

Land East of Great Notley Heritage Impact Assessment



Client:
Braintree District Council

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Land East of Great Notley Heritage Impact Assessment

Project Details

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Contents

Project Details	2
Quality Assurance – Approval Status	2
1. Introduction	5
The Site	6
2. Methodology	7
3. Heritage Baseline	9
Heritage Assets	9
Archaeological and Historical Overview	15
4. Site Assessment	23
5. Assessment of Significance	35
Significance Criteria	35
Statements of Significance	38
6. Potential Impact of Development	46
Heritage Assets within the Site (Direct Impact)	46
Methodology: Built Heritage Impact	47
Heritage Assets within the Site (Indirect Impact)	49
Heritage Assets outside the Site (Indirect Impact)	51
7. Conclusions and Recommendations	56
Recommendations	58
8. References and Sources	60
Bibliography	60
Designation Descriptions	63
<i>Glossary (National Planning Policy Framework)</i>	80

1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by Place Services for Braintree District Council. This document provides an assessment of heritage impact for Land East of Great Notley (“the Site”) as referred to in the Local Plan. The policy pertaining to LPP18 Strategic Growth Location is included in **Appendix A**. The location and extent of the Site is shown in **Figure 1**.

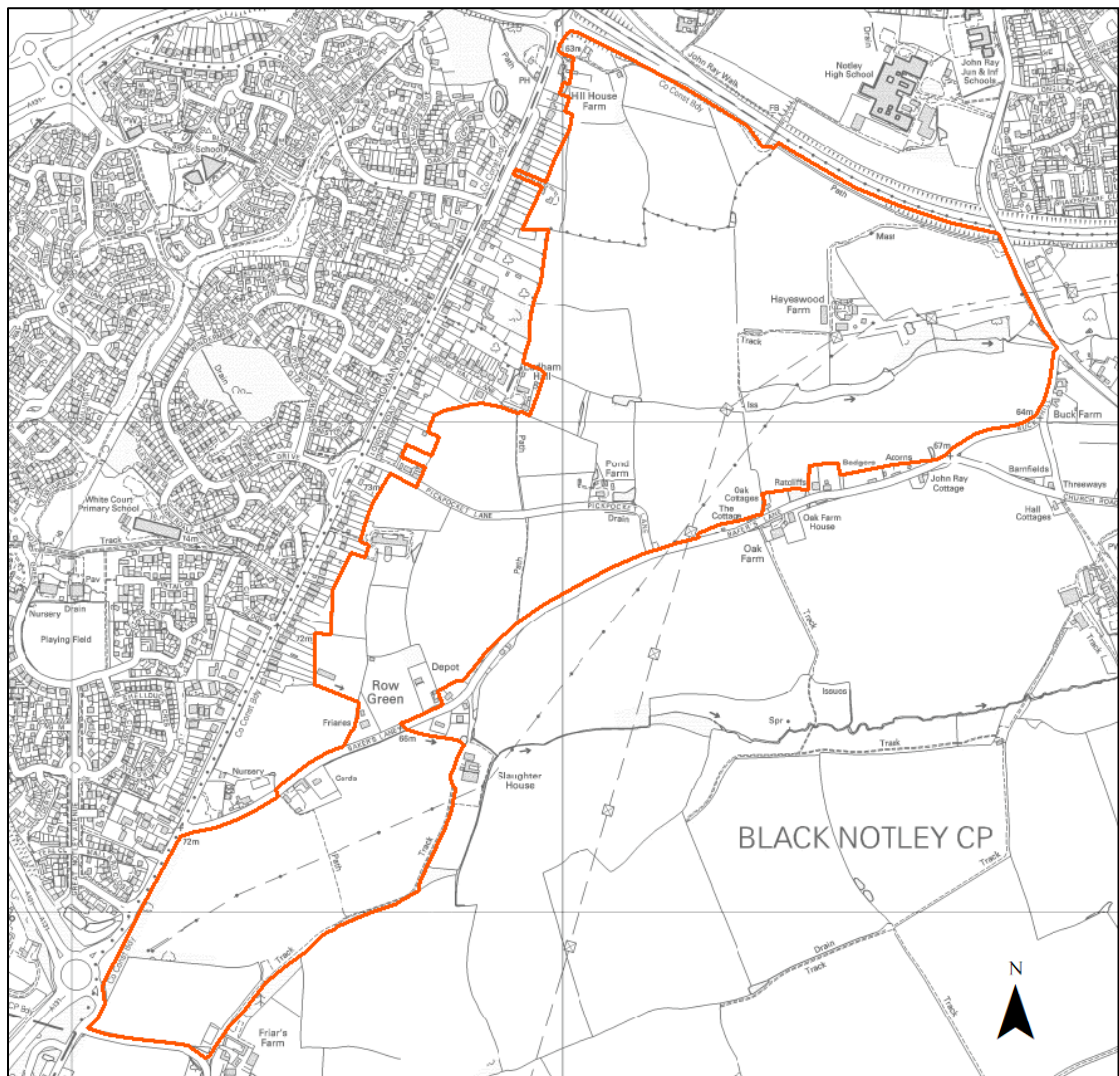


Figure 1: Location Plan

- 1.2. For the purposes of this assessment, the allocation area shall be referred to as ‘the Site’ and the 1km HER search area (from the centre of the Site) shall be referred to as ‘the Study Area’.

- 1.3. This report provides a baseline summary of the significance of known heritage assets within the Site and Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact of a development on the significance of these heritage assets.
- 1.4. This assessment follows best practice procedures produced by Historic England^{1,2,3,4}, the Chartered Institute for Archaeologists⁵ and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF)⁶.
- 1.5. Planning policy, legislation and guidance relating to the historic environment (see **Appendix B** for detail) sets out the need to consider all elements of the historic environment to inform the planning process, and where appropriate, measures to mitigate adverse impacts from proposed developments.

The Site

- 1.6. The Site is approximately 117 hectares (ha) in extent, centred on Ordnance Survey Grid Reference TL 75128 21102.
- 1.7. The Site is located to the east of Great Notley and south of Braintree; it comprises undeveloped agricultural land between the A120, Baker's Lane and Dagnets Lane. There are seven designated heritage assets within the Site and seventeen adjacent to the boundary of the Site. These are named in the Heritage Baseline chapter along with listed buildings, Scheduled Monuments and non-designated heritage assets within the search area.
- 1.8. The western boundary of the Site is formed by London Road and residential housing fronting the road. The southern boundary follows Dagnets Lane, a PROW, and Baker's Lane and the eastern boundary is formed by Buckhill and Witham Road. The northern boundary is the A120.

¹ Historic England, July 2015. *The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1*

² Historic England, July 2015. *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2*

³ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

⁴ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

⁵ Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

⁶ Department for Communities and Local Government, 2019. *National Planning Policy Framework*

2. Methodology

- 2.1. This report provides an assessment of the potential impacts on heritage assets arising from a development within the Site.
- 2.2. This assessment has included the following:
- Identification of any designated or non-designated heritage assets potentially affected by future development;
 - Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
 - Review of the Essex Historic Environment Record (HER) for designated and non-designated heritage assets;
 - Consultation of Historic England's National Heritage List;
 - A walk-over survey of the Site and the surrounding area;
 - Assessment of the potential for known and any as yet unknown archaeological remains to survive within the Site;
 - Assessment of the heritage significance of the identified heritage assets, including the contribution made by setting to significance;
 - Assessment of the potential impacts, both direct and indirect (due to change within an asset's setting) that development (as known) will have on the significance of the heritage assets;
 - Production of recommendations for additional field investigations or mitigation in line with statutory requirements and best practice guidelines; and
 - Consultation of local and national planning policy and guidance pertaining to heritage.
- 2.3. **Appendix E** presents all relevant HER records in the Study Area (1 km radius from the centre of the Site). A map showing the Study Area and locations of the HER records is included at **Appendix E**. The number references used in the text are those used by the Essex HER or National Heritage List.
- 2.4. The relevant legislation and policy context are set out in **Appendix B** of this report.
- 2.5. Statutory designation descriptions are reproduced in **Appendix C** of this report.
- 2.6. The Site and Study Area were visited on the 12th April 2021. The aim of the Site walkover was to identify any features of heritage merit. Footpaths were walked through the Site. A photographic record of the visit was made. A number of the resultant images are reproduced in this report.
- 2.7. In order to assess the indirect impact of a proposed development on the significance of a heritage asset, arising from change within its setting, this assessment has followed the

four steps set out in Historic England's guidance *The Setting of Heritage Assets*⁷. These steps are as follows:

- 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.

- 2.8. Section 3 of this report identifies any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, as well as providing an overview of the historical development of the Site and its surroundings.
- 2.9. An analysis of the existing Site conditions, based on the Site inspection, is presented in Section 4.
- 2.10. Section 5 provides an assessment of the significance of the heritage assets potentially affected by future development. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England⁸ which recommends making assessments under the categories of: Archaeological interest, Architectural and Artistic interest, and Historic interest.
- 2.11. An assessment of the potential impact of a development on the identified heritage assets is presented in Section 6, in line with Step 3 of Historic England's guidance⁹. Further detail on the factors to consider when assessing impact, is outlined in Section 6.
- 2.12. Section 7 concludes with a summary of the results of this assessment and provides recommendations relating to future development.

