

Land North of Woollard Way

Heritage Statement

March 2019

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1.0 INTRODUCTION

- 1.1 This document has been prepared by Montagu Evans LLP on behalf of Constable Homes Ltd to accompany representations to the Pre-Submission Document of Brentwood Borough Council's draft Local Plan (January 2019) ("the Emerging LP"). It relates to built heritage matters.
- 1.2 The Emerging LP contains a draft allocation (Policy R25) for the development of approximately 40 dwellings on land north of Woollard Way in the village of Blackmore. This report therefore considers the potential for the development of the site in the context of Section 66 of the Town and Country Planning (listed Buildings and Conservation Areas) Act 1990 which places special regard on the desirability of development preserving the setting of listed buildings.
- 1.3 A site plan is provided at **Figure 1.1**. An aerial photograph at **Figure 1.2** shows the site in its surrounding context.



Figure 1.1 – Site Plan. Wells Farmhouse is to the north and Woodbines to the east.



Figure 1.2 – Aerial Photograph

- 1.4 For this draft policy allocation in the Emerging LP, the main heritage consideration is the setting effect on two listed buildings close to the site Boundary. Wells Farmhouse, which is grade II listed is located to the northern side of Redrose Lane to the north of the proposed site allocation. Woodbines (also grade II listed) is located to the east of Fingrith Hall Lane, beyond the eastern boundary of the

proposed site allocation. The list descriptions are included at **Appendix 1. Figure 1.1** shows the locations of Wells Farmhouse (to the north) and Woodbines (to the east).

1.5 Blackmore Conservation Area is located over 150 metres to the south of the allocation site. There is no potential for a setting effect from residential development on the allocation site on Blackmore Conservation Area, given the separation distance and extent of interposing development. Therefore, the Conservation Area is not considered further in this assessment. Similarly, Horselocks Cottage on Fingrith Hall Lane is contained within the boundary of the village and is unlikely to be affected by development at the proposed allocation site.

1.6 This report should be read in conjunction with the illustrative layout of development on the draft allocation site prepared by Bidwells.

Summary of the Allocation Site

1.7 The site comprises a gross area of 3.3 hectare of land adjacent to the northern edge of Blackmore.

1.8 The site is currently an open field, the left overs of agricultural land historically associated with the Leather Bottle Pub, with the southern half subsequently built on, extending the village boundary northwards.

1.9 The eastern quarter of the site is divided from the remainder of the site by means of a heavy hedgerow which is in its historic position reflecting historic enclosure patterns. The western part of the former agricultural field has been encroached upon by a private dwelling and its curtilage which is separated from the proposed allocation site by means of a solid boundary and vegetation on the “field” side.

1.10 There is a cluster of buildings to the north west of the site, including residential dwellings, and a village hall.

1.11 To the northwest, the site is bound by Redrose Lane, to the west by Nine Ashes Road and Fingrith Hall Lane along the eastern boundary.

1.12 The boundaries to the proposed allocation site as a whole are heavily vegetated hedgerows interspersed with trees. The exception is to the south where the allocation site is open to Woollard Way which terminates at two places against the southern boundary of the site. The boundary treatment here is of poor quality and does not represent a hard edge to the proposed allocation site.

1.13 The overarching site character is of a suburban/rural fringe and the surrounding residential development, particularly to the south, is readily apparent in views from the site, and across the site from all directions. Views north from the site have a more rural aspect, but development is evident to the west and north west, so the experience remains one of being at the settlement boundary.

1.14 The topography of the site is flat.

1.15 Wells Farmhouse is located to the north of the site within a cluster of more modern residential buildings and some modern agricultural buildings. Woodbines is located to the east of the site and marks the

northern most extent of the boundary of Blackmore on Fingrith Hall Lane, immediately to the north of a mid 20th century development on Orchard Piece.

Report Structure

1.16 The report is structured as follows:

- Section 2 outlines the statutory provision and relevant heritage policies and guidance.
- Section 3 summarises the historic development of Blackmore, and the allocation site.
- Section 4 identifies the relevant heritage assets, summarises their significance and what their setting contributes to that significance.
- Section 5 discusses the potential effects of development of the proposed allocation site and potential mitigation.

Summary of Conclusions

1.17 This Heritage Statement concludes that the illustrative scheme on the allocation site will not harm the setting or appreciation of the significance of the grade II listed Wells Farmhouse or Woodbines.

1.18 The settings of those buildings make limited contributions to the respective significance of each. That contribution is principally made by the domestic curtilage of each, in particular at Woodbines, which appears to retain its original residential curtilage. The rural lane setting of Woodbines also contributes somewhat to its significance, but the lane setting has been irreversibly changed by the encroachment of the settlement along Fingrith Hall Lane to the south of Woodbines in the 20th century.

1.19 In the case of Wells Farmhouse, the original farm curtilage is no longer discernible due to its recent subdivision and redevelopment of ancillary farm buildings for residential purposes. The setting is also harmed by unattractive 20th century farm buildings to the north.

1.20 The contribution made to the significance of both assets by way of their wider setting is a generalised one and is limited. Views of each asset across the proposed allocation site are glimpsed only from particular locations. While the chimney stack of Wells farmhouse has some landmark status, this was never a planned view from any location and historically, long views would have been limited by the dense network of hedgerows that were characteristic of the land in this area. Views of the chimney stack from the south can be described as resulting from later alterations to the original dense hedgerows abutting Redrose Lane.

1.21 Views of both listed buildings are largely experienced within the context of mid-20th century residential development of a suburban character, to the south (as the boundary of the settlement of Blackmore has expanded northwards), and to the west on Nine Ashes Road. To the northwest, Wells Farmhouse now forms part of a cluster of modern residential buildings.

1.22 There is no historic association between the proposed allocation site and either asset. The proposed allocation site is residual land that was once associated with the Leather Bottle pub, the southern part of which was developed in the mid-20th century. Only part of the historic pattern of enclosure remains.

- 1.23 We conclude the site is capable of being laid out in such a way that effect of development on the settings or significance of the two listed buildings can be minimised. This includes provisions such as retaining the remaining hedgerow layout as part of the development, positioning attenuation features and open spaces in such a way that views of the listed buildings are maintained, and the incorporation of a landscaping buffer to the east.
- 1.24 The proposals are therefore consistent with national and local planning policies on the historic environment and the statutory provisions – the site is entirely suitable for development in this regard.

Fig. 2.

2.0 RELEVANT STATUTORY PROVISION AND POLICIES

2.1 This section sets out the planning policy context for the development of the allocation site, including national and local guidance, insofar as this is relevant regarding the allocation of the site for development purposes.

Legislation

Planning (Listed Buildings and Conservation Areas Act) 1990

2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) provides the legislation that is used to assess the impact of proposals on listed buildings and conservation areas.

2.3 The allocation site is in the setting Wells Farmhouse and Woodbines, both grade II listed buildings, so section 66(1) of the Act will be relevant in determining applications for development on the proposed allocation site.

‘In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

National Planning Policy Framework (NPPF) February 2019

2.4 At the outset, paragraph 11 sets out the presumption in favour of sustainable development that “should be seen as a golden thread running through both plan-making and decision-taking”, subject to specific policies in the NPPF that indicate development should be restricted, such as those towards heritage assets.

Design

2.5 Chapter 12 of the NPPF outlines the Government’s policy regarding design. It emphasises that “good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities”.

2.6 Paragraph 127 states that planning decisions should:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.7 Paragraph 131 advises that planning decisions should:

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Heritage

2.8 Detailed Government policy on Planning and the Historic Environment is provided in Chapter 16 of the NPPF and builds upon the core planning principles set out in paragraph 8.

