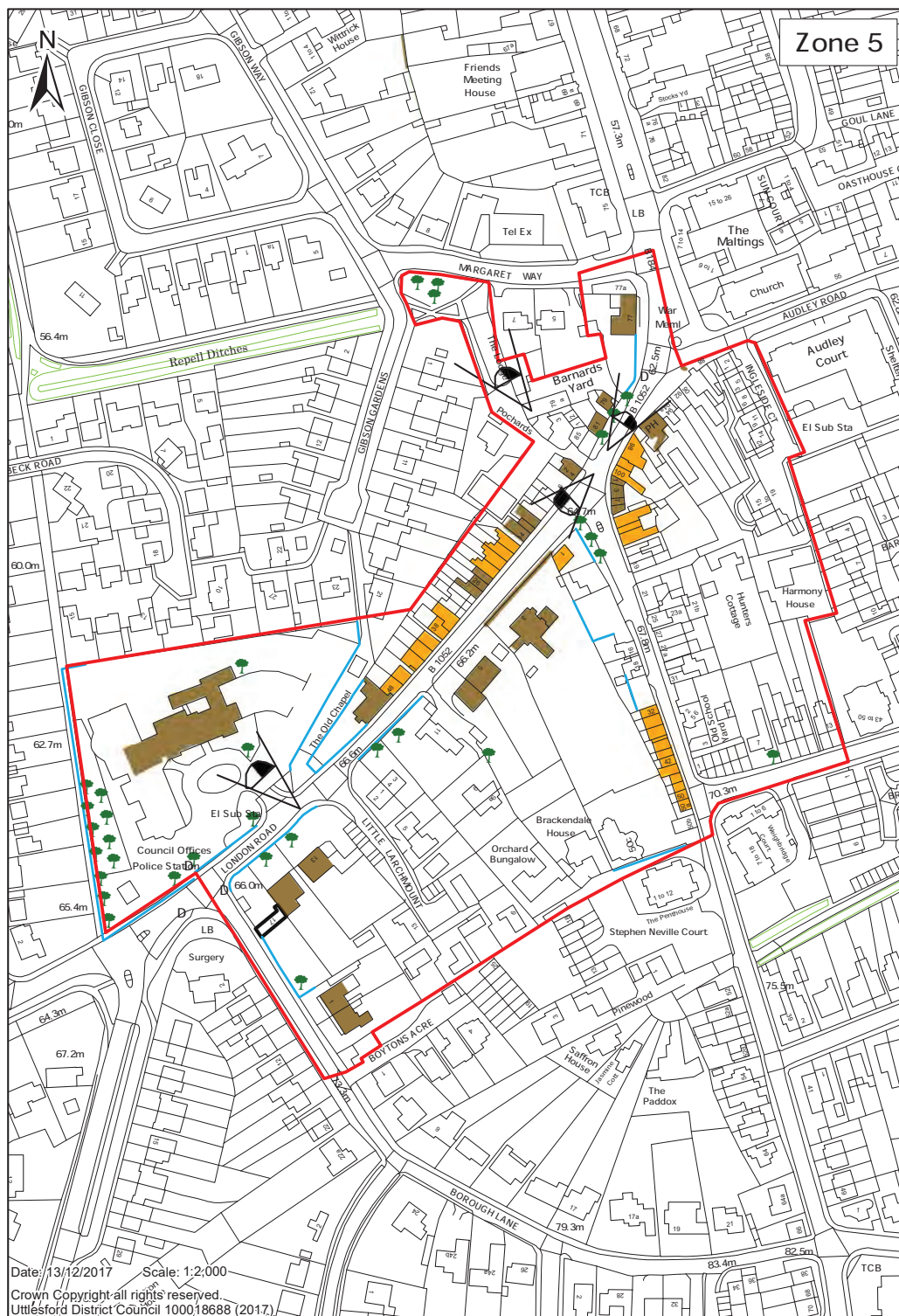
Maps 1

Fig 6 - Zone 4



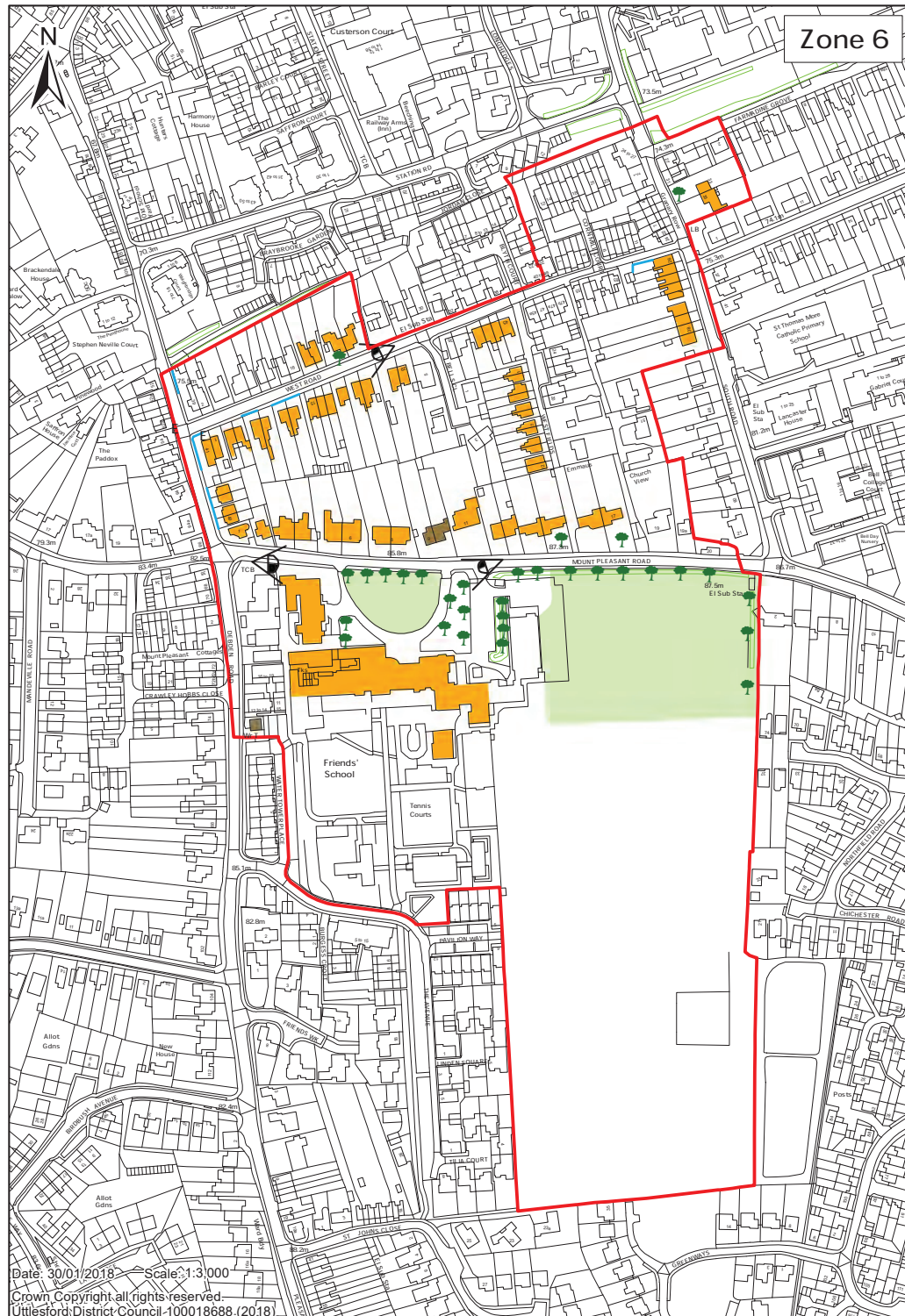
1 Maps

Fig 7 - Zone 5



Maps 1

Fig 8 - Zone 6



Picture 1.2

1 Maps

Fig 9 - Management Plan Zone 1



Fig 10 - Management Plan Zone 2

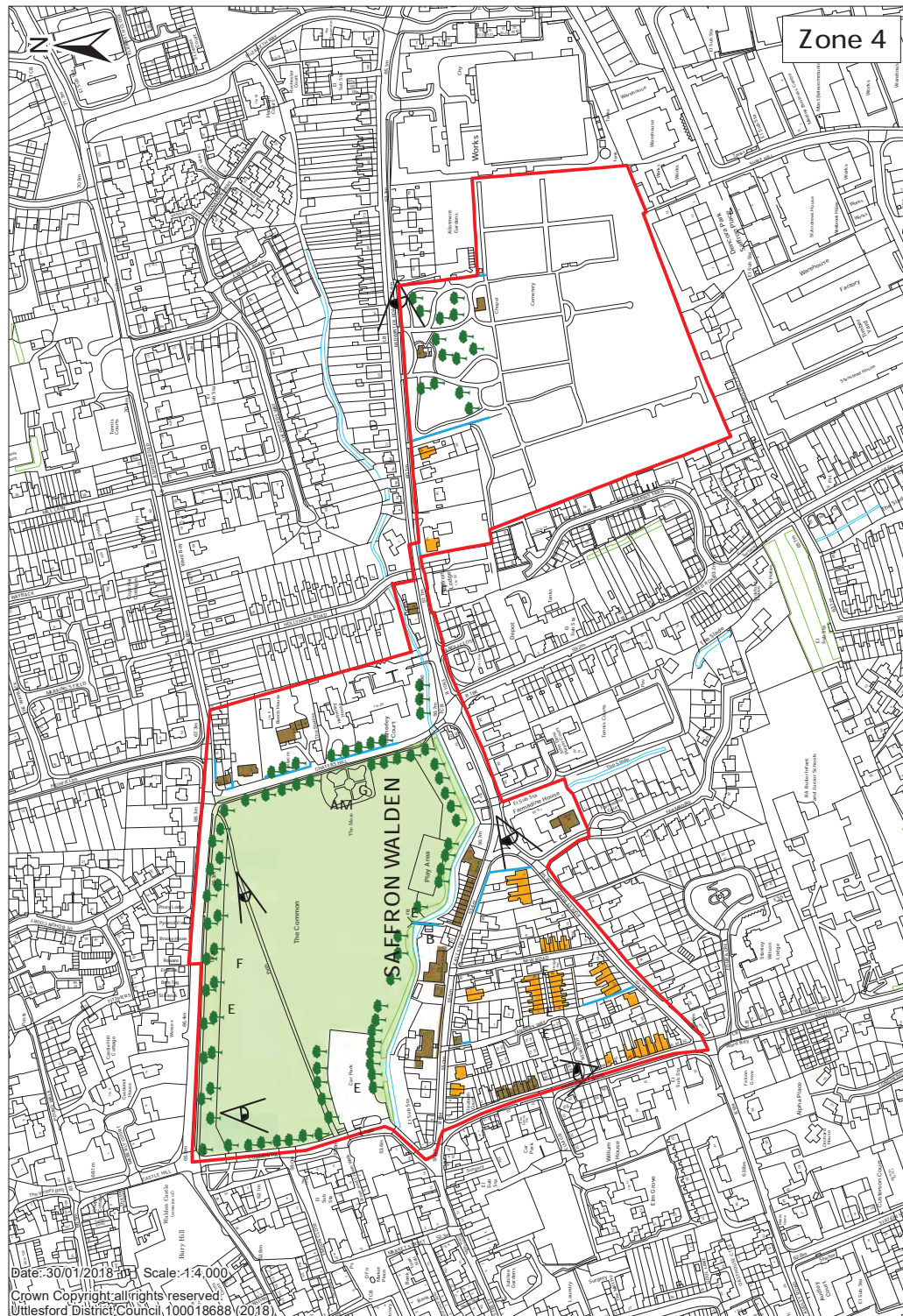


Fig 11 - Management Plan Zone 3



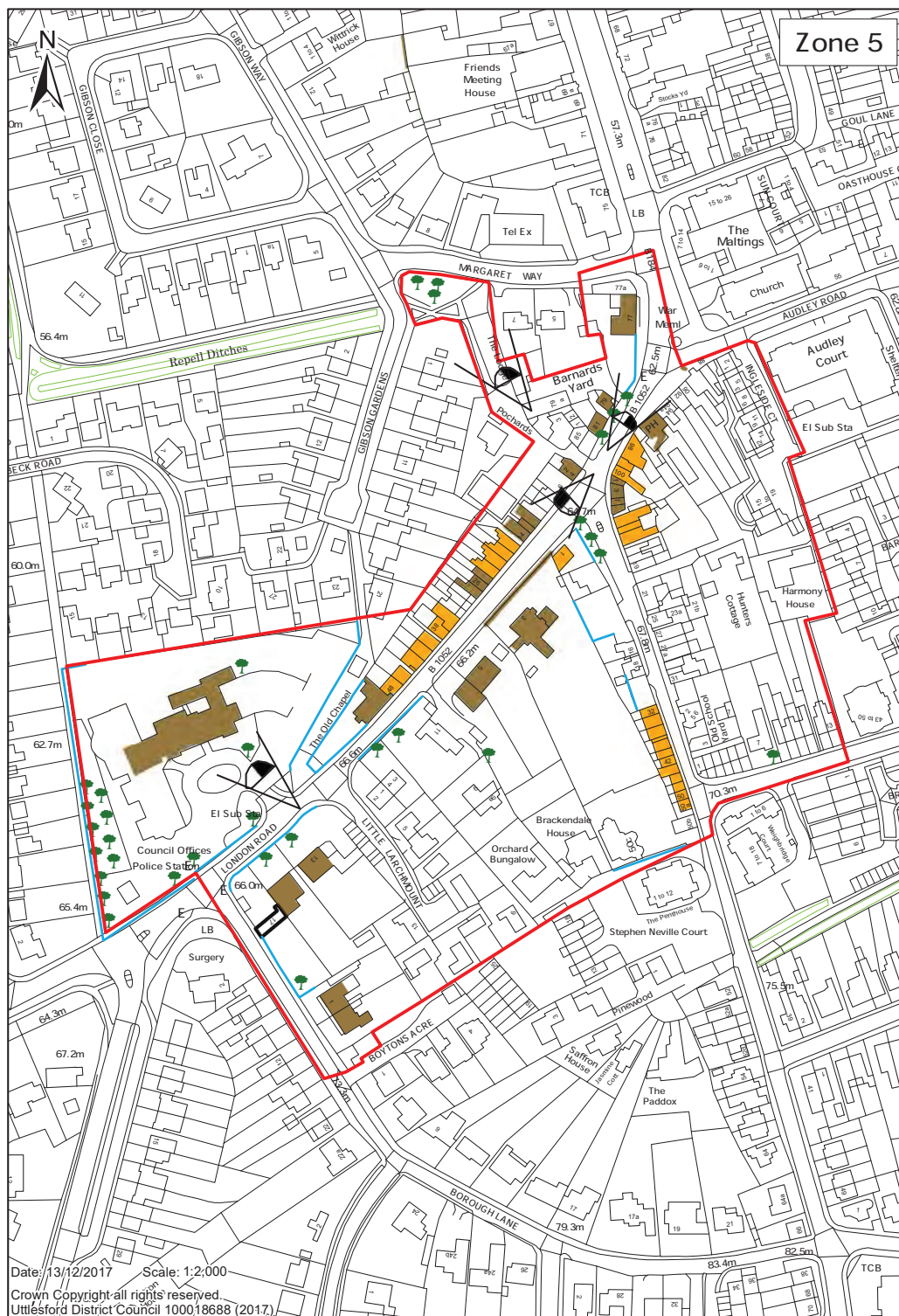
Maps 1

Fig 12 - Management Plan Zone 4



1 Maps

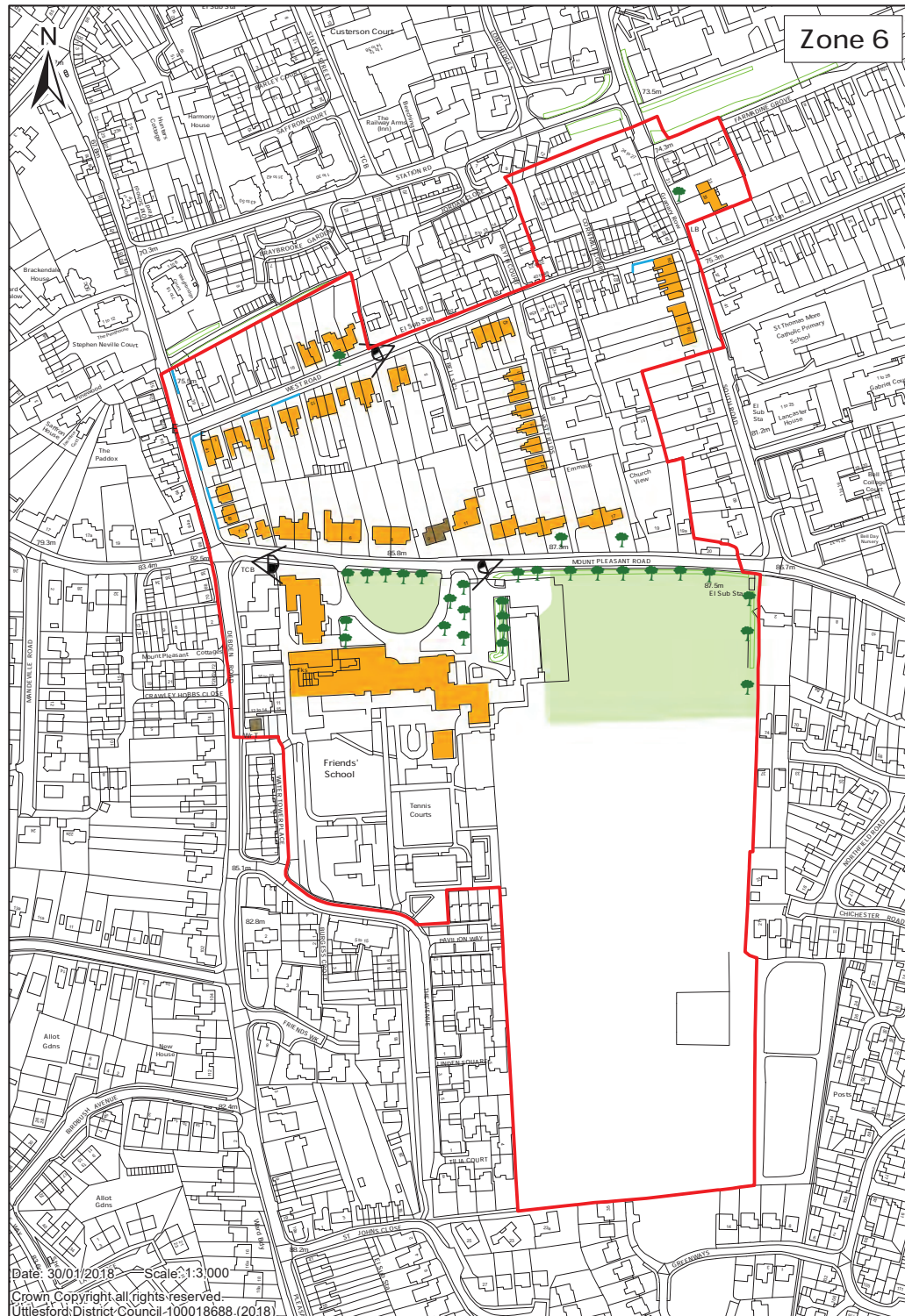
Fig 13 - Management Plan Zone 5



Picture 1.3

Maps 1

Fig 14 - Management Plan Zone 6















Picture 1.4

1 Maps

Character Analysis and Management Plan Key

Legend

-  Existing Conservation Area boundary
-  Proposed Conservation Area boundary
-  Proposed area to be removed from Conservation Area
-  Important Views
-  General location of important trees/hedgerows
- R Individually Listed Buildings & Walls considered to be potentially at risk
- G Important park or garden formally designated by English Heritage
- AM Scheduled Monument
- B Bridge
- D Elements out of character
- E Proposed Enhancements
- F Fountain
-  Walls
-  Railings
-  Tombstones
-  Individually Listed Buildings & Walls
-  Important buildings in the curtilage of Listed Buildings
-  Other buildings that make an important architectural or historic contribution to the Conservation Area
-  Protected Open Spaces

Appendices 1

Appendix 1 - Sources