⁷ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

⁸ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

⁹ *ibid*

3. Heritage Baseline

Heritage Assets

Designated Heritage Assets considered relevant to the assessment

- 3.1. Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment. Designation descriptions are reproduced in **Appendix C**.
- 3.2. There are no Registered Parks and Gardens, Battlefields or Scheduled Monuments within the Site.
- 3.3. There are seven designated heritage assets within the Site. These are:

Listed Building	Grade listed	Reference
Card's Farmhouse	Grade II*	LUID1122806
Farm Complex to South of Hayeswood Farmhouse	Grade II	LUID1338117
Cartlodge Approximately 30 Metres South East of Hayeswood Farm Complex	Grade II	LUID1338118
Barn and Attached Dairy to South East of Hayeswood Farmhouse	Grade II	LUID1122777
Dovecote Approximately 10 Metres East of Hayeswood Farmhouse	Grade II	LUID1338098
Pump Approximately 2 Metres North West of Hayeswood Farm Complex	Grade II	LUID1122778
20 Witham Road	Grade II	LUID1308591

- 3.4. There are eighteen designated heritage assets located in the immediate vicinity outside the Site. These have been identified as relevant due to their proximity and inter-visibility with the Site. Therefore, the settings of these have the potential to be affected by the development.

3.5. These assets are grouped from north to south, following the line of Baker's Lane:

Listed Building	Grade listed	Reference
Cartlodge Approximately 100 Metres North North-West of Number 45 Park Farm Bungalow	Grade II	LUID1122819
Barn Approximately 100 Metres North West of Number 45 Park Farm Bungalow	Grade II	LUID1308585
Buck Farm	Grade II	LUID1147082
Barn to North East of Buck Farm	Grade II	LUID1122808
Wall Adjoining Buck Hill and Running Approximately 40 Metres to South West of Buck Farm	Grade II	LUID1147098
John Ray Cottage	Grade II	LUID1147019
Former Smithy Adjoining Road and Approximately 7 Metres East of John Ray Cottage	Grade II	LUID1122804
Ratcliff's	Grade II	LUID1147071
Oak Farmhouse	Grade II	LUID1147043
Barns and Outbuilding Range Adjoining Road and Approximately 30 Metres West of Oak Farmhouse	Grade II	LUID1122805
The Friary	Grade II	LUID1122807
Friar's Farmhouse	Grade II	LUID1338133
Cartlodge Approximately 15 Metres North of Friar's Farmhouse	Grade II	LUID1338134
Barn Approximately 20 Metres North East of Friars Farmhouse	Grade II	LUID1122813
Barn Approximately 60 Metres South East of Friar's Farmhouse	Grade II	LUID1147164
Boundary Stone on Triangle of Land at Junction of Dagnets Lane And Friar's Farm Track	Grade II	LUID1147176
The Green Dragon	Grade II	LUID1308605
Outbuilding Adjacent to North of The Green Dragon	Grade II	LUID1338136

- 3.6. There are five designated heritage assets located in the wider vicinity of the Site. These have been identified as relevant due to their inter-visibility with the Site. Therefore, the settings of these have the potential to be affected by the development.

Listed Building	Grade listed	Reference
Church of St Peter And St Paul, Black Notley	Grade II*	LUID1147111
Black Notley Hall	Grade II	LUID1122811
Barn North West of Black Notley Hall	Grade II	LUID1147130
Barn Adjoining to The South of Barn North West of Black Notley Hall	Grade II	LUID1122812
Pump House to South West of Barn North West of Black Notley Hall	Grade II	LUID1147151

- 3.7. There are nineteen designated heritage assets which lie within the 1km search area which have been scoped out of this report. This is owing to factors such as the physical separation from the Site and the lack of visual connection; therefore, the settings of these listed buildings within the study area are not considered to be relevant and have not been discussed in the report. This is also the case for the Scheduled Monument 'Moated site and two fishponds at Black Notley churchyard, 20m east of St Peter's and St Paul's Church' (SM 1013763) which is located to the east of the Study Area.
- 3.8. A full list of all the designated heritage assets within the Study Area are included in **Appendix C**.

3.9. The locations of all the designated heritage assets within the Study Area are identified on **Figure 2** (Listed Buildings) and **Figure 3** (Scheduled Monuments).

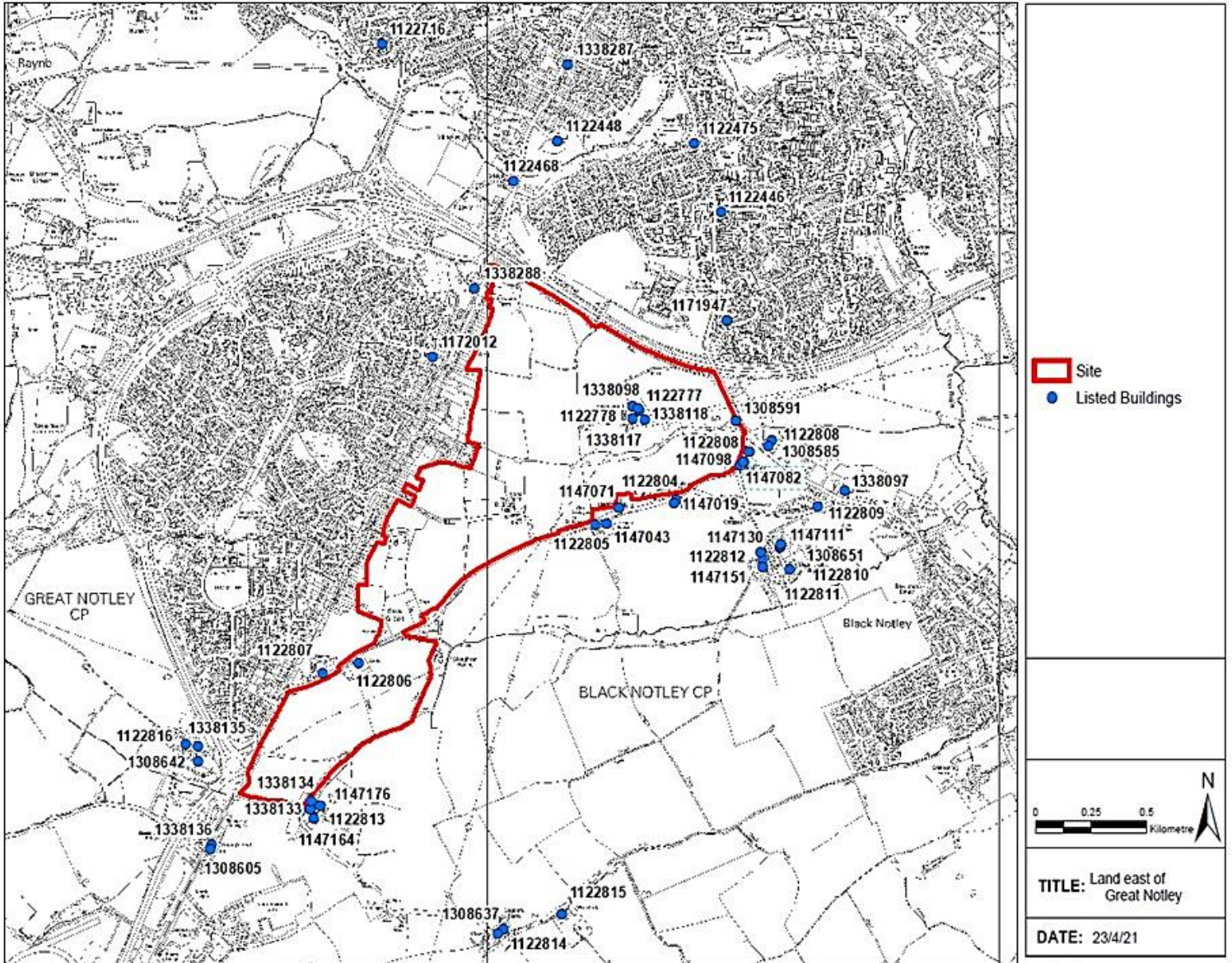


Figure 2: Map showing the Site and locations of Listed Buildings within a 1km Study Area around the Site boundary