2.9 In determining planning applications, Paragraph 189 specifies that:

local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

2.10 Paragraph 192 states that:

“In determining planning applications, local planning authorities should take account of:
– the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality
- the desirability of new development making a positive contribution to local character and distinctiveness.”

2.11 Paragraph 193 states that:

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

2.12 The Annex of the NPPF defines ‘conservation’ in relation to heritage as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

2.13 Paragraph 196 applies where a proposed development will result in less than substantial harm to a designated heritage asset:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

2.14 We do not consider that the proposals on the allocation site are harmful but paragraph 196 is included for completeness.

National Planning Practice Guidance (online)

2.15 This guidance was published as a web based resource on 6 March 2014. In preparing Local Plans and taking decisions, local planning authorities need to consider and have regard to planning practice guidance issued by the Government.

2.16 The guidance states that to support economic, social and environmental objectives, the following design issues should be considered:

- *local character (including landscape setting)*
- *safe, connected and efficient streets*
- *a network of greenspaces (including parks) and public places*
- *crime prevention*
- *security measures*
- *access and inclusion*
- *efficient use of natural resources*
- *cohesive & vibrant neighbourhoods*

Paragraph: 006 Reference ID: 26-006-20140306. Revision date: 06 03 2014

2.17 With regard to managing physical form the guidance states that the following should be considered:

- *layout – the way in which buildings and spaces relate to each other*
- *form – the shape of buildings*
- *scale – the size of buildings*
- *detailing – the important smaller elements of building and spaces*
- *materials – what a building is made from*

Paragraph: 023 Reference ID: 26-023-20140306. Revision date: 06 03 2014

2.18 In regard to the setting of a heritage asset and how should it be taken into account during the assessment of new development, the guidance states:

“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 ongoing conservation.”

Paragraph: 013 Reference ID: 18a-013-20140306. Revision date: 06 03 2014

Conservation Principles: English Heritage (2008)

2.19 Best practice on defining significance is set out in English Heritage’s Conservation Principles (2008). The broad schema for assessing significance set out in this publication: the importance of heritage assets can be understood in relation to their potential evidential, historical, aesthetic and communal significance have been considered in this assessment.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017, Rev 2)

2.20 The Setting of Heritage Assets (GPA3) was published on 25 March 2015. The guidance supersedes and replaces in full the October 2011 English Heritage guidance The Setting of Heritage Assets: English Heritage Guidance.

2.21 The assessment of setting prepared in the Setting of Heritage Assets (GPA3) is broadly consistent with the former The Setting of Heritage Assets: English Heritage (2011) guidance. We have had regard to its approach in preparing this assessment.

2.22 In December 2017 revision 2 of GPA3 was published. Again this was broadly consistent with the previous version of the guidance, setting out a staged approach to the assessment of setting effects. There is more emphasis on the need to consider the effect of development on the appreciation of the significance of heritage assets, rather than just their significance in the earlier iteration of the guidance.

2.23 Part 2 of that document sets out a series of steps recommended by Historic England as the basis of an approach to the assessment of the effect of development on the settings of heritage assets. These are:

Step 1 – To identify which heritage assets and their settings are affected

Step 2 – Asses the degree to which these settings make a contribution to the significance of the heritage assets 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 the ways to maximise enhancement and avoid or minimise harm

Step 5 – Make and document the decision and monitor outcomes.

- 2.24 Step 1 has identified Wells Farmhouse and Woodbines as the heritage assets where their setting may be affected by development at the proposed allocation site.

3.0 SUMMARY OF HISTORIC DEVELOPMENT OF BLACKMORE

- 3.1 Brentwood Borough Council's Conservation Area Appraisal and Management Plan (CAAMP) for Blackmore identifies that there is no evidence for pre-historic settlements at Blackmore. Roman material however has been recorded in the locality, suggesting that there may have been a substantial Roman building in the area.
- 3.2 A Saxon settlement was located in Blackmore at Fingrith Hall, located to the north of the present day village. The Domesday Book records 14 houses present in 1086.
- 3.3 The Augustinian Priory was founded in 1152-62, and this coincided with the shift of Fingrith Hall to a more southerly position.
- 3.4 The CAAMP identifies the first mention of Blackmore was at "La Blackmore" in 1213, which translates to "black swamp" which presumably refers to the low lying nature of the area and its many springs.
- 3.5 Further development in the village occurred in the 14th century and the Chapman and Andre's map at 1777 is reportedly a good indication of the eventual form of a medieval village, demonstrating a nucleated settlement arranged around a central green. The existing street plan comprising The Green, Blackmore Road, Ingatestone Road and the lanes have preserved the historic medieval street layout. Redrose Lane, according to local tradition, was formed during the black death for travellers to avoid the village and for the transport of the dead to circumnavigate the village centre.
- 3.6 There are numerous survivals of buildings from the 14th century, and the medieval nucleated form of settlement is considered to be exceptional within the Brentwood District, contrasting with a more dispersed nature of settlement elsewhere.
- 3.7 Blackmore Priory itself was dedicated to St Laurence, founded by some of the Sanford family, towards the end of the 12th century.
- 3.8 The Priory was dissolved in February 1525 on behalf of Cardinal Wolsey and a year later it was granted by Wolsey to his college at Oxford and a further 3 years later it was transferred to his second foundation at Ipswich. By his forfeiture it came into the King's hands and in January 1532 it was granted to the abbot and convent of Waltham.
- 3.9 The Parish Church of St Laurence now stands to the south of the village – it has interest as part of a monastic Church but also due to its 12th century western end with 15th century timber bell tower.
- 3.10 The site of the Priory was sold in about 1714 to a ship builder (Jacob Acworth) and the manor house built soon after (1715-20). The house (now known as Jericho Priory) may possibly have incorporated or reused parts of the original Priory buildings.
- 3.11 Figure 3.1 shows the historic tithe arrangements (as of 1845). In the 1840s the medieval layout of the village is still present.