ACT Planning (Listed Buildings and Conservation Areas) Act 1990

BASSETT (S.R.) Saffron Walden: excavations and research 1972-80, Council for British Archaeology, 1982

BOOTH (A.G.), KNIGHT (C.J.) and INSTALL (Donald W.) Saffron Walden A Conservation Study, 1979

BRAYBROOKE (Richard Griffin, Baron) The History of Audley End; to which are appended notices of the town and parish of Saffron Walden, London, S. Bentley, 1836

CENSUS 2001, Office of National Statistics

CHAPMAN (John) Surveyor, and ANDRÉ (Peter) A Map of the County of Essex from a Survey Taken in the Years 1772, 1773 and 1774, 1777

DOUBLEDAY (H. A.) The Victoria History of the County of Essex Vol. I, Westminster 1903

EDDY (M.R.) and PETCHEY (M.R.) Historic Towns in Essex: An Archaeological Survey of Saxon and Medieval towns, with guidance for their future planning , Essex County Council, 1983

HISTORIC ENGLAND The National Heritage List for England (online resource at <http://www.historicengland.org.uk/professional/protection/process/national-heritage-list-for-england/>)

ESSEX COUNTY COUNCIL Buildings at Risk Register

ESSEX COUNTY COUNCIL Uttlesford District Historic Environment Characterisation Project, ECC, 2009

FRAMEWORK National Planning Policy Framework, Department for Communities and Local Government, March 2012

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

KELLY (E.R.) Ed., Post Office Directory of Essex, London, Printed and Published by Kelly and Co., 1878