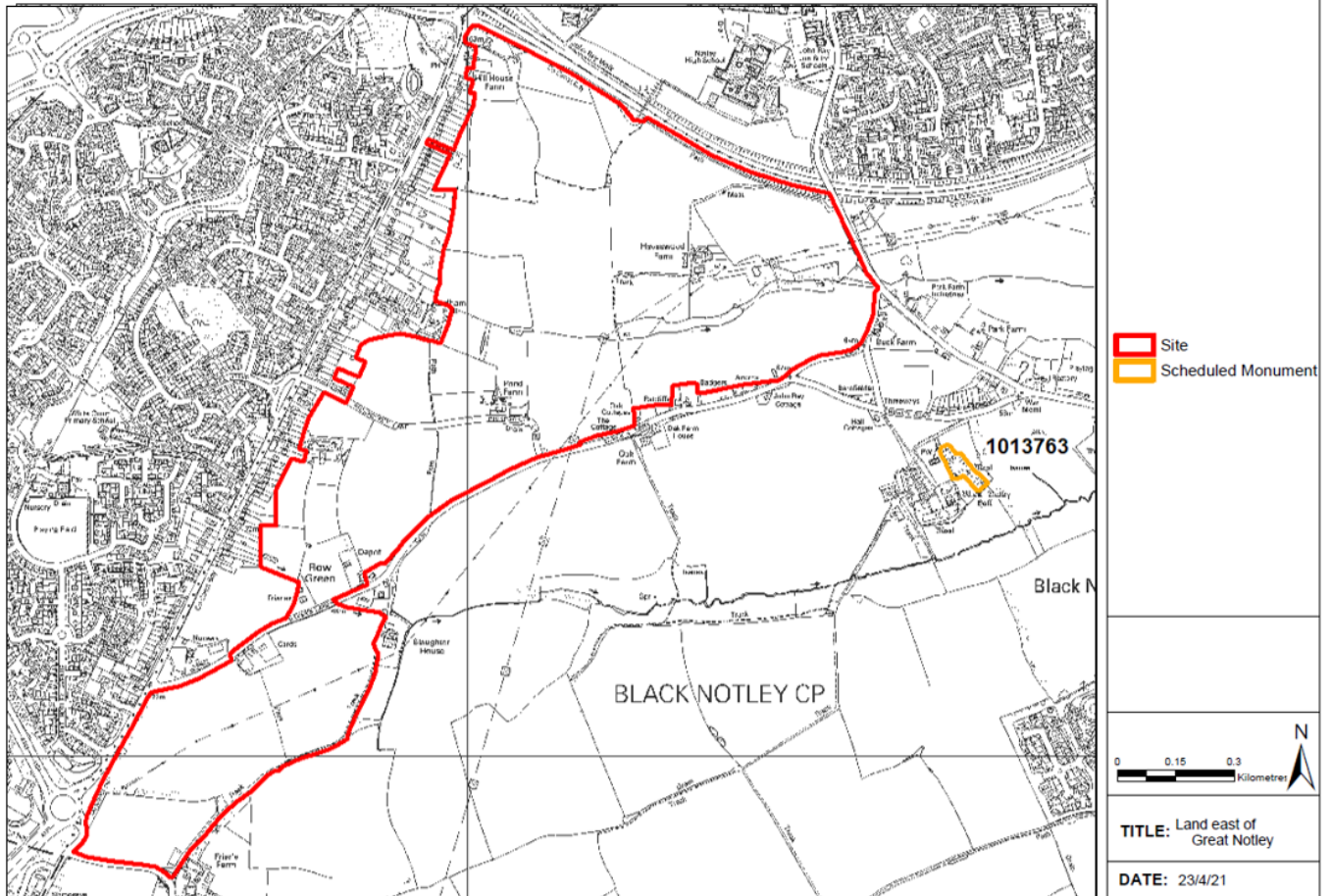


Figure 3: Map showing the Site and location of Scheduled Monument within a 1km Study Area around the Site boundary

Non-Designated Heritage Assets considered relevant to the assessment

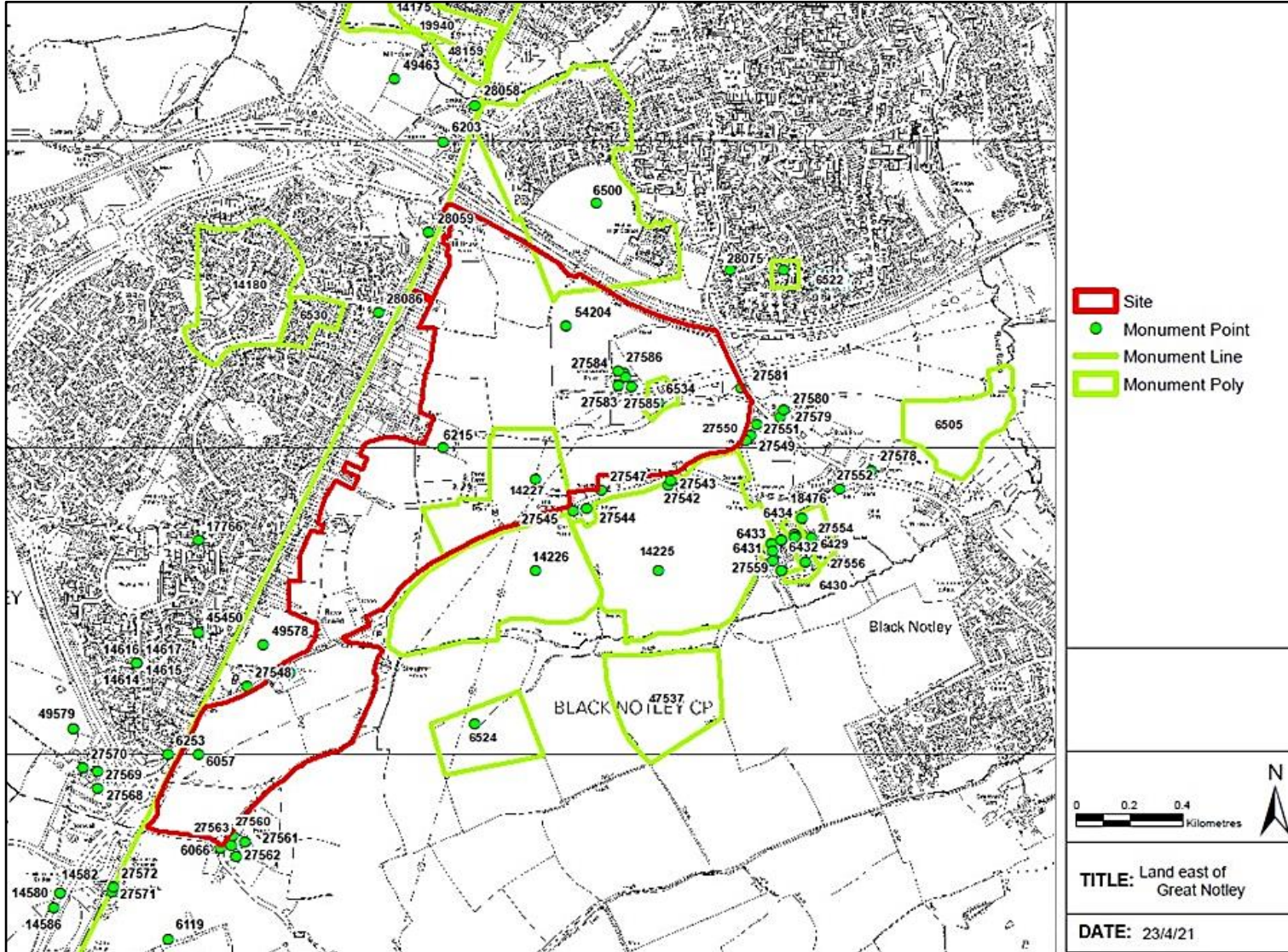


Figure 4: Map showing the Site and locations of non-designated heritage assets relevant to this assessment

3.10. There are 6 archaeological non-designated heritage assets within the Site. These assets are grouped from north to south:

- The remains of a potential moated site south of Marshals Park (EHER6500).
- Medieval find (EHER54204)
- The remains of ridge and furrow located east of Hayeswood Farm (EHER6534).
- Roman pottery (EHER6215).
- Cropmarks of field boundaries north west of Oak farm (EHER14227),
- Roman road (EHER6057)

3.11. There are a number of features recorded from the Historic Environment Record within the Site and the 1 km Study Area. Features identified from the HER are described in the archaeological overview below. Essex Historic Environment Record (EHER) list entries are reproduced in **Appendix E**.

Archaeological and Historical Overview

3.12. The information below is based on a review of the Essex Historic Environment Record and archival research.

Historic Environment Characterisation for Braintree

3.13. A Historic Environment Characterisation Survey has been undertaken for Braintree. The Site falls within Historic Environment Characterisation Area (HECA) 10, Terling. The sub area is HECZ 10.2: Fairstead and Ranks Green. This describes the study area as:

3.14. **Summary:** This zone comprises a rural landscape to the south of Braintree. The present landscape largely reflects that of the medieval period with a very dispersed settlement pattern of manors, moats and farmsteads.

3.15. **Historic Landscape Character:** The geology comprises Boulder Clay plateau dissected by small valleys of the River Ter. The zone comprises a rural landscape with a dispersed settlement pattern. Historically, the field pattern comprised a mix of irregular and rectilinear field patterns with dispersed greens, manors, farms and moated sites. The field pattern has suffered considerable boundary loss. Much of the landscape and the settlement pattern has its origins in the medieval period. The road system largely comprises minor lanes, often twisting and sometimes sunken. There are several blocks of Ancient Woodland within this zone.