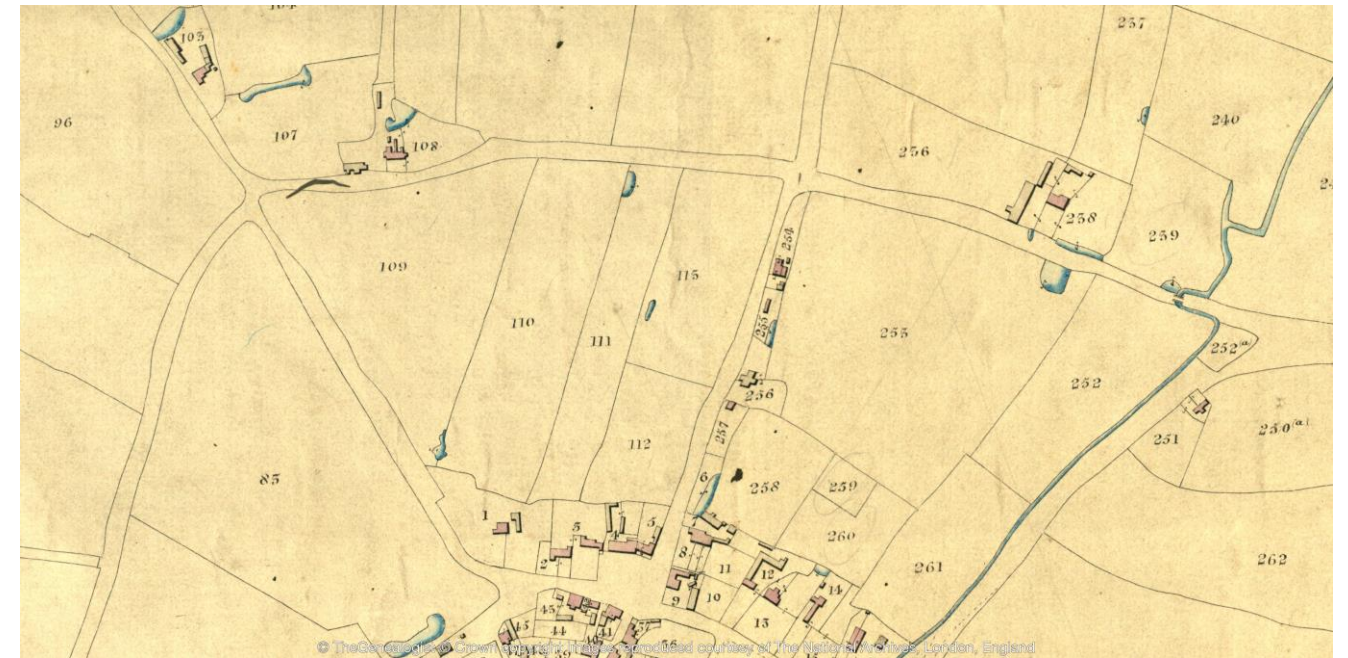


Figure 3.1 – Historic tithe layouts from 1845

- 3.12 The tithe plans show the Wells Farm to the north of Redrose Lane contained within its own curtilage, and a number of curtilage farm buildings. Wells Farmhouse was owned by John Mullocks and occupied by Joseph Turner who farmed a number of small fields to the north of Wells Farmhouse.
- 3.13 Woodbines is shown on the tithe maps to the east of the Fingrith Hall Lane. This was owned by Nathaniel Barlow (elsewhere identified as a Doctor). Woodbines (possibly known as High House at the time) was occupied as a cottage and garden. Dr Barlow also owned a small liner shaped pasture east of Fingrith Hall Lane, to the north of RedRose Land.
- 3.14 The tithe apportionments which form the fields bound by Redrose Lane to the north, Fingrith Hall Lane to the east, Nine Ashes Road to the west and the village to the south were all associated with the Leather Bottle pub. They were subdivided in a broadly north south pattern.
- 3.15 The historic plans illustrated at 3.2 – 3.6 show the gradual amalgamation of the fields within this enclosed area until the development on the southern part of these fields by the 1980s in the form of Woollard Way and also the gradual incursion of residential development on the western side of Fingrith Hall Lane and the eastern side of Nine Ashes Road. The proposed allocation site is residual land of the historic field pattern originally associated with the Leather Bottle.