ORDER The Town and Country Planning (General Permitted Development Order), 1995

ORDNANCE SURVEY Second Edition Ordnance Survey map sheets of England, 1898

MEDDLEYCOTT (Maria) Saffron Walden Town Assessment Report, 1999

1 Appendices

PAYE, P The Saffron Walden Branch, Oxford Publishing Co., 1981

PEVSNER (Nikolaus) ed. James Bettleyard The Buildings of England, Essex, New Haven/London, Yale University Press, 2007

QUBE Saffron Walden Public Realm Strategy Commissioned by Saffron Walden Partnership Board, Qube August 2006

REANEY (Percy Hide) The Place names of Essex, Cambridge University Press, 1935

RUMBLE (A) ed. Domesday Book - Essex, Chichester, Phillimore, 1983

UTTLESFORD DISTRICT COUNCIL Historic Settlement Character Assessment of Thaxted, Uttlesford District Council, September 2009

UTTLESFORD DISTRICT COUNCIL Uttlesford Local Plan Adopted January 2005, Uttlesford District Council, 2005

If you require this publication in an alternative format and/or language please contact us on 01799 510510



The Hundred Parishes

An introduction to

SEWARDS END



Location: 2 miles east of Saffron Walden. **Ordnance Survey grid square:** TL5738.

Postcode: CB10 2LE. **Access:** B1053. **Bus:** 18 (Mon to Sat: Saffron Walden – Haverhill).

County: Essex. **District:** Uttlesford. **Population:** 511 in 2011.

Sewards End is, as it has always been since its origins in the late 11th century, a small Essex community numbering only a few hundred inhabitants. It appears to take its name from one Sigisward, who was granted land in the area by the Lord of Saffron Walden, Geoffrey de Mandeville. The name has gone through a number of permutations through the ages, including Syward-hes-haund, Sewardsende and latterly (until the early 20th century) the faintly unpleasant Sewers End. The community was administered as part of Saffron Walden until 2004 when it gained independence as the separate civil parish of Sewards End.

The village of Sewards End has, sadly, gone the way of many rural communities, its cottage industries and craftsmen gradually disappearing over the course of time. Within the last century it has lost its windmill, two inns, post office, garage and shops. It appears though, to have retained a thriving community, largely centred these days in the activities of the modern village hall and its adjacent recreation ground, hard-fought-for resources which took residents some years to acquire. Fortunately, however, many of the village's historic buildings (of which 23 are listed) remain, ten dating back to the 16th century or earlier. All the listed buildings are Grade II, with the exception of Grade I St Aylotts, reputedly built by Walden Abbey and used as a retreat for the abbey community. Its moated site and fishpond are protected as a scheduled monument.