- 3.16. **Archaeological Character:** Little archaeological work has been undertaken within the zone, however, it is known to contain multi-period archaeological deposits. Roman occupation is attested on the valley slopes of the River Brain and it is likely that similar evidence will be found above the tributaries of the River Ter. Below-ground remains associated with the dispersed medieval and post medieval settlement pattern can be anticipated, both on currently occupied sites and elsewhere. The woodland may well preserve earthworks of a multi-period date.

Archaeological and Historical Overview

Prehistoric (Palaeolithic – Iron Age):

- 3.17. The earliest evidence for human occupation in the Great Notley-Terling area dates to the Palaeolithic period, though these are largely to the south in Terling. Later prehistoric activity is largely concentrated around Great Notley. A fieldwalking survey undertaken in advance of Great Notley Garden Village identified prehistoric activity in the form of concentrations of both burnt and worked flint (EHER17766). A similar survey undertaken at White Court Village, Braintree (EHER14614). Residual worked flints have also been identified at both excavations at Skyline 120 Business Park (Colchester Archaeological Trust, July 2012) and at Land adjacent to Baker's Lane, Braintree (EHER49578).
- 3.18. Bronze Age activity was encountered during a fieldwalking survey along the proposed route of the Great Leighs Bypass (EHER14580). A later Bronze Age pit has also been excavated to the southwest of the Site (EHER49579). Cropmark evidence of possible enclosures of this date have been identified to the west of the Site (EHER6530).
- 3.19. Evidence of Iron Age activity has also been identified to the south-west of the Site with the presence of Late Iron Age pottery found in potential early Roman features (EHER49852). In the wider vicinity, a rectilinear enclosure established in the Late Iron Age was excavated at Skyline 120' business park, Great Notley (EHER46272).

Roman

- 3.20. The Site lies adjacent to, and potentially contains the remains of, the Chelmsford-Braintree-Long Melford Road located to the west of the Site (EHER6057). Some of the road's route has been traced via excavation and aerial photography; during trial trenching along the path of the Great Leigh's bypass, the Roman road was identified in several areas, some with metalling still present (EHER6057,6253). Roman pottery has been found within the Site (EHER6215).

3.21. To the south-west and west of the Site, the features excavated at Land west of the A131 and Horizon 120 were largely Late Iron Age to late Roman in date, comprising an agricultural landscape with a rectilinear field system at right angles to the Roman road (EHER49579 and 49582). Other features indicated the existence of a settlement or farmstead, either with a crop-processing area. A curving ditch/ gully was also excavated of Roman date. Roman finds have also been found within the Garden Village (EHER45450, 14615).

Anglo Saxon/Medieval

3.22. The Site contains well-preserved earthworks comprising the remains of ridge and furrow relating to medieval agricultural practices. These are located in the north eastern portion of the Site, at least ten ridges and furrows are visible (EHER6534). The remains of a potential moated site have also been identified within the Site south of Marshals Park (EHER6500). The settlement pattern for the medieval period within the Great Notley-Black Notley area was highly dispersed, comprising church/hall complexes, manors and farms, many of which were moated. The late fifteenth/early sixteenth timber-framed house, Card's, is also located within the Site (EHER27546).

3.23. In the Domesday Survey of 1086, Slamseys Hall, to the south-west of the Site, is recorded as 'Slamondesheia'; it comprised a very small settlement likely to be a single homestead. The manor of Slampseys continued to exist into the late medieval period. Further settlement is evident to the east of the Site with the church/hall complex at Notley Hall and the Parish Church of St Peter and St Paul. The church itself is Grade II* listed and its nave dates to the twelfth century (LUID1147111, EHER27553,6432). To its east is the Scheduled Monument 'Moated site and two fishponds at Black Notley churchyard, 20m east of St Peter's and St Paul's Church' (SM 1013763) which is likely to date from the thirteenth century; the size of this moat is unusually small and is well preserved. This heritage asset is not intervisible with the Site, due partially to the intervening trees and buildings along Baker's Lane. Moated sites, identified via cropmark evidence, are also evident within the Search Area to the north-east, near Black Notley Lodge, north, at Marshals Park, and two south of Baker's Lane (EHER6524,47537).

3.24. By the fifteenth century, the timber-framed Black Notley Hall had been built, along with an associated barn (LUID1122811,1122812 EHER6431,27556,27558,6430); a number of other fifteenth/sixteenth century buildings were located along the historic routes which are preserved within and around the Site including Baker's Lane, Pickpocket Lane, Notley Road and Buck Hill. These include The Friary (LUID 1122807, EHER27548), Barns at Buck Hill House (LUID 1122808, EHER27550) and Great Slampseys (LUID1122816, EHER27570), Friar's Farmhouse (LUID 1338133, EHER27560), Oak

Farmhouse (LUID1147043, EHER27544), Beddalls (LUID 1172012,EHER28086), Cartlodge at Park Farm Bungalow (LUID 1122819, EHER27580), 1, 2 and 3 Church Road, Black Notley (LUID 1122809,EHER27552) and John Ray Cottage (LUID 1147019, EHER27542). This cottage was the birthplace and childhood home of John Ray who is heralded as the father of English Natural History¹⁰; a heritage walk has been devised in memoriam of the famous natural historian. This traverses the Site.

Post-Medieval

3.25. Within the wider landscape, historic maps and documentary evidence indicate that the medieval dispersed settlement pattern continued into the post-medieval period. The Chapman and André Map of 1777 (Figure 3) shows the settlement at Black Notley and dispersed around the Site within an open agricultural landscape.

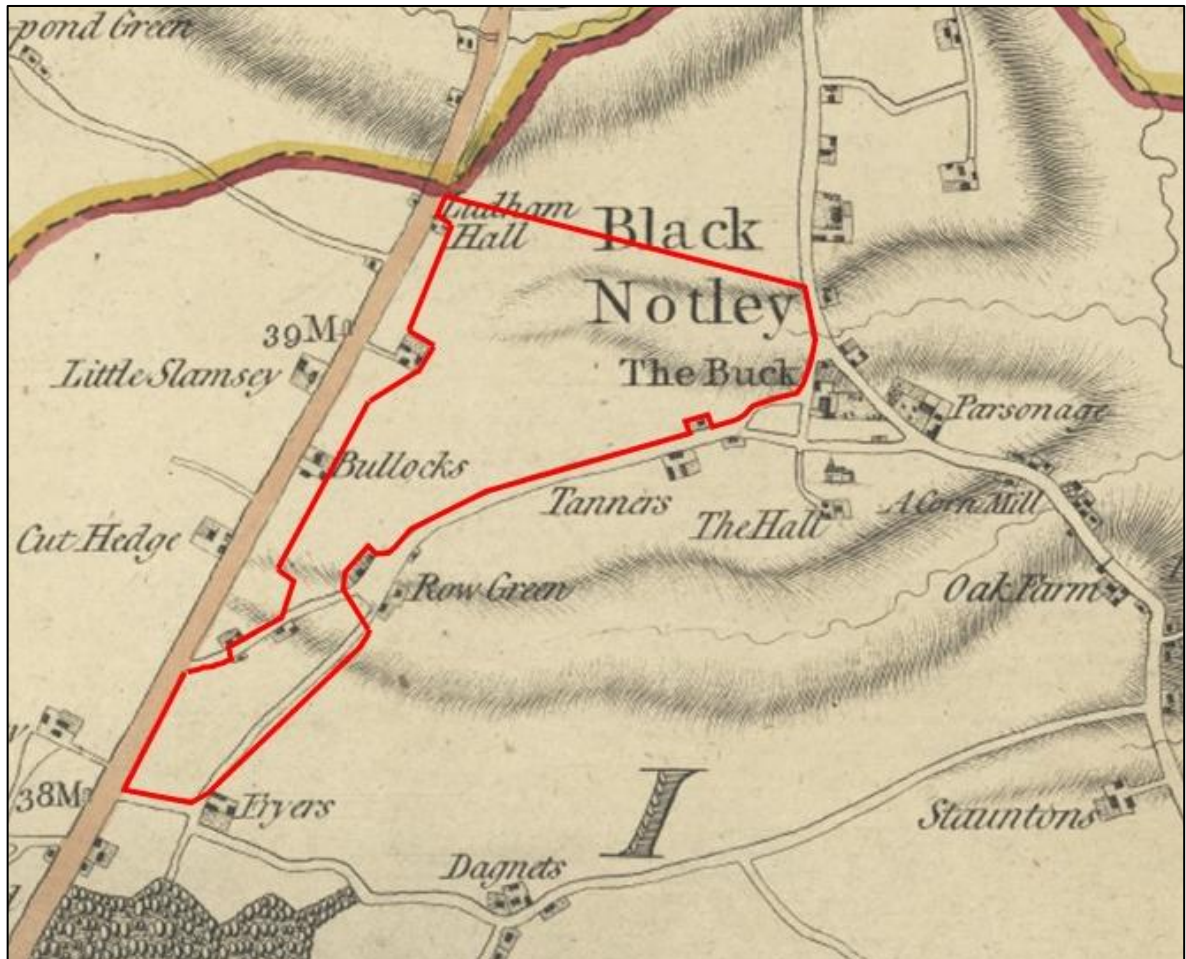


Figure 3 Chapman and André Map of Essex Extract (1777)

¹⁰ untitled (essexhighways.org) The John Ray Walk, ECC

3.26. The first edition Ordnance Survey map (**Figure 4**) shows some scattered development along the eastern half of Baker's Lane. The small cottage at Number 20 Witham Road is shown at the eastern edge of the Site. It is a timber-framed and pebble dash plastered cottage with a hipped thatched roof dating to the seventeenth/eighteenth centuries (LUID1308591, EHER27581).