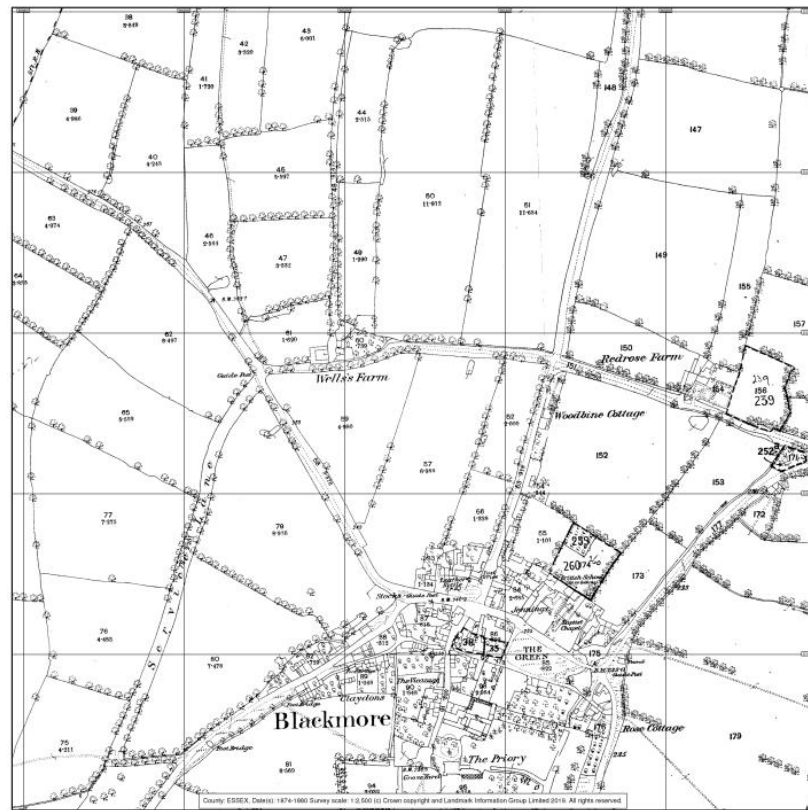


Figure 3.2 – OS Map 1874

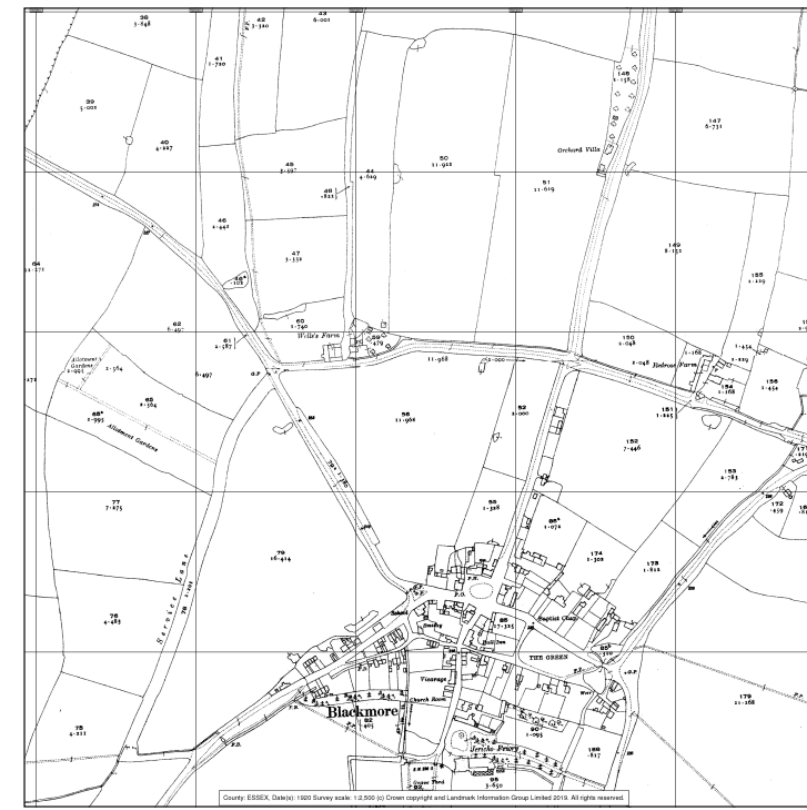


Figure 3.4 – OS Map 1920

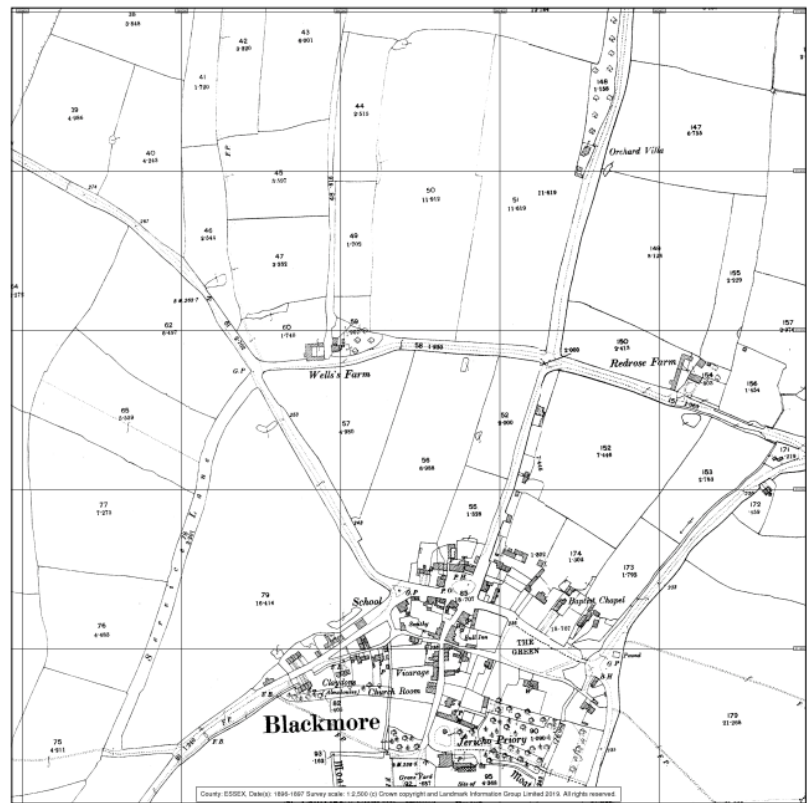


Figure 3.3 – OS Map 1896

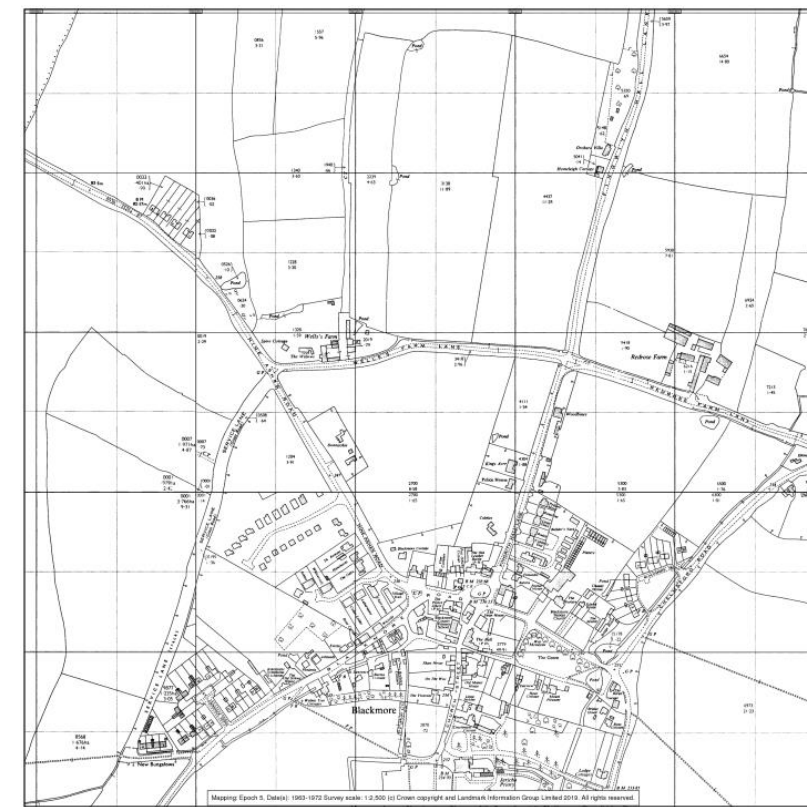


Figure 3.5 – OS Map 1963-72

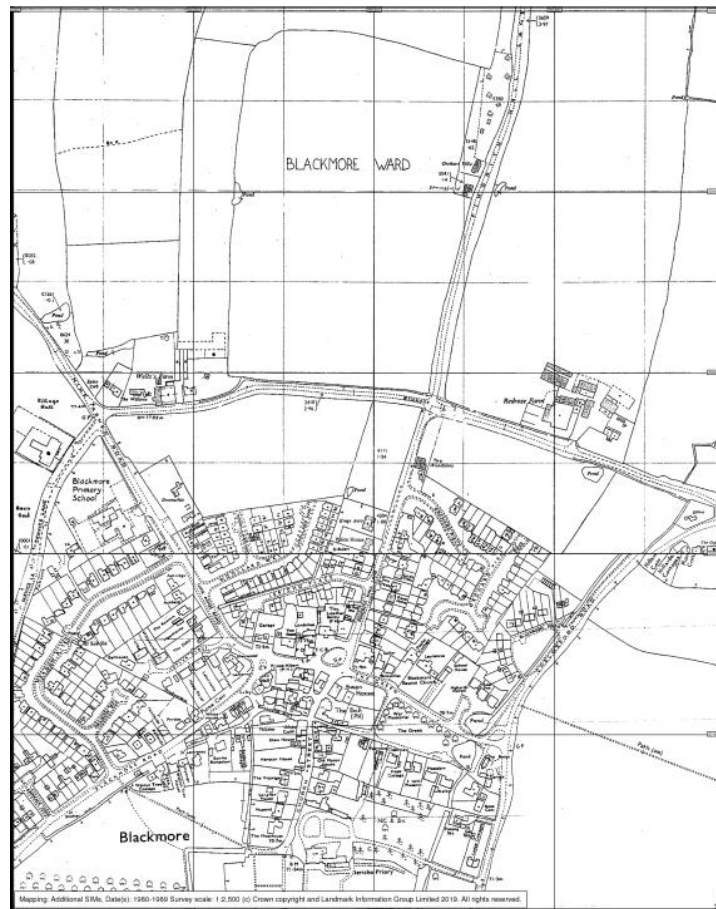


Figure 3.6 – OS Map 1980-1989

- 3.16 The 1874 OS map shows historic hedgerows and vegetation along the south side of Redrose Lane and along the boundaries that are consistent with the 1840s tithe apportionments, save for the amalgamation of the central two enclosures into one larger field.
- 3.17 The OS map also shows the removal of the original ancillary farm buildings associated with Wells Farmhouse, and a closed courtyard open to the east serving Wells Farmhouse.
- 3.18 The 1896 OS map shows changes to Wells Farmhouse, apparently in the form of the removal or alteration of wings to the rear of the building and potentially further changes to the outbuildings.
- 3.19 The 1920 plan shows the further amalgamation of the original tithe apportionments to the south, leaving only the eastern most fields adjacent to Fingrith Hall Lane in their original layout. There appears at this time to be additional development immediately to the south of Woodbines.
- 3.20 The 1963-72 OS map shows considerable change within the immediate environment of Wells Farm. Spire Cottage and The Willows immediately to the west of Wells Farmhouse are now in place, and there appears to be a greater proliferation modern agricultural buildings to the north of Wells Farmhouse.
- 3.21 By this time, Donnachie has been developed as a single dwelling with ancillary buildings within its own large curtilage to the east of Nine Ashes Road, colonising the western edge of the historic land

- associated with the pub. To the west of Fingrith Hall Lane, development is now encroaching within the former agricultural area by way of the development of Cobbles, Police House and Kingsacre as single buildings within large curtilages.
- 3.22 On the eastern side of Fingrith Hall Lane, we see the development of a series of semi-detached houses (Cobblers End, Rodele, Little Oaks, Rose Dean and Peddlers Mead). To the rear is a builder's yard, and a modern piggery. Further development has occurred on Blackmore Mead further to the east, at Chelmsford Road.
- 3.23 By the 1980's the OS map illustrates a considerable expansion of the village boundary. It shows the development of Jericho Place and Woollard Way along with further development on Nine Ashes Road to the south of Donnachie. This all has a character of reasonably dense suburban development and has entirely changed the relationship of the historic village core to the rural locations to the north. The proposed allocation site is land that is 'leftover' following these developments, and its historic association with the village has been all but lost with the development of the southern half of it, and the movement north of the village boundary.
- 3.24 Similar development has taken place on Orchard Piece to the south of Woodbines which is also indicative of the growth of Blackmore, with the settlement boundary proceeding north along Fingrith Hall Lane, to bring Woodbines within an edge of settlement setting.
- 3.25 This development is reflective of the growth of Blackmore as a whole – with it came the development of Blackmore Primary School and a new village hall to the northwest – any understanding of the settlement boundary passing north along Nine Ashes Road places it no further south than the junction with Redrose Lane.
- 3.26 In more recent times, the immediate curtilage of Wells Farmhouse has become subdivided. This was granted planning permission in June 2012. The form of the open court yard shown on the historic plans has now been entirely altered. The two 'wings' of the courtyard have been recently demolished, and the remaining north south wing of the courtyard has been converted to independent residential use with its own garden and parking areas, separated from the curtilage of Wells Farm house. See Figure 3.7.