St Aylotts is not really visible from the road and nor is another of Sewards End's more intriguing buildings – The Towers – seen here in an old postcard image. Described by one commentator as a 'magnificently foolish edifice', the Towers was indeed built as a folly by William Gayton in the mid-19th century, and modelled on the Audley End palace. It was for a time a public school, but has been a private residence for many years.



Another Gayton contribution, this time from Thomas, William's brother, was the land for the village church. Strictly speaking, St James is not a church in its own right but a chapel of ease, a church building established within the boundaries of a parish for the convenience of those unable easily to reach the local parish church. Built in 1847, of rather curious construction with its semi-hexagonal apse and four-legged belfry with fleche, it is the daughter church of St Mary's in Saffron Walden. It was also used as a school until 1947. It remains active with fortnightly services.



The parish is predominantly arable farmland and woodland. It is excellent walking country. Its northern parish boundary follows the route of an old Roman road.

A small nature reserve worth investigating is Noakes Grove, an intriguing small-scale venture into organic farming. It is a community interest 'not-for-profit' company whose purpose is to benefit the

community it serves, offering shares to those who wish to invest in the safeguarding of the land. Noakes Grove runs community activities and working parties, all designed to encourage visitors (especially children) to love and understand the countryside and to take part in its management and conservation.

Pictured below on the left is Everards, whose listing describes it as 'late Medieval'. The village post office once operated from here. Elms Farmhouse, on the right, proclaims a very specific '1631' above its door.



Further listed buildings are shown below. On the left is 17th-century Pounce Hall and in the centre are two adjoining 19th-century thatched cottages.



The Towers, mentioned above, should not be confused with another rather unusual listed structure - the water tower. It was built in 1905 and supplied the village for some 70 years until modern systems took over. Another link to the relatively recent past is the defunct red telephone box which has found new life as a miniature lending library.

If you do decide to explore Swards End, please bring your own refreshments – or schedule your route to include the hospitality offered by adjacent parishes.

Hundred Parishes Society walks - <http://www.hundredparishes.org.uk/walks> includes . . .
Circular walk 162 which covers 4.7 miles in two loops, starting from the Village Hall.

Adjacent parishes: Saffron Walden, Ashdon, Radwinter, Wimbish.

Links:

Parish Council: www.sewardsend.org.uk

History: www.recordingtuttlesfordhistory.org.uk/sewardsend/sewards%20end%20history.html

Noakes Grove: <https://walden-countryside.co.uk/>

Further reading:

Swards End Essex – A History by Gordon & Megan Ridgewell, 2010 - available from Saffron

Walden Tourist Information Centre: <https://www.visitsaffronwalden.gov.uk/product-category/books/>

This page was last updated 07 January 2022.

SAFFRON WALDEN

330 ROYDON · RUNWELL

piers and double-chamfered arches). W tower with angle buttresses and battlements. – FONT. An interesting piece of c.1300. Octagonal with, in the four diagonals, four heads, men who are neither saints nor clerics, but look like workmen. They wear hats with rolled-up brims. – SCREEN. The side parts of five lights each with plain broad ogee arches and no tracery above them – C14, no doubt. – PLATE. Cup and Paten of 1564. – BRASSES. Thomas Colte † 1471 and wife, the figures 3 ft long. – John Colte † 1521 and two wives, smaller figures (2 ft 3 in.). – Richard Swifte † 1520, 24-ft figure, engraved 1601. – In the churchyard a fine TOMBSTONE for R. Crowe † 1779, with Rococo decoration (F. Burgess).

NETHER HALL, 1½ m. sw. Gatehouse and part of the curtain wall of an Early Tudor manor house. Brick with blue brick diaper. Of the two towers flanking the single gateway one stands upright, polygonal, three storeys high and decorated with trefoiled corbel friezes. The other has collapsed, and one now looks into the guardroom which was behind it. Another group of rooms by the side of the guardroom faces outside with a chamfered angle. At the back some of the wall of these rooms towards the inner courtyard remains as high as the gatehouse.

ROYDON HALL *see* RAMSEY
RUMBERRY HILL *see* LANGLEY

RUNWELL

ST MARY. The best thing about the church is the two porches, timber structures of the C15. The side openings are arched and cusped. Over the gateway is a king-post. The main difference between N and S is that the one has quatrefoils, the other trefoils in the spandrels of the arches. W tower with diagonal buttresses, battlements, and a recessed spire. Higher stair-turret. Nave and chancel (lengthened in 1907) in one. Double Hagioscope. S arcade of four bays with short circular piers and double-chamfered arches – the only reminder of the C13 in a church otherwise entirely Perp. – SCREEN. By W. F. Unsworth, 1909. – POOR-BOX. Oak, hollowed-out, iron-bound. – PLATE. Cup with band of ornament, and Paten, both of 1562. – MONUMENT. Brasses of Eustace Sulyard † 1547 and wife † 1587. Kneeling figures between pilasters carrying a pediment. – Mr Gunnis also mentions a signed tablet to Edward Sulyard, 1692, by *Thomas Cartwright Jun.*

RUNWELL · SAFFRON WALDEN

331

FLEMING'S FARM. Fragment of a larger house of c.1600. Red brick. The show piece is a two-storeyed bay window on the N side with five-light windows, on the ground floor with one transom, on the upper floor with two. The room formed a corner of the house, as on the upper floor there is another large window towards the W. The N bay has a gable with obelisks. The chimneystack with diagonal shafts on the W front is renewed, but correctly.

GIFFORD'S FARM. C16 house on a T-plan, timber-framed, plastered, and gabled. The E front is particularly handsome.

SAFFRON GARDENS *see* HORNDON-ON-THE-HILL

SAFFRON WALDEN

ST MARY THE VIRGIN. With a total length of nearly 200 ft Saffron Walden is one of the largest parish churches of Essex. It is also one of the most lavishly designed – in a style entirely from across the border, East Anglian of the Suffolk and even more the Cambridge brand. There are indeed certain features which make connexions with King's College Chapel and Great St Mary more than likely. The whole church was rebuilt between c.1450 and c.1525, with the exception of a crypt partly below the S aisle and partly below the S porch, and the arcades from the chancel into the N and S chapels, and from these chapels into the aisles. These parts are of the C13 and indicate a church with crossing and transept, narrower aisles, and a S porch, corresponding to the crypt. The CRYPT is divided into four bays and has single-chamfered arches and ribs springing from semi-octagonal responds. The chancel arcades have quatrefoil piers and moulded capitals and arches. The rebuilding started with the chancel and ended with the chancel arch, the nave clerestory, alterations to the chancel chapels, and the completion of the tower. A contract of 1485 exists with *Simon Clerk* and *John Wastell*. Clerk was master mason at Eton c.1460 and at King's College Chapel c.1480; Wastell succeeded Clerk at King's College Chapel and was one of the most distinguished English masons of his generation.