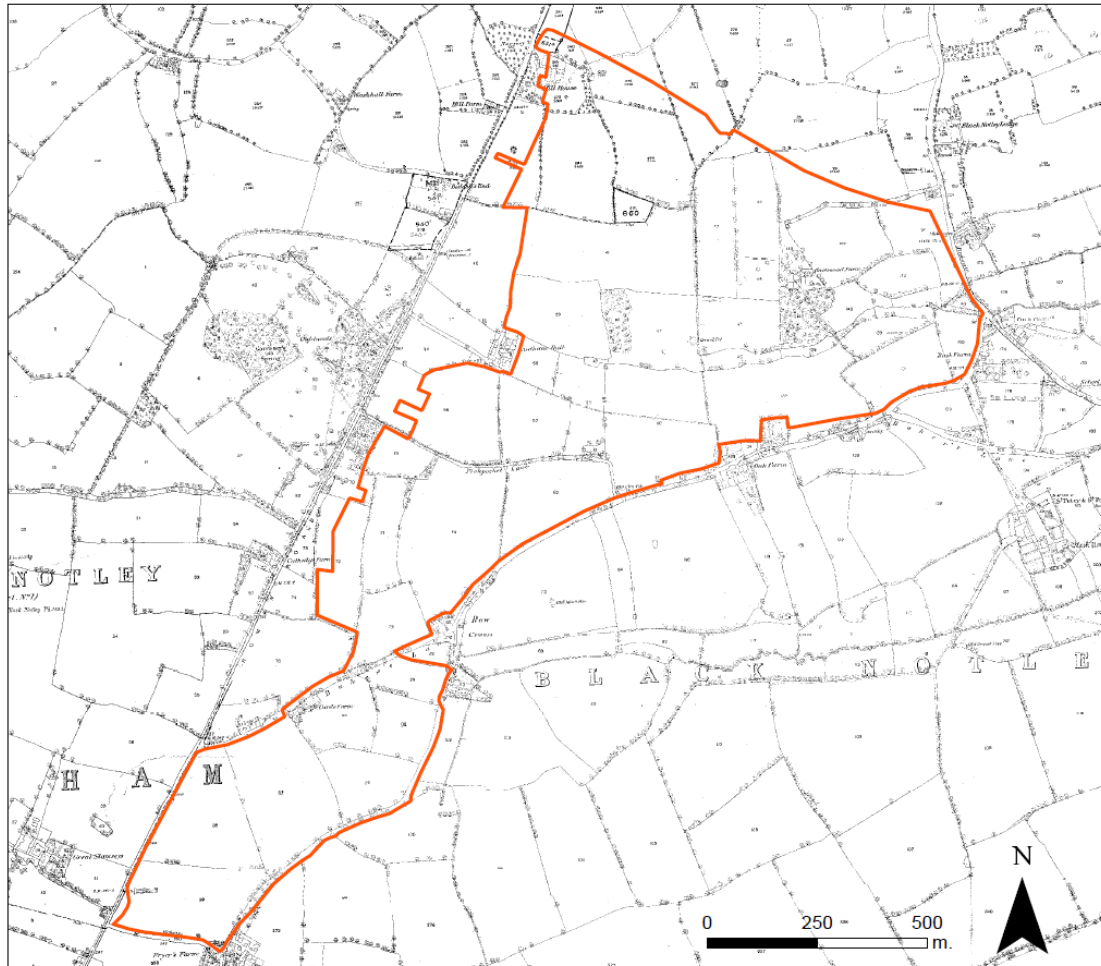


Figure 4 First Edition Ordnance Survey Map, 1875

3.27. The distinctive polygonal shape of Hayeswood Farm is visible in the centre of the Site. It was constructed as a model farmstead in 1839. It consists of a number of Grade II listed structures including a pump and dovecote (LUID 1122778, 1338098, EHER 27586, 27582). The main buildings comprise a barn, dairy and cartlodge (LUID 1122777, 1338118, EHER27584, 27585) and polygonal model farm complex comprising byres, cartlodges and pigsty with green glass bottle neck decoration recording the building's date (LUID 1338117, EHER27583). The farmhouse itself is not listed.

3.28. The agricultural land use of the Site and the surrounding area continued into the nineteenth and twentieth century and cropmarks within, north-west of Oak farm (EHER14227), and outside south-west and south-east of Oak farm and Panners Farm (EHER14226,14225,6530).

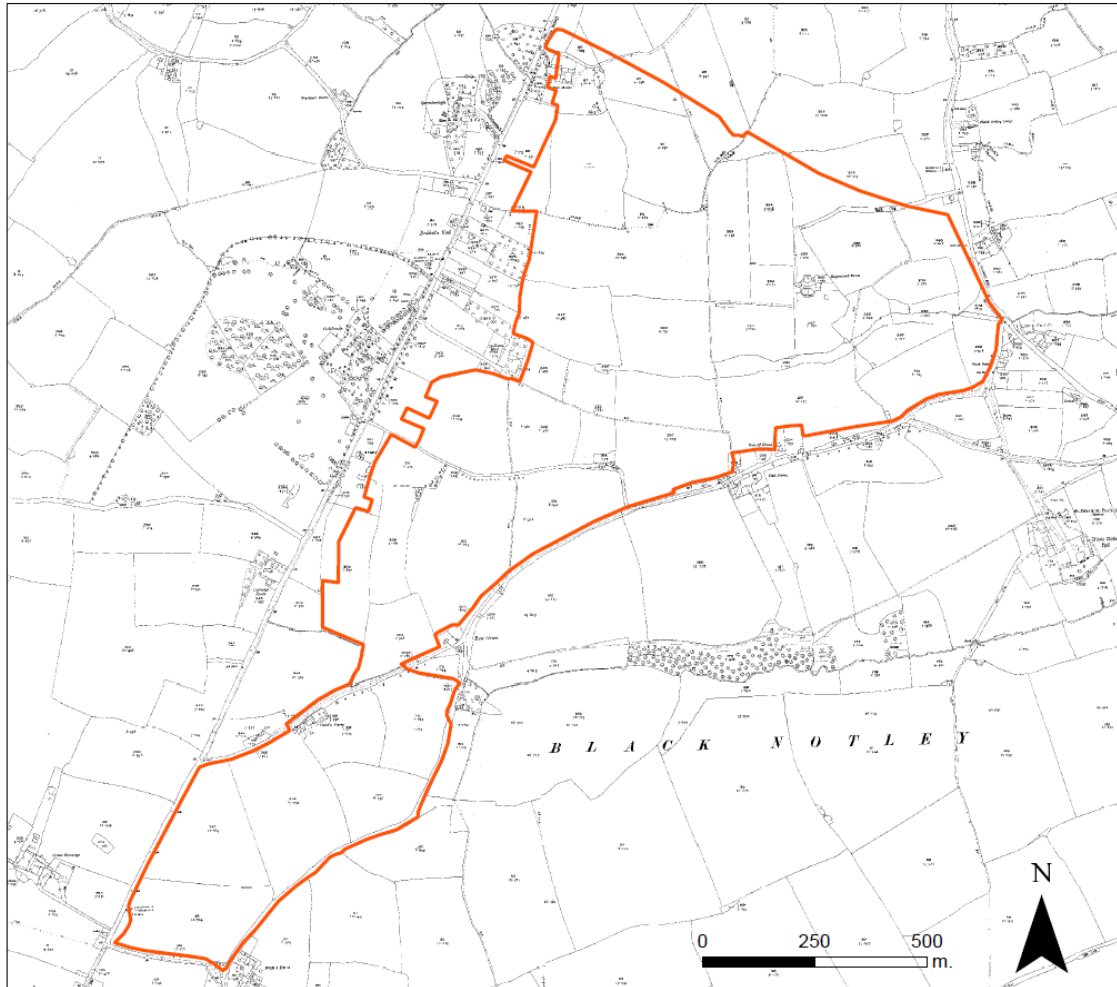


Figure 5 Second Edition Ordnance Survey Map, 1897

Modern

3.29. The second and third edition Ordnance Survey maps (**Figure 5 and Figure 6**) depict little change within the Site. In its immediate environs, they show the gradual increase of development along London Road, although this is still fairly scattered. The Oaklands estate, on the south-west side of London Road, was redeveloped as a housing estate, White Court, in the 1950s.