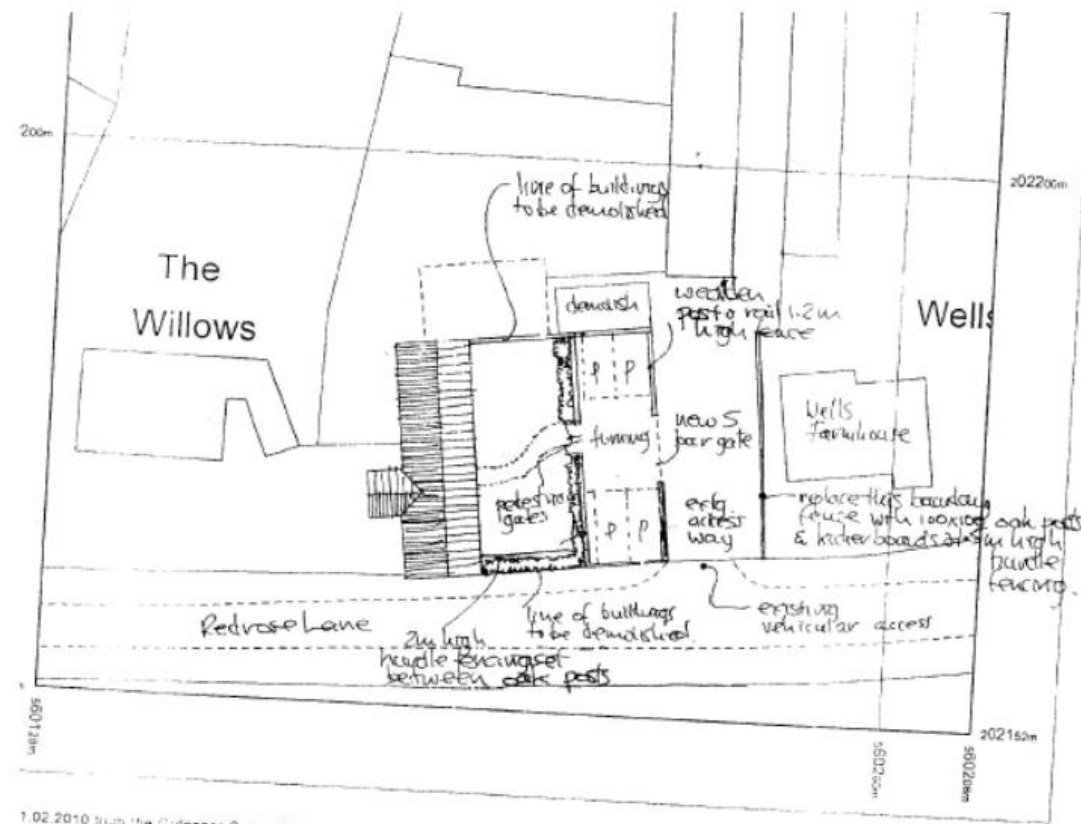


Figure 3.7 – Site Location Plan showing the subdivision of the curtilage of Wells Farm, granted planning permission in June 2012.

4.0 SIGNIFICANCE OF IDENTIFIED HERITAGE ASSETS

4.1 This section represents the application of Step 2 of the Historic England Guidance on setting, i.e. the assessment of the significance of the identified heritage assets and an assessment of the extent that their setting makes to that significance.

Wells Farm

4.2 Wells Farm was listed in the grade II category in February 1976. See Figure 4.1



Figure 4.1 – Photograph of Wells Farmhouse

4.3 The list description identifies a farmhouse house that is dated from the early 17th century, with various alterations and extensions undertaken in the 20th century with side and rear extensions and a blocked front entrance. The windows and doors generally appear to be 20th century replacements. Comparison of the historic maps suggests that the rear of the building has been iteratively altered.

4.4 A prominent element of the building is the grouped diagonal shaft of the chimney stack that's located centrally within the hipped roof (which is identified by the list description as being a later alteration), which the list descriptions identifies was restored in 1988. See Figure 4.1.

4.5 We have not inspected the interior, but this is identified from the list description as retaining some amount of original timber framework, potentially with the original hearths present.

4.6 It appears that the original pattern of farmyard buildings has been completely lost. The historic plans appear to show a regular open courtyard dating from mid-19th century. There is no specific evidence of the layout of the farmstead prior to that date, but the 19th century layout has now been entirely eroded with the two wings of the open courtyard now removed, and a residential conversion located within the remaining wing of the courtyard farm building. This is now within its own boundary, within a separate curtilage to the farmhouse. See Figure 4.2. A number of 20th century farm buildings have been developed around the barn house to the north (which are harmful to the setting of the building – see Figure 4.3), and to the west a number of domestic outbuildings are now present, serving the principal function of the building on the single dwelling house.



Figure 4.2 – Adjoining barn conversion



Figure 4.3 – Unattractive modern farm buildings to the north of Wells farmhouse

- 4.7 While it has been lost, in any event, surviving farmstead complexes from the 19th Century are not rare, and the open courtyard layout was common.
- 4.8 The external timber framing is characteristic of farmsteads within the clay lands of the east of England region, with the use of clay studding with vertical uprights with tall narrow panels between on top of dwarf walls. The panels are likely infilled with wattle and daub, then plastered externally. It is quite distinctive, although this is not an uncommon building method for farmhouses within this region.
- 4.9 The brick chimney, can be considered relatively interesting for its appearance and landmark value although it was not originally planned to be visible from any particular view. The clay roof tiling is typical.
- 4.10 As such, there is no particular rarity value to be ascribed to the farmhouse, either singly or as part of a wider farm complex which has been altered in the past, with the possible exception of its ornate chimney. There is no significance arising from its ancillary farm buildings, as any understanding of the original farm complex has now been completely lost, with the site of the former courtyard now located within a different boundary, ownership and as independent residential use.
- 4.11 The chalk boulder clay of the north Essex clay lands likely supported mixed farming in small fields once surrounded by wide and thick hedges. This is supported by the field pattern shown on the historic

plans. Some hedgerows remain. The lack of open field patterns reflects a pattern of isolated farms around nucleated settlement (such as Blackmore), and by the 19th century much of the area specialised in the production of grain and the fattening of cattle for the London market.

Contribution of its setting to the significance of Wells Farmhouse

- 4.12 The contribution that the setting of Wells Farmhouse makes to the significance of the building one of a generalised nature. While the building is experienced within a rural landscape, that experience has been substantially changed from its original historic setting due to various factors and the original rural sense of the building has been substantially eroded.
- 4.13 Its principal and immediate setting (i.e. within its own curtilage) has been altered by the alteration and loss of associated farm buildings and the construction a row over. There is no association remaining between the farmhouse itself and the location and layout of historic farm buildings.
- 4.14 The mid-19th century U-shape barn (which was a common arrangement), has been part-demolished and converted into residential use in a separate curtilage. 20th century buildings for agricultural purposes have been erected to the north which are harmful to the setting of the building by virtue of their unattractive nature, and buildings of a domestic nature have been erected within the garden of the house itself. The immediate setting of the building has changed to one fundamentally of domestic character (less recognisable as a working farmstead). The original chimney stacks of the building bring some status to the farmhouse and have a landmark value within short and longer views, but this is a minor contribution to its significance by means of its setting – it does not for example represent a planned view.
- 4.15 The wider setting of the building is affected by the incursion of settlement to the south (i.e. Woollard Way) and development along Fingrith Hall Lane to the east, and Nine Ashes Road to the west. See Figure 4.4. This development represents the growth of the settlement on Blackmore, and any visibility of the building within the landscape is experienced within this wider context – that of the edge of a settlement which has a modern suburban character.