The exterior of the church is as follows. The material is ^{9a} largely clunch. The W tower has setback buttresses, decorated battlements, and at the corners big panelled polygonal pinnacles like turrets. The tall octagonal stone spire with crockets and two tiers of dormers, the lower one of two lights

with a transom, was added in 1831 to the designs of *Richman & Hutchinson*, the architects, at the same time, of New Court, St John's College Cambridge. The total height of the tower is 193 ft. The aisles, clerestories, and chancel chapels of the church are all embattled and have pinnacles. There are large, wide five-light windows in both aisles with elaborate but not very interesting panel tracery, equally large windows of different, somewhat closer panel tracery in the chancel chapels, a c19 five-light E window dating from the restoration by *Butterfield* in 1876, and three-plus-three-light clerestory windows of the early c16. At the E end of the nave clerestory are two polygonal turrets with crocketed stone roofs clearly dependent on King's College Chapel as completed in 1515. The S porch is of two storeys, also embattled and pinnacled. It has an upper window of four lights. The N porch has only one storey. That is the only external difference between the two sides.* The church lies indeed in such a commanding position, on a hill, higher than the surrounding streets, that it can be seen as prominently from the N as the S.

Now for the interior. The arcades of seven bays are very tall with lozenge-shaped piers enriched by four attached shafts and with hollows and finer connecting mouldings in the diagonals. Only the shafts towards the arches have capitals. The shafts to the nave run on unbroken (except for a thickening at the main horizontal course) to the springers of the roof and only there have capitals. The diagonal members have no capitals at all. The spandrels of the arches are closely decorated with tracery as at Great St Mary's Cambridge and of course also at Lavenham and other Suffolk churches. The horizontal course has fleurons, the clerestory mullions are carried down in panels to the string course. The roofs are original everywhere, low-pitched and adorned variously with bosses, tracery, badges, etc. As for other enrichments, the three bays of the N aisle have blank wall-arcades with different intricately carved heads. Especially the easternmost bay is worth studying. The figures in the spandrels represent King David, St John, Doubting Thomas, the Virgin, the Scourging of Christ, the Agony in the Garden. They are clearly earlier than the aisle and must for some reason be re-used material – FONT. Octagonal, c15 to early c16, with quatrefoils and shields.

* Internally the S porch vault is more elaborate than that of the N: a two-bay fan-vault with two bosses (cf. Cambridge customs of the early c16) as against a simple one-bay tierceon-vault of star shape.

SCREEN, 1924 by *Sir Charles Nicholson*. – ORGAN CASE. The one side still in the pretty Gothic state of 1825, the other redone by *Bodley* in 1885. – PAINTING. Copy of Correggio's 'The Day' by the Rev. W. Peters. – SCULPTURE. Small piece of a c15 alabaster altar in the S porch, N wall. – STAINED GLASS. Good Shepherd, Samaritan, etc. S aisle, 1858, whom by ? – Four Evangelists S aisle by *Lavers & Barrand*, 1859. – N aisle windows (East Anglian Saints, Four Musicians) by *Powell*. – N chapel E window by *Burlison & Grylls*, 1904. – PLATE. Silver-gilt Cup, Paten, and Flagon of 1685; silver-gilt Cup and Paten given 1792.

MONUMENTS. All the brasses with figures are collected against the N wall of the N aisle: three Women of c.1480–90; Priest, perhaps Richard Wild † 1484; Civilian of c.1500; Civilian and wife of c.1510; Woman of c.1530; Civilian of c.1530; Thomas Turner † 1610 and wife. – Monument to Thomas Lord Audley, Lord Chancellor, † 1544 by *Cornelius Harnan*. Black marble tomb-chest decorated with wreaths round medallions and ornamented pilasters in the taste of the tomb of Henry VII in Westminster Abbey; back-plate with splendidly carved coat of arms between pilasters (S chapel). Harnan may well have done also the Vyvyan Monument at Bodmin, Cornwall, and the Oxford Monument at Castle Hedingham. – Tomb-chest for John Leche † 1521, with lid and inscription but no figures (N chapel). – One side of a tomb-chest, N wall, N aisle.

BAPTIST CHAPEL, see Perambulation.

CONGREGATIONAL CHURCH, see Perambulation.

TOWN HALL, Market Place. A properly townish red brick house of 1761–2, provided in 1879 with an ostentatious and coarse half-timbered gable.

CORN EXCHANGE, Market Place. 1847–8 by *R. Tress*. In a tasteless and jolly Italianate style, with coupled giant columns, clock and cupola on big scrolls etc. (*Illustrated London News*: 'an elegant pile of an Italian character')

CASTLE. Large fragments of the flint-rubble walling of the c12 keep. The keep had a fore-building to the W which was ascended from the S along the W wall of the keep by a staircase. MUSEUM, W of the Castle. Small symmetrical Neo-Tudor building of brick, erected in 1834.

TRAINING COLLEGE, South Road. 1884 by *E. Burgess* of London and Leicester. Additions of 1912 and 1938, the latter by *R. Robertson*.

GRAMMAR SCHOOL, Ashdon Road, now occupied by the Dame Bradbury School. 1881 by *E. Burgess*.

FRIENDS' SCHOOL, Mount Pleasant Road. 1879 by *E. Burgess*. Art room and classrooms block by *Fred Rowntree*, 1922. - The three educational buildings of Burgess are of red brick, in a Tudor style, and have little to recommend them architecturally.*

SECONDARY MODERN SCHOOL, Audley End Road. By *Richard Sheppard*, 1952-3. Excellently planned and uncommonly extensive.

HOSPITAL, London Road. 1863-6 by *William Beck*. Gothic, symmetrical red brick. Later alterations to the façade and otherwise.