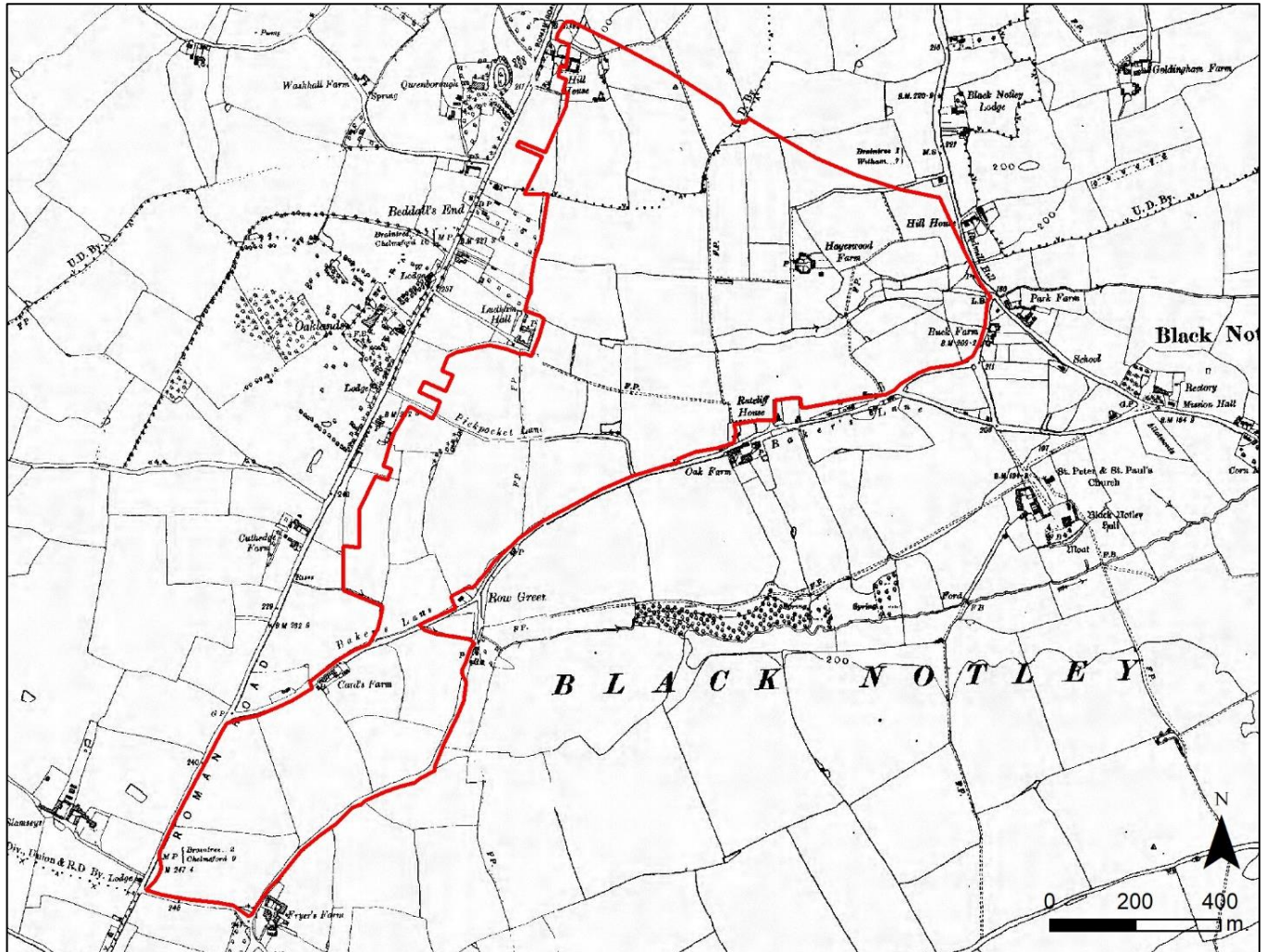


Figure 6 Third Edition Ordnance Survey Map, 1920

- 3.30. The most significant change in the modern era was the construction in the 1980s of the A120 bypassing Braintree to the south, which now forms the northern boundary of the Site. This had the effect of constraining the southwards expansion of Braintree, creating a clear boundary between the town and its still predominantly rural hinterland.
- 3.31. Further infill development has also occurred on the western side of London Road, which is now densely developed between London Road and the A131.



Figure 7 Modern map showing the Site today

4. Site Assessment

- 4.1. A site visit was undertaken on 12 April 2021. A visual assessment was undertaken of the Site and the heritage assets within it. The setting of the identified heritage assets both within the Site and the immediate vicinity was also considered. During the site visit, the weather was mild and clear.

General Description

- 4.2. The Site was accessed via the roads bounding the Site or one of two PROW crossing the fields. One of these extends out from Baker's Lane to Hayeswood Farm and up to the northern boundary of the Site; the other northwards from Friar's Farmhouse. All areas of the Site were accessible during the Site visit apart from the area of cropmarks/earthworks east of Hayeswood Farm where works were being undertaken at the time of visiting.



Figure 8 View north across the Site from PROW from Friar's Farm

- 4.3. The Site is bounded to the south by Dagnets Lane and Baker's Lane, to the east by arable farmland, Buck Hill and Notley Road, to the north by the A120 and to the west by residential housing and London Road. The Site sits at 233 ft and is relatively level but slopes downwards at the very north and very east of the Site towards the River Brain.



Figure 9 View north across the Site from Buck Hill across to Hayeswood Farm

- 4.4. The Site comprises agricultural cropland, bounded by mature hedges along the A120, Notley Road and Baker's Lane. There is a belt of woodland stretching east of Hayeswood Farm. The western edge of the Site is bounded by the rear gardens of properties lining London Road.
- 4.5. There are seven listed buildings within the boundary of the Site, five of which form the model farm complex at Hayeswood Farm.
- 4.6. 20 Witham Road occupies an isolated plot at the eastern edge of the application site, just within the proposed Site. It is a Grade II listed cottage of seventeenth- or eighteenth-century origin, timber-framed and pebble dash plastered under a hipped thatched roof. The ground slopes gently downwards to the east towards Witham Road.



Figure 10 View of 20 Witham Road, with wooded belt of trees on the Site in the background



Figure 11 View from the eastern corner of Baker's Lane looking north-west across the Site

- 4.7. Hayeswood model Farm is located in the centre of the development Site, surrounded by open fields.



Figure 12 View of Hayeswood model farm complex with the unlisted farmhouse in the background

- 4.8. Card's Farmhouse is located at the south-west end of the Site, in the parcel of land south of Baker's Lane. It is a Grade II* listed building of late fifteenth or early sixteenth century origin. The farmhouse is timber-framed and plastered with a red plain tiled roof and contains an original internal chimney stack and original staircase with solid oak treads. It has a close relationship with the Grade II listed fifteenth-century Friary which lies just outside the boundary of the Site to the south-west of Card's, fronting onto Baker's Lane. It is a timber-framed house with a gabled and jettied crosswing and red plain tiled roof. It is of fifteenth century origin with later additions and includes a fireplace dated to 1577 and a surviving void which might be a priest hole.



Figure 13 View of the Site to the south of Baker's Lane, looking north-west towards the rendered gable end of the Friary (centre of photo). Card's is situated to the right of the Friary, largely screened in this view by mature trees and hedges

- 4.9. There are a series of Grade II listed buildings standing just outside the development boundary in a loosely dispersed linear development along Baker's Lane.
- 4.10. The Cartlodge and Barn north-west of Number 45 Park Farm Bungalow are seventeenth-century timber-framed and weatherboarded farm buildings which formed part of a historic farmstead, Park Farm. The buildings are set back from the road behind a long single-storey brick range (unlisted) on the east side of Witham Road. There is a buffer of buildings forming the Buck Farm complex and their grounds on the south side of Baker's Lane between them and the Site.
- 4.11. Buck Farmhouse has seventeenth century origins with later alterations. The farmhouse is a substantial two storey house with attics, timber-framed and plastered with plain tiled roofs. The Barn is sixteenth/seventeenth in origin with a later slate roof and is set back behind a red brick range of farm buildings fronting Baker's Lane. The red brick wall outside Buck House is seventeenth century in origin with brick buttresses and capping. Buck Farmhouse occupies a prominent position at the brow of the hill and is visible in longer views across the Site.