Figure 4.4 – Views across the allocation site of fringe of Blackmore and suburban context to the south

4.16 Nevertheless, there is a limited visibility of the building from a wider setting. When approaching the farmhouse from the east, the farmhouse cannot be seen till one is almost immediately in front of it due to vegetation and the curve in Redrose Lane (see Figure 4.5).



Figure 4.5 – View of Wells Farmhouse from the east

4.17 When passing the public footpath to the north, visibility of the farmhouse is limited due to interposing farm buildings (see Figure 4.6).



Figure 4.6 – Views of Wells farmhouse from the north



Figure 4.7 – Residential development to the west of Wells farmhouse

- 4.18 From the west, there is limited visibility of the farmhouse when passing east along Redrose Lane. Views of the building are now experienced within the context of the recent residential conversion the Willows and other recent development to the west, including to the west of Nine Ashes Lane in the form of the primary school and village hall. See Figures 4.7 and 4.8. There is no visual interplay with Fingrith Hall Lane and the eastern most part of the allocation site due to intervening landscape features in the way of hedgerows.



Figure 4.8 – Village amenities location on Nine Ashes Lane



Figure 4.9 – Views from Woollard Way across site towards the north

4.19 The views from the south are those in which the farmhouse appears most prominently, and most closely relates to its original rural setting when viewed from the original historic core of the village. The views of the chimney stack have a degree of prominence in these views, however, it must be understood that these views are in the context of relatively dense suburban development from the mid-late 20th century (see figures 4.9 and 4.10). It is also likely that this view does not reflect the historic hedgerows arrangement; views from the village would likely to have been limited to distant views of the chimney stack due to hedgerows associated with the historic enclosure aligned in a broad north-south direction and across the boundary to the south of Redrose Lane. The views from Woollard Way therefore represent only a generalised impression of the original rural of landscape of the building, and they have been much changed, and are inseparable from the wider suburban character of this part of the village of Blackmore.



Figure 4.10 - View from southern edge of proposed allocation site looking north – note residential development to the west

4.20 It is also important to note that the allocation site has no historic association with Wells Farmhouse. The fields were originally associated with the village itself (by way of occupation by the Leather Bottle pub) and the development of Woollard Way represents the expansion of the village onto land originally associated with that central village core.

4.21 Overall, any sense of rural remoteness of Wells Farmhouse no longer exists, and the views and wider setting do not therefore form a major part of the significance of this asset.

4.22 There are also no relationships with other heritage assets in the locality.

Woodbines Cottage

4.23 Woodbines was listed in February 1976 in the Grade II category. See Figure 4.11. The list description identifies it as an early 19th century house. It is a redbrick with a Flemish bond roof with handmade red clay tiles. The windows appear to date from the 19th century, and the front parapet appears to have been rebuilt at some time in the relatively recent past.



Figure 4.11 – Photograph of Woodbines

4.24 The list description identifies that the date 1816 is inscribed in a brick on the front elevation, the rear elevation is reportedly inscribed with a date 1841.

4.25 The tithe apportionment maps identify that the cottage was occupied as a single dwelling, and associated with a small remote pasture to the north of Redrose lane. There is no historic association with the proposed allocation site.

4.26 The principal significance of the building is in its aesthetic appearance as a brick built cottage of handsome proportions and is relatively intact nature. The interior has not been inspected.

Contribution of its setting to its significance

4.27 The principal contribution made by the setting of the house is twofold – firstly from its domestic curtilage and secondly by way of its position within a rural lane setting bound by heavy hedgerows.

4.28 However, any general sense of openness of its original setting has been heavily compromised by the incursion of the settlement to the south and east such that the building is now experienced as a dwelling located on the edge of the settlement. Therefore its wider setting makes a relatively limited contribution to its significance.

- 4.29 There are very limited longer views of the house across the proposed allocation site, due to the intervening hedgerows, particularly those that bound Fingrith Hall Lane, Redrose Lane to the north and the intervening hedgerow across the allocation site which reflects the original historic pattern of enclosure. See Figure 4.12. There is no visual interaction between the house and the western part of the proposed allocation site at all due to intervening landscaping features.



Figure 4.12 – view from Redrose Lane looking towards Woodbines

Summary of Significance of Identified Heritage Assets.

- 4.30 In April 2008, English Heritage published ‘Conservation Principles’, which sets out policies and guidance for the sustainable management of the historic environment. The document seeks to understand the values of a place, how to assess heritage significance, and how to manage change to significant places. According to the document, the value of an asset should be assessed according to four values. These are not discrete, self-contained concepts but overlap and interact to some extent.
- 4.31 These values have been adopted for the purpose of assessment as best practice and are summarised for each property below.

Evidential

Historical (Illustrative and Associative)

Aesthetic (Design value)

Communal (Commemorative & Symbolic and Social)

- 4.32 The NPPF definition of significance identifies that historic interest can derive from archaeological, architectural, artistic or historic interest. These broadly correspond with the Conservation Principles criteria.

i) Evidential Value

- 4.33 Evidential value is normally associated with archaeological remains and built fabric of significant age and rarity.
- 4.34 Wells Farmhouse has evidential value as a 17th Century Farmhouse of a typical construction method and appearance for its period, albeit eroded due to later alterations, and the loss of associated farm buildings. Apparently, the internal fabric and timber framing has interest.
- 4.35 There is little evidential value in terms of the whole farmstead itself and its immediate setting and historic associations with fields, agricultural buildings and other assets is weak. The original layout and function of the farm is not discernible.
- 4.36 Woodbines has some evidential value as a relatively intact rural cottage. It retains its broad original architectural form and detailing. Any evidential value associated with its setting is limited to that of its domestic setting. There is no association with any wider land or assets that contribute to its significance by means of its evidential value.

ii) Historical Value

- 4.37 Wells Farm has some historical value in surviving from the 17th Century. This is within the fabric of the building itself although the building techniques and appearance of the building are typical. The chimney itself has some additional historic interest as an original 17th century brick built piece.
- 4.38 There may be some historic value due to historic associations with land to the north.
- 4.39 On the other hand, Woodbines carries no particular historic significance by virtue of its association with any particular land. Historic value lies within the house itself as an example of an early 19th century brick built cottage and the fact that the house appears to be relatively intact with original features retained.
- 4.40 The historic value of both buildings as rural buildings is affected by the proximity of modern expansions of the village, though the two buildings illustrate the historic development of the village.
- 4.41 There are no particular historical associations with individuals of local or national significance of either property based on current knowledge.

iii) Aesthetic Value

- 4.42 Wells Farmhouse has an aesthetic value in its appearance allowing an appreciation of the traditional timber frame and plaster infill, albeit this is eroded by various factors namely the later twentieth century alterations ‘domestication’ of its setting, the incursion of modern farm buildings within its curtilage and the modern residential development in very close proximity and further afield.

4.43 The chimney has an aesthetic and architectural value both up close and further afield – it contains some landmark value, but only within views that have already been compromised by more modern development.

4.44 Woodbines is a handsome, well-proportioned building retaining original features. The aesthetic value of the building itself is high, but this contribution made by the wider setting to its aesthetic value must be understood in the context of the more recent expansion of Blackmore, to the southern boundary of the house.

iv) Communal Value

4.45 Communal value is generally reserved for buildings or areas of a civic or religious nature, or where the particular nature of a heritage asset has special meaning for individuals or groups within society. We are not aware of any communal value ascribed to either building by any particular groups.