PERAMBULATION

Saffron Walden with its present population of 7,000 is a small town, compared with others in the county. In the Middle Ages it was busy and prosperous.† Its wealth was the wool trade like that of the other East Anglian towns. But in addition there was saffron, to which plant the town owes its name. Saffron was used for dyeing and as a medicine.

The town has two centres, the Market Place and the High Street. They are quite separate from each other, and the church is separate from both. That has to be remembered first of all to get the right picture of the visual qualities of the town. The Market Place is not a widening of the main street, and the steeple appears always framed narrowly.

The MARKET PLACE is on the whole c19 in its chief accents: the Town Hall gable on the s and the Corn Exchange on the w side. In addition there is on the E side BARCLAYS BANK, 1874 by *Eden Nesfield*, an original, self-certain Neo-Tudor design that looks a good deal later than it is. Two bold, very long four-light transomed windows close together on the ground floor. Next to them a tall and deep two-centred arch up which the stairs lead from the street level to that of the banking hall, and a small, as it were, pedestrian entrance to the r. of that, with Franco-Flemish early c16 detail. The building is higher than those surrounding it and ends in a parapet decorated with rosettes. To its r. the ROSE AND CROWN HOTEL of c.1600 but with a front of c.1700. Handsome shell-hood on carved brackets. This inn must have been the most con-

* Recent additions by *K. Bayes* (published 1961).

† The Royal Commission lists about 120 houses of before 1714.

spacious building before the c19.* The old town hall was very restrained, and opposite it, on the N side, there still is a quiet early c19 frontage with an upper iron verandah.

The High Street will be examined from its s end towards the N. It is approached from early c19 streets, especially LONDON ROAD with a former Chapel of 1822 and contemporary villas. The HIGH STREET itself in its s part also is essentially Late Georgian, see e.g. Nos 75 and 73, stuccoed with typical ornamental motifs. On the other side No. 74, five-bay, two-storey house with Tuscan doorcase, and No. 72, also five bays, also two storeys, but an earlier house, with brick quoins and a doorway with rusticated brick pilasters. No. 67 opposite has a specially elegant early c18 doorway. No. 65 also is early c18: Ionic pilasters to the doorway on a rusticated background and decorated window-frames above. No. 55 must be c.1830, with its heavy Tuscan porch. No. 53 has a Greek Doric porch and two bow windows of the same date, but the house itself may be earlier. After that, by the GREYHOUND INN, the street narrows and we enter a different period. It is heralded by the inn, a mid c16 house with a gable and a carved bressumer. There follows the POST OFFICE on the other side, a fine seven-bay brick house with a three-bay pediment and a doorway with carved brackets - an early c18 façade. Then the CROSS KEYS HOTEL of the c16, with a corner overhang, and finally Nos 4-12, mostly c16, a gap showing the church spire, and THE CLOSE, a detached timber-framed house with exposed timbers and a gable on one side.

BRIDGE STREET continues the High Street. Here, right at the beginning, at the corner of Myddelton Place, stands the YOUTH HOSTEL. It is without doubt the best medieval house of Saffron Walden, low and long, with exposed timbers and a courtyard. In MYDDELTON PLACE two charming upper oriel windows, at the corner a diagonally set carved bracket on a carved post. Inside, the most interesting feature is the original screen with a wide arch in the middle and smaller and lower doorways l. and r. The spandrels of the centre arch have leaf carving. The house seems to date from c.1500.† Nos 5-7 are also of the c15 and also have a screened passage, Nos 13-17

* Exterior alterations and redecoration by *Nesfield*, in 1874.

† Myddelton Place leads to MYDDELTON HOUSE (with an early c16 fireplace framed by heavily carved timbers. R.C.) and then to WALDEN PLACE, large red brick, five bays, two-and-a-half storeys, with a doorcase with Roman Doric columns. It lies in its own grounds.

are a large c18 house with quoins and a plain doorway with segmental pediment. At the NW end is a good (earlier) chimneystack with octagonal shafts. The N end of Bridge Street is a very pretty row of cottages with overhanging upper storeys on the l. and the EIGHT BELLS INN, also c16, on the r. It has a bressumer carved with leaves and four original upper windows with plastered coving underneath. Carved dolphins below the centre window downstairs.

The side streets off the High Street must now be looked up, again starting from the s. In GOLD STREET Nos 23-27, c18, brick, with a large two-storeyed carriageway and extensive former maltings at the back. Then Nos 34-38, early c16 with remains of two original doorways, and No. 6 with a charming plaster frieze with a dolphin - c1700. Then George Street, continued in HILL STREET, where No. 5 is of the early c18, see the curved brackets of the doorway with the characteristic upcurved frieze, and the red and blue-black brick chequerwork. At the end of Hill Street the former BAPTIST CHAPEL of 1744, a plain cottage and behind, a detached parallelogram, the BAPTIST CHAPEL of 1792, three windows wide, with a porch. From Hill Street into EAST STREET with the former BRITISH SCHOOL, dated 1838, a nice, neat yellow brick building, nine bays wide and low, with a three-bay centre of Tuscan columns which no doubt was originally open. It carries a pediment. Instead of going into East Street, one can turn from the end of Hill Street towards the COMMON. On its W side THE PRIORY, with an Elizabethan s half and a N half of the c17. Fine chimneystack with diagonally placed shafts. Two-storeyed porch with an upper window made Venetian in the c18. On the E side of the Common THE GROVE, built in 1804, and other Late Georgian villas.

The next crossing of High Street is ABBEY LANE on the W. Here the Almshouses of 1834, red brick, Tudor style, with bargeboarded gables to the detached wings. These are of 1840 and 1881. Then the CONGREGATIONAL CHURCH of 1811, cemented front, with big pediment and Ionic four-column porch. To the E from the same crossing up KING STREET to the Market Place. In King Street Nos 20-22, late c15 with a tall carriageway, Nos 17-21, also c15, with the heads of four original shop windows on the W side. The same feature on the S side of the Hoop Inn. The Market Place has already been described. So now up MARKET HILL to Church Street. At the corner of Market Hill and Church Street is a group of

houses amongst the most precious of Saffron Walden. There are four of them, dating from the c14 and c15, with oversailing gables of many sizes, curved brackets, moulded bressumers, and the most lively c17 enrichments in plaster, geometrical patterns, foliage, birds, and also figures. On one of the houses appears the date 1676. This is the one (formerly the Sun Inn) which also exhibits the two figures of Thomas Hickathrift and the Wisbech giant. Returning to the High Street by way of Church Street, on the r, CHURCH PATH with a row of pretty late c16 cottages, once one building, and the church steeple behind it, and then No. 6 and No. 4 both with Georgian brick fronts.