Figure 14 View of Buck Farmhouse showing its prominent location on the brow of the hill, with the Site development area in the foreground

- 4.12. John Ray Cottage and the associated listed Smithy front directly onto Baker's Lane and are situated just to the south of the development site boundary. The Cottage is sixteenth century in origin, timber-framed and plastered with exuberantly executed twentieth-century pargetting. The Smithy is a modest weatherboarded structure with a half hipped red tiled roof. They possess added historic interest because of their association with the naturalist John Ray.
- 4.13. Ratcliff's is an eighteenth-century timber-framed and plastered house with later additions. It has a double range, plain tiled roof with external red brick chimneystacks to left and right. The house is situated on the north side of Baker's Lane directly abutting the Site boundary. There are views across the Site towards it.
- 4.14. Oak Farmhouse is a substantial sixteenth-century timber-framed house with a later front wing, fronting directly onto Baker's Lane. It has a double range, plain tiled roof and, internally, much exposed timber framing. The range of eighteenth- and nineteenth-century weatherboarded barns lining Baker's Lane are also listed. There are views across the development Site south towards these assets.



Figure 15 View of John Ray Cottage from Baker's Lane



Figure 16 View of Ratcliff's, a handsome eighteenth-century timber-framed house with double range roof plan



Figure 17 View of Oak Farm House; the main elevation faces towards the development Site



Figure 18 View from footpath leading to Hayeswood Farm looking south across the development site towards Ratcliff's and Oak Farm House

- 4.15. Friar's Farmhouse is a sixteenth-century timber-framed and plastered four-bay house with later additions set amongst fields at the south-east corner of the Site. It forms part of a traditional farmstead with the two eighteenth-century weatherboarded barns and red brick and flint cartlodge. The boundary stone to the west of the house incised 'Whit Notly' and 'Black Notly' '1679' is a rare survival of a named and dated boundary stone in Essex.



Figure 19 View looking east along Dagnets Lane towards Friar's Farmhouse



Figure 20 View looking south-west from the boundary of the development Site towards Friar's Farm, showing its isolated, rural setting

- 4.16. At the southern tip of the Site, the Green Dragon is an eighteenth-century public house which lies to the south of the Site facing onto the London Road. It is rough rendered with a red plain tiled roof. The adjacent outbuilding, a former red brick stable with half hipped roof on its north side, has been converted into additional space and joined to the pub at ground floor level. The pub is located in the wider setting of the development Site and there is some inter-visibility with the Site.



Figure 21 View of the Green Dragon public house and outbuilding located on London Road

- 4.17. The Church of St Peter and St Paul and Black Notley Hall are located amongst fields to the south-east of the development Site. The church is of twelfth century origin with early sixteenth century chancel and south porch. It was extensively restored in the nineteenth century, when the north vestry was added. It is constructed of flint rubble walls with stone dressings and covered with a red plain tiled roof with ornate ridge tiles. At the west end is a vertically boarded bell turret with octagonal spirelet, probably added in the early sixteenth century, which is visible in long views from the Site towards the church.
- 4.18. Black Notley Hall has fifteenth-century origins as a substantial timber-framed hall house with an eighteenth-century façade to the front range. It has been much altered and enlarged, obscuring the original plan form. It forms part of a historic farmstead, including a fifteenth-century timber-framed and weatherboarded barn with plain tiled roof and an eighteenth-century pump house with hipped tiled roof. Several modern barns have been added to the west of the historic core of the farmstead. Its roofscape is visible in views from the Site.



Figure 22 View looking south towards the Church of St Peter and St Paul and Black Notley Hall, with farm buildings to the right



Figure 23 View looking south-east from the boundary of the development Site on Baker's Lane towards the bell turret of the church and the huddled roofscape of Black Notley Hall farm

5. Assessment of Significance

Significance Criteria

- 5.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.
- 5.2. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England¹¹ which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.
- 5.3. These attributes of significance are described as:
- **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest**

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

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

¹¹ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

5.4. Section 3 of this report has identified the heritage assets considered relevant to this assessment. The significance of the identified heritage assets will be assessed using a number of significance ratings to permit a quantifiable assessment:

- **High:** Significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
- **Medium:** Significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
- **Low:** local or regional significance.
- **Neutral:** Has no cultural significance but is also not considered intrusive to heritage value.
- **Intrusive:** Detracts from heritage significance.

5.5. Further to the above, when considering the significance rating of a particular heritage asset, it is important to acknowledge the various levels of protection granted to heritage assets. For example, the scheduling of a monument is applied only to sites of national importance and is reserved for carefully selected sites, which creates a representative sample of sites from different epochs¹². A building is listed to mark and celebrate its special architectural and historic interest, with Grade I listed buildings being of exceptional interest; Grade II* listed buildings being particularly important buildings of more than special interest; and Grade II listed buildings being of special interest¹³. Scheduled Monuments and Listed Buildings are designated by the Secretary of State for Digital, Culture, Media and Sport (DCMS). Parks and gardens are registered to celebrate designed landscapes of note. The 'Register of Parks and Gardens of Special Historic Interest in England' is compiled by Historic England¹⁴.

5.6. Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: *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.*

5.7. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document *The Setting of Heritage Assets*¹⁵. Following

¹² Historic England. Scheduled Monuments. <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>

¹³ Historic England. Listed Buildings. <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

¹⁴ Historic England. Registered Parks and Gardens. <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

¹⁵ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Step 1, which requires the identification of the heritage assets and their settings that may be affected by a proposal (undertaken in Section 3 of this report), the below statements of significance are carried out in line with Step 2 which states:

- *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.*

5.8. In relation to Assessment Step 2, the guidance document details that '*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*'. It also provides a (non-exhaustive) checklist of potential attributes of a setting that may help to demonstrate its contribution to significance, which may relate either to the asset's physical surroundings or the experience of the asset. These attributes include:

- Topography;
- Other heritage assets;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Surrounding landscape or townscape character;
- Tranquillity, remoteness, 'wildness';
- Diurnal changes; and
- Land use.

Statements of Significance

Archaeological Potential

- 5.9. With the exception of the earthworks to the south of Hayeswood Farm, there are no above ground features associated with known archaeological features were noted during the Site visit.
- 5.10. Assessment has revealed that the Site has historically been undeveloped and used as farmland. As such, should sub-surface archaeological features be present, it is unlikely they would have suffered significant truncation, although some disturbance from ploughing can be anticipated.
- 5.11. Roman finds and evidence of medieval exploitation of the agricultural landscape in the form of ridge and furrow earthworks have been identified within the Site. There is no evidence, within the Site, of prehistoric, Roman or Saxon features. However, this is more likely because there have been no previous investigations within the Site rather than there being a complete absence of archaeological features. Archaeological remains from these periods have been recorded to the south west of the Site, demonstrating the survival of belowground archaeological deposits in the area. Records on the HER demonstrate activity in the Study Area and environs of the Site during prehistoric, Roman and medieval periods and as such there is potential for features of significance. This will not be confirmed without further investigation.

Designated Heritage Assets Inside the Site

Hayeswood Farm complex: High Significance

- 5.12. This heritage asset consists of the complex of listed buildings that comprise the model farmstead. These include the listed farm complex to the south of the farmhouse (LUID1338117), the cartlodge (LUID1338118), the barn and attached dairy (LUID1122777), the dovecote (LUID1338098) and the pump (LUID1122778), all listed at Grade II. The farmhouse itself is not listed, but because of its age, close functional relationship with the listed farmstead and architectural interest as a substantial five-bay rendered farmhouse with tiled roof, it is considered in this assessment to be a non-designated heritage asset.

- 5.13. The complex possesses architectural interest in its interesting polygonal plan form, set around a central courtyard, with small Gothic timber doors providing ventilation to the pigsties. There is artistic interest in the use of green glass bottle necks as an external decoration recording the building's date, 1839, in the end gable. It also has historic interest as an attractive example of an early nineteenth-century small model farm complex. The poor condition of the buildings detracts from the farm's significance; there are large areas of slipped and missing slates, and on several ranges the slate roofs have been replaced with corrugated iron sheeting.
- 5.14. The farm's significance principally derives from the fact that it is a complete model complex of early nineteenth-century origin. The buildings are introspective in their arrangement, grouped around a large central courtyard space. They are surrounded on the west and south sides with large, modern farm buildings. Nevertheless, their open setting in the middle of fields contributes to their significance by allowing them to be understood and appreciated as a designed model complex in a rural, agricultural setting.

Card's: High Significance

- 5.15. The significance of Card's Farmhouse principally derives from the completeness of its surviving timber frame, which provides a high level of historic and architectural interest and allows a good understanding of the historic development of the building. It is also important as a well-preserved example of an isolated rural farmstead, which contributes to its historic significance.
- 5.16. Its open and rural setting contributes to its significance as to the south it is still surrounded by open fields, allowing it to be understood as an isolated farmstead in a rural location. Its setting has been compromised to some extent by the recent infill development on the north side of Baker's Lane opposite Card's Farmhouse and the regular traffic along the busy through-route of Baker's Lane which has given a more suburban character to the road. Nevertheless, Card's retains an open, rural setting to the south with views across the countryside in many directions. This contributes to its significance by allowing the building to be appreciated in relatively unspoilt surroundings. Card's has a close historic association with the Grade II listed Friary to the west, as they are roughly contemporaneous in age and form part of a five hundred year old settlement pattern of scattered dwellings within an agricultural landscape.