5.0 POTENTIAL EFFECTS OF DEVELOPMENT AND MITIGATION

- 5.1 This section represents the application of Steps 3 and 4 of the Historic England Guidance on setting, i.e. the assessment of the significance of the identified heritage assets and an assessment of the extent that their setting makes to that significance, and to consider ways in which any potential impact can be mitigated, or enhancement maximised.
- 5.2 In general terms, the likely effects on the setting of the heritage assets will be manifested by a change to the wider setting of those buildings. In the context of the contribution that setting makes to the significance of each building (described in the previous section), this change will not be harmful. Any impact will be capable of mitigation by way of site/landscape planning.
- 5.3 In general terms, the proposed allocation site is residual land originally associated with the village rather than farms in an outlying position. Part of this land was built on over the 20th century, and the proposed allocation site represents what is left over of land originally associated with the Leather Bottle pub. Only part of the historic pattern of enclosure remains.
- 5.4 To summarise Section 4.0, the two listed buildings are already experienced within an edge of settlement setting with later 20th century development prominent within the settings of both buildings. Any contribution made to the significance of those buildings by way of the setting is principally confined to their curtilage settings. The principal setting of the buildings (i.e. those domestic curtilages) will not be affected by the proposed development and so no harm will result to the principal manner in which the settings contribute to the significance of those buildings.
- 5.5 In the case of Wells Farmhouse, the original curtilage is no longer recognisable due to its subdivision and very recent residential development and modern agricultural buildings.
- 5.6 Any historic association with fields to the north is unaffected by the potential development, and there are no historic links between the proposed allocation site and Wells Farmhouse. While there are views of the chimney stack across the site from Woollard Way to the south, these are not planned views and would originally have been obstructed by the dense hedgerow nature of the pattern of field enclosure. Nevertheless, an open corridor across the site stretching from north to south would echo the historic field arrangement and provide views of the farmhouse and chimney stack from positions to the south. This view, while changed, would not differ from the prevailing suburban character, so we do not consider such a change to be harmful.
- 5.7 Views of Wells Farmhouse east and west along Redrose Lane will not be affected by potential development, subject to effective landscaping along the northern boundary of the site.
- 5.8 No historic association between Wells Farmhouse and the proposed allocation site would be affected by the proposed allocation site.
- 5.9 In terms of Woodbines, the wider localised rural lane setting (albeit changed by the proximity of 20th century development to the south) will not be altered. The layout of the site can be planned in such a way to maintain the hedgerow boundaries of Fingrith Hall Lane, and the inclusion of a landscaping buffer within the site (potentially incorporating domestic gardens), to retain a general sense of openness in the immediate setting of the building.
- 5.10 Development to the east of the hedgerow boundary delineating what remains of the historic field layout will not be visible to or from Woodbines, providing a similar landscaping feature is retained. Thus the wider residential development of the proposed allocation site will not affect the setting of Woodbines.
- 5.11 Views from the north east corner of the proposed allocation site of Woodbines are within the context of modern residential development to further to the south. Nevertheless, the openness of this part of the site could be maintained by the inclusion of an open area or drainage attenuation in the north east part of the site.
- 5.12 No historic association between Woodbines and the proposed allocation site would be affected by the proposed allocation site.
- 5.13 Further mitigation against any potential impact could be implemented by means of materials, design generally, the layout and orientation of buildings within the plots, however, this is a matter that would be addressed at application stage.
- 5.14 Having reviewed the draft indicative masterplan that forms part of these representations and laid out in the representation prepared by Bidwells, we are satisfied that it would be possible to accommodate these mitigation features within the layout of a future development on the proposed allocation site such that the significance of the designated heritage assets would not be harmed. Planning benefits that arise in the farm.

APPENDIX 1
LIST DESCRIPTIONS



Historic England

WELLS FARMHOUSE

 [Enrich the List](#)

Overview

Heritage Category: Listed Building

Grade: II

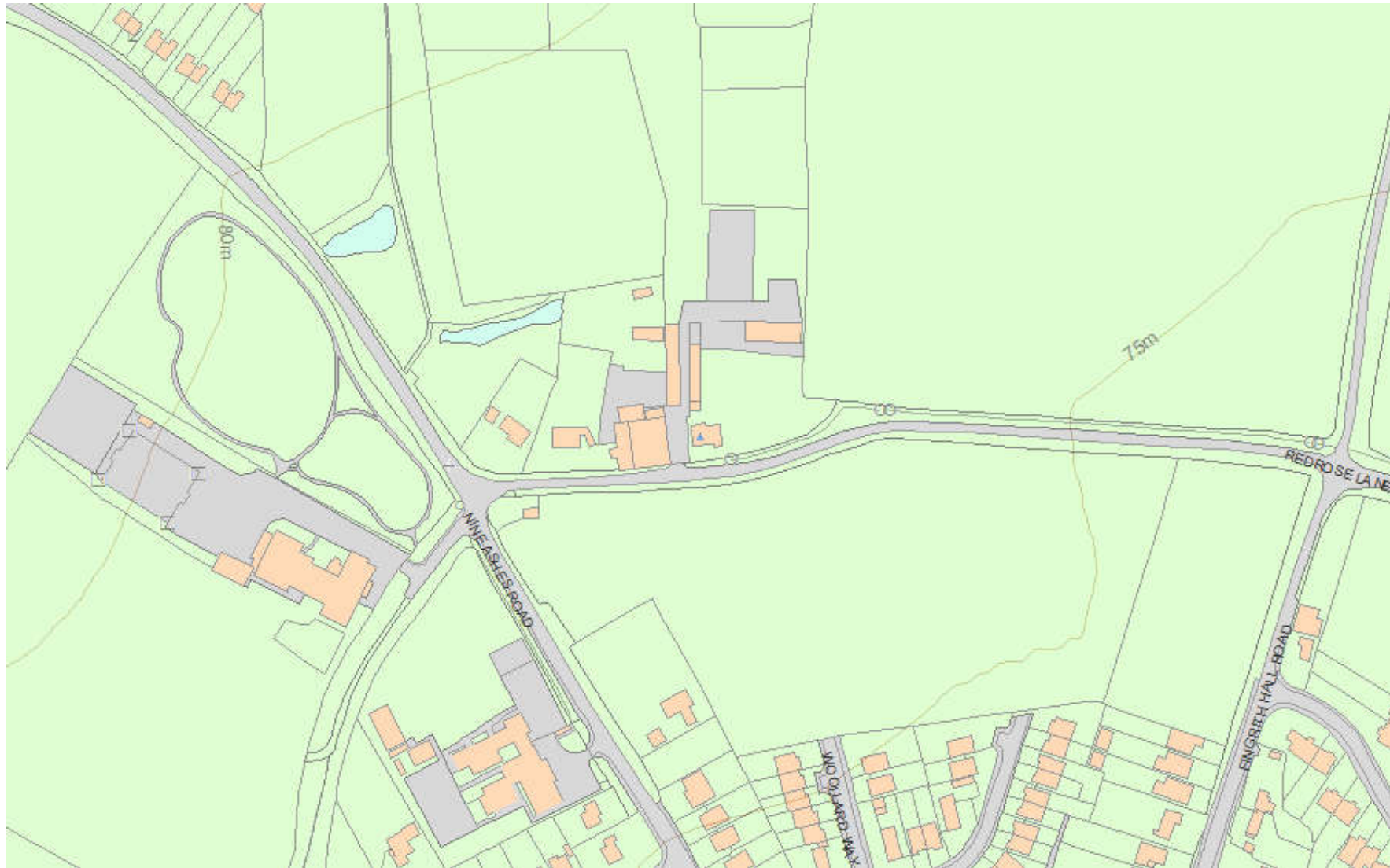
List Entry Number: 1205210

Date first listed: 20-Feb-1976

Date of most recent amendment: 09-Dec-1994

Statutory Address: WELLS FARMHOUSE, REDROSE LANE

Map



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Location

Statutory Address: WELLS FARMHOUSE, REDROSE LANE

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

County: Essex

District: Brentwood (District Authority)