Finally CASTLE STREET, long and quiet, with plenty of cottages, with oversailing upper storeys and gables, but nothing individually important, except perhaps a freak, the former RAILWAY MISSION, three bays with castellated gable and pointed windows.

(According to information kindly supplied by the Saffron Walden Library, recent building includes an Old People's Estate built by the *Borough Council*, FOUR ACRES, E of South Road; FARMADINE ESTATE, and HARVEY WAY and SHEPHERD'S WAY, off the Ashdon Road, 1960-2.

Also THE ACROW CORONATION WORKS, Shire Hill Industrial Estate, by *Acrow Engineers*, 1953-6.)

BATTLE DITCHES. At the W end of the town, immediately S of the line of Abbey Lane, a bank and ditch runs S for 484 ft and then turns sharply to the E for a further 495 ft. In the W part of the earthwork were found over two hundred Late Roman graves, although sections cut across the bank and ditch in 1959 indicated that the earthwork was constructed in the c13 as part of the town extension at that period.

RING HILL, 1½ m. W of the town. Iron Age hill-fort. The defences consist of a bank, ditch, and slight counterscarp bank enclosing a roughly oval area of 16½ acres. The earthwork is now broken by several entrance gaps, some of which are probably modern.

ST AYLOTT'S

2 m. NE Saffron Walden

Rectangular house of c.1500, with a brick ground floor and a timber-framed upper floor, with the timbers exposed. On the ground floor a stone doorway and a stone window, both

SEWARDS END

SALCOTT · SEWARDS END

343

1884. – PULPIT. C18 with elegant stairs in inlay in the centre of the oak panels. – PLATE. Cup with band of ornament and Paten, both of 1574.

Several good half-timbered houses in the village.

SALING HALL *see* GREAT SALING

SANDON

ST ANDREW. Nave and chancel Norman, *see* the remains of Roman brick quoins, also w of the chancel E end which is a Perp addition. The N aisle was built in the C14, as is shown by the three-bay arcade. This has semi-polygonal shafts to the nave and semicircular ones to the arches – all with capitals. The arches have two quadrant mouldings. Early in the C16, in the favourite Essex fashion, the w tower and s porch were erected in brick, red with diaperwork of blue bricks. The tower has a much higher polygonal stair-turret. Both are crowned by battlements. The tower in addition has a little brick dome. The brick w window is of three lights. The porch is distinguished by a rib-vault and stepped battlements on a trefoiled corbel frieze. – PULPIT. A fine, not at all showy, C15 piece. Its foot and stem are preserved, which is rare. The stem is a polygonal pier and the connexion to the pulpit proper is trumpet-shaped. Simply traceried panels. – PAX. The church possesses a C15 Pax, that is a small board for the Kiss of Peace to be given at services. On one side is a painted Crucifixion. The Pax, one of very few surviving, is on loan at the Victoria and Albert Museum. – PLATE. Flagon of 1624; Cup and Paten of 1628. – BRASS to Patrick Fearn + 1588, with kneeling figures.*

RECTORY, s of the church. Five-bay, two-storey house with three-bay broken pediment and a doorway with attached Tuscan columns connected with a window which has volutes at the bottom. Built in 1765 (rainwater head).

SEWARDS END

2 m. E of Saffron Walden

(Among the more important houses are CAMPIONS, c.1580, built on an L-shaped plan, with C16 wall paintings on the first

* According to the *Essex Arch. Soc. Trans.* vol. 22, p. 67, the late Mrs Esdaile has recognized *Epiphanius Evesham* as the sculptor of a MONUMENT in the church. I cannot see what monument she can have meant.

SEWARDS END · SHALFORD

344

floor, and POUNCES HALL, which is of the C17 and has a fireplace with an iron crane. Information from Mr P. G. M. Dickinson.)

SHALFORD

ST ANDREW. An early C14 church. But the most unusual motif is the straight-headed two- and three-light windows with a kind of reticulated tracery straightened out, and these are Early Perp. i.e. later C14. In the chancel and the N aisle some earlier C14 windows. The SEDILIA with cusped arches on polygonal shafts and no ogee forms also are early C14. w tower with clasping buttresses and a three-light w window. The arcades to the N and S aisles rest on piers with four major and four keeled minor shafts. The arches are two-centred and have head-stops. The most remarkable feature of the church however is its three large and almost identical tomb recesses, one in the N aisle, one in the s wall of the chancel, and one in the S aisle. There is no effigy or record on any of them to tell us who had them erected. Two hold tomb-chests with indents for brass figures. All three have canopies with thin buttresses and large cusped arches and ogee gables with crockets and finials. In the gables of two is a quatrefoil in a circle. The third has the quatrefoil cusped. The one in the chancel moreover has to the l. and r. of the gable large shields. The S aisle recess seems the earliest, the chancel recess the latest: but all three must be C14. – FONT. Octagonal. Traceried stem, bowl with two small quatrefoils with shields in each panel. – SCREEN with simply traceried lights. – S DOOR with much tracery; C14. – STALLS (w end of nave). Two with poppy-heads. – COMMUNION RAIL. c.1700, with twisted balusters. – STAINED GLASS. Many bits, especially in the E window – the arms of the Norwood family and its alliances; C14. – STRAW DECORATION for the altar, premiated at an 1872 exhibition in London. – PLATE. Small Cup and Paten of 1562.

SHALFORD HALL. Plain, comfortable, late C17 building of two storeys with mullion-and-transom-cross windows of timber and a hipped roof.

ABBOT'S HALL, 1 m. SE. 1823, of white brick.

REDFERN'S FARM, $\frac{1}{2}$ m. NW. Specially fine C16 manor house with an E part of diapered brick with brick windows, and a timber-framed and plastered w part with a porch with over-sailing upper storey.