Parish: Blackmore, Hook End and Wyatts Green

National Grid Reference: TL 60194 02177

Details

BLACKMORE

TL60SW REDROSE LANE 723-1/2/42 (North side) 20/02/76 Wells Farmhouse (Formerly Listed as:

BRENTWOOD REDROSE LANE, Blackmore Wells Farmhouse)

II

House. Early C17, extended in C20. Timber-framed, plastered, roofed with handmade red clay tiles. 3-bay main range facing S with central stack, originally of lobby-entrance plan, but entrance now blocked. Original wing to rear of left bay, C20 wing adjacent, and C20 outshut to rear of right bay, forming a catslide. Two C20 single-storey extensions with hipped roofs to right. 2 storeys with originally floored attics. 3-window range of C20 casements. C20 door in right side. Main roof hipped. Grouped diagonal shafts accurately repaired in 1988. INTERIOR: unjowled posts, heavy studding, primary straight bracing. Chamfered axial beams and plain joists of vertical section above all original rooms on ground floor and first floor. Clapped purlin roof, the hips being a later alteration. 2 wide wood-burning hearths on ground floor with 0.33m jambs, and incomplete bread oven in front of stack. Original hearths probably present on first floor also, but now blocked and concealed by plaster.

Listing NGR: TL6019402177

Legacy

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

Legacy System number: 373344

Legacy System: LBS

Legal

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

End of official listing



Historic England

THE WOODBINES

 [Be the first to contribute](#)

Overview

Heritage Category: Listed Building

Grade: II

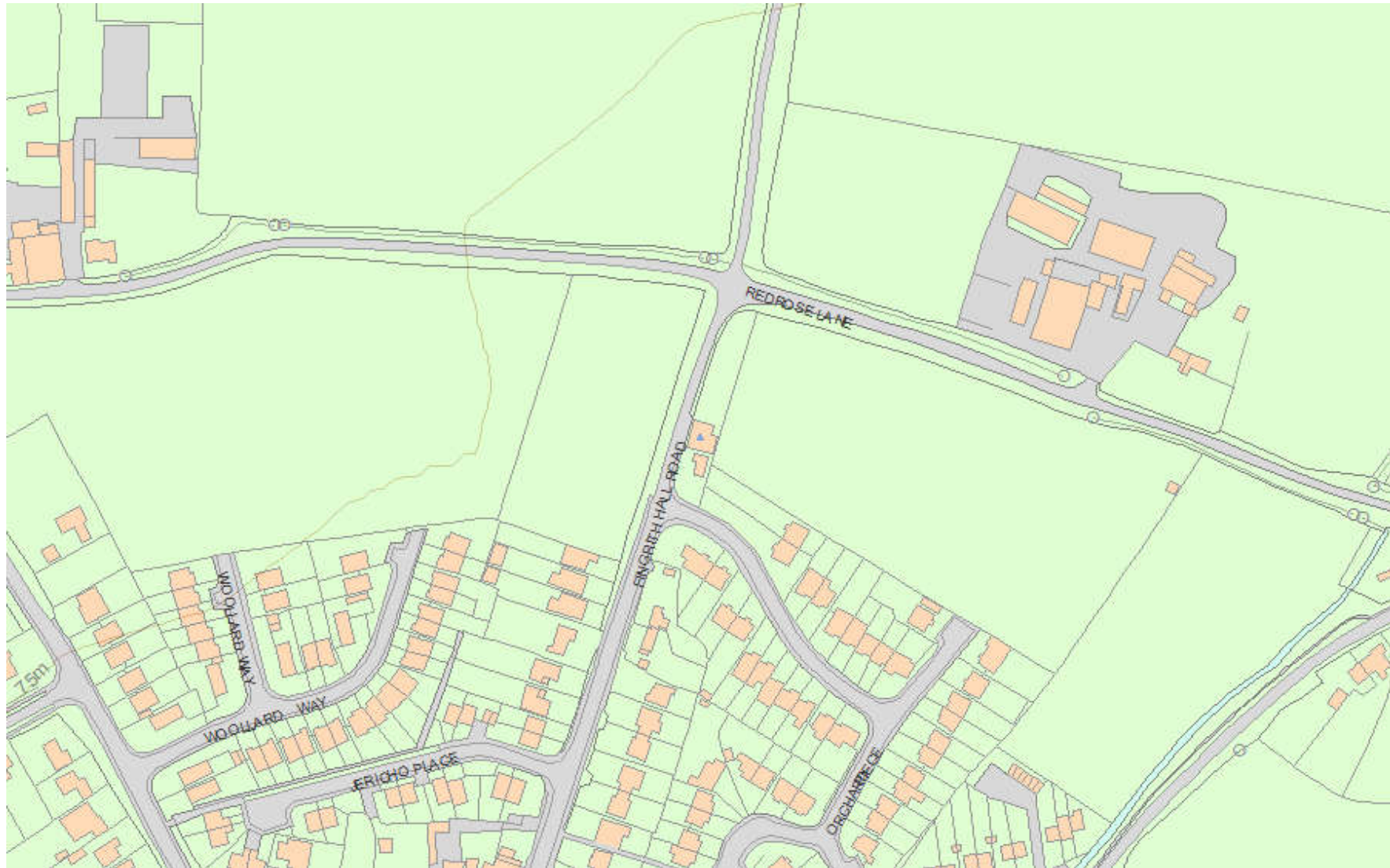
List Entry Number: 1197168

Date first listed: 20-Feb-1976

Date of most recent amendment: 09-Dec-1994

Statutory Address: THE WOODBINES, FINGRITH HALL LANE

Map



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Location

Statutory Address: THE WOODBINES, FINGRITH HALL LANE

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

County: Essex

District: Brentwood (District Authority)

Parish: Blackmore, Hook End and Wyatts Green

National Grid Reference: TL 60454 02098

Details

BLACKMORE

TL60SW FINGRITH HALL LANE 723-1/2/22 (East side) 20/02/76 The Woodbines (Formerly Listed

as: BRENTWOOD FINGRITH HALL LANE, Blackmore The Woodbines)

II

House. Early C19. Red brick in Flemish bond, roofed with handmade red clay tiles. 2 parallel ranges, forming an almost square plan facing W, with a stack in each gable of each range. EXTERIOR: 2 storeys. Single storey lean-to to rear right. Ground floor, 2 mid-C19 sashes of 3+3 vertical lights, without horns, with flat arches of gauged brick. First floor, 3 similar sashes. Central 6-panel door, the top panels glazed, with marginal lights, other panels flush; flat canopy on profiled brackets; stone step flush with ground, with 2 cast-iron bootscrapers set in it. Band of rubbed bricks at base of parapet. The left elevation has on the ground floor a C20 bow, and on the first floor 2 sashes of 6+6 lights (one with horns) with similar arches; the rear window is substantially lower than the front window. Parapet gables. The right elevation has on the ground floor one similar sash (with horns), the other altered to a C20 French window, retaining the original brick arch and jambs; and on the first floor 2 similar sashes (with horns). The date 1816 is inscribed in a brick, about 3m above ground level. The rear elevation has on the first floor 3 sashes of 6+6 lights with segmental brick arches. Date 1841 is reported to be inscribed in this wall.

Listing NGR: TL6045402098

Legacy

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Legacy System number: 373326

Legacy System: LBS

Legal

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End of official listing