20 Witham Road: High Significance

5.17. 20 Witham Road derives its significance from its historic and architectural interest as a modest labourer's cottage of vernacular construction. Its setting is defined by its close proximity to Witham Road, a larger and busier road than Baker's Lane, and its visual isolation from any other buildings. It is set in a hollow with the ground rising to the west and is partially screened from the surrounding fields to the north and south by a belt of mature trees and hedgerows, giving it a sense of seclusion. Its architectural interest has been somewhat compromised by the addition of a single storey extension to the north and the application of pebble-dash render, but it is still possible to appreciate it as a modest worker's cottage.

Designated Heritage Assets Outside the Site

5.18. Because of the number of heritage assets affected, the assessment is presented in table form. Assets which have similar significance and setting are grouped together for ease of understanding.

Asset name and number	Grade	Level of significance	Assessment of significance
<p>Cartlodge Approximately 100 Metres North North West of Number 45 Park Farm Bungalow, (LUID1122819)</p> <p>Barn Approximately 100 Metres North West of Number 45 Park Farm Bungalow, (LUID1308585)</p>	II	High	<p>These have some architectural and historic significance as traditional timber-framed farm buildings. Both have had their roofs replaced with corrugated asbestos sheeting, causing some harm to their architectural interest. Their setting is formed by the complex of former farm buildings and the agricultural land to the east. The Site does not form the immediate setting of these buildings, but contributes to the wider understanding of them as agricultural buildings in a predominantly rural setting.</p>
<p>Buck Farm (LUID1147082)</p> <p>Barn to North East Of Buck Farm, (LUID1122808)</p> <p>Wall Adjoining Buck Hill and Running Approximately 40 Metres To South West Of Buck Farm, (LUID1147098)</p>	II	High	<p>Buck Farmhouse has a complex plan with some attractive pierced bargeboards to the crosswing gables contributing to its architectural interest. The Barn is a good example of its type and contributes to the historic interest of the farmstead. The farmstead is located just outside the boundary of the Site on the south-east side of Baker's Lane. It stands at the summit of Buck Hill and opposite the open fields of the Site, which make an important contribution to its rural setting as a settlement within fields. The topography means that Buck Farm is visible in long views looking east along Baker's Lane and Buck Hill, and is experienced in a wide landscape.</p>
<p>John Ray Cottage, (LUID1147019)</p> <p>Former Smithy Adjoining Road and Approximately 7 Metres</p>	II	High	<p>The house is listed partly for its architectural interest as a sixteenth century timber-framed vernacular cottage with inglenook fireplace, but also for its historical associations as the birthplace and childhood home of botanist and natural historian John Ray. A heritage walk to</p>

<p>East of John Ray Cottage, (LUID1122804)</p>			<p>commemorate him traverses the Site. The Smithy was used by John Ray's father. The setting of these buildings is defined by their proximity to Baker's Lane and the relatively sparse settlement pattern of the surrounding landscape. The rural surroundings contribute to understanding the countryside setting which shaped John Ray's interest in botany and natural history, so contribute to the Cottage's historic interest.</p>
<p>Ratcliff's, (LUID1147071)</p>	II	High	<p>The house possesses historic and architectural interest as a handsome example of eighteenth-century vernacular architecture. Its principal elevation faces the road, but the open fields to the rear form its wider setting as part of a dispersed settlement surrounded by countryside. It is visible in views south across the Site.</p>
<p>Oak Farmhouse, (LUID1147043) Barns and Outbuilding Range Adjoining Road and Approximately 30 Metres West of Oak Farmhouse, (LUID1122805)</p>	II	High	<p>The house and barns have architectural interest as a good example of traditional vernacular farm buildings. They possess historic value as part of a series of fifteenth and sixteenth century rural dwellings dispersed along Baker's Lane. The wider agricultural land of the Site contributes positively to the significance of the farmstead, as it has a functional and associative relationship with the surrounding agricultural land.</p>
<p>The Friary (LUID1122807)</p>	II	High	<p>The Friary has historic interest because of its age and rare surviving architectural features including sixteenth century panelled doors, fireplace and surviving priest hole void. There is a strong historic association with Card's Farmhouse to the north-east, as they are roughly contemporaneous in age and form part of a five hundred year old settlement pattern. The setting of the Friary has been somewhat</p>

			<p>compromised by the modern infill development between Baker's Lane and London Road which has reduced the historic sense of isolated dwellings located in fields, although to the south the Friary still faces open fields. The Site therefore makes a positive contribution to the Friary's significance by providing an agricultural setting to the building.</p>
<p>Friar's Farmhouse, (LUID1338133)</p> <p>Cartlodge</p> <p>Approximately 15 Metres North of Friar's Farmhouse, (LUID1338134)</p> <p>Barn Approximately 20 Metres North East of Friars Farmhouse, (LUID1122813)</p> <p>Barn Approximately 60 Metres South East of Friar's Farmhouse, (LUID1147164)</p> <p>Boundary Stone On Triangle Of Land At Junction Of Dagnets Lane And Friar's Farm Track, (LUID1147176)</p>	II	High	<p>Friar's Farm possesses architectural interest in its elevations and surviving internal features, including inglenook fireplace and original doors. The complex as a whole has historic interest as a well-preserved traditional farm complex including barns, cartlodge and dairy. The farmstead has a functional and associative relationship with the surrounding farmland, which reinforces appreciation of it as an isolated farmstead in a rural location. There is some screening between the Site and the farm complex provided by a pond and small wooded enclosure, but the Site forms part of the wider agricultural hinterland of the farmstead and there are long views from the Site towards to the farmstead. Friar's Farm is located on Dagnets Lane, a partially made road, with a strong rural character which is integral to the character of the listed farmstead.</p>
<p>The Green Dragon, (LUID1308605)</p> <p>Outbuilding Adjacent to North Of The Green Dragon, (LUID1338136)</p>	II	High	<p>The Green Dragon possesses historic interest as an eighteenth-century public house with surviving outbuilding, situated along the main thoroughfare of the old Roman road leading towards Braintree. It also possesses communal value as a public house. Its principal historic relationship is with the road and the travellers it</p>

			served. To the east, its setting on the edge of open fields contributes to its significance by allowing the building to be understood as a country pub. There is an open field between the Site and the pub, creating a buffer of open space between the two.
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Designated Heritage Assets in the wider setting of the Site

5.19. The following designated heritage assets lie beyond the boundary of the site but, because of their inter-visibility with the Site, their settings have the potential to be affected by the development.

Asset name and number	Grade	Level of significance	Assessment of significance
Church of St Peter And St Paul (LUID1147111)	II*	High	The Church has considerable historic and architectural interest as an early medieval church serving the historic settlement of Black Notley. It possesses high communal value and is a local landmark. It has a rural setting to the west of the main settlement, in close proximity to Black Notley Hall. It was designed to be experienced in an agricultural setting amongst fields. The bell turret and spire are visible in long views across the countryside, including from the southern part of the Site, providing a focal point in the landscape.
Black Notley Hall (LUID1122811) Barn North West of Black Notley Hall, (LUID1147130) Barn Adjoining to The South of Barn North	II	High	Black Notley Hall and farmstead has considerable historic and architectural interest as a traditional farm complex including substantial fifteenth-century weatherboarded barn. It has a close functional relationship with the surrounding farmland which enables it to be understood as an isolated farmstead experienced in a rural setting.



<p>West of Black Notley Hall, (LUID1122812)</p> <p>Pump House to South West of Barn North West of Black Notley Hall, (LUID1147151)</p>		<p>The farm is nestled in a hollow and the ground rises to the north-west towards the Site. The houses along Baker's Lane are visible from Black Notley Hall and the ground rises further beyond, indicating that new development on the Site would be visible from the Hall complex in wider views. There are views from the southern boundary of the Site towards the church bell turret and the roofscape of the farm buildings set amongst the fields.</p>
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6. Potential Impact of Development

- 6.1. This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. No specific or outline masterplan has been created for the Site. As such this assessment will address the principle of development within the Site and make recommendations to reduce harm.
- 6.2. The potential impact of development is considered in relation to the direct (physical) impacts on heritage assets located within the Site and the indirect (non-physical) impacts on heritage assets located within the Study Area, due to change within their settings.
- 6.3. The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's *The Setting of Heritage Assets*¹⁶.

Heritage Assets within the Site (Direct Impact)

Archaeology

- 6.4. Assessment has revealed activity within the Site, or its immediate environs, since the Prehistoric period. The Site has remained in agricultural use and this may account for the dearth of archaeological information within the Site given there have been no previous investigations. Given the Site's historic use, if there were to be features of significance, they would have unlikely been truncated by previous development and as such there is a higher chance of survival.
- 6.5. The specific areas of development in the Site have not yet been established. Areas of development will likely completely remove and destroy any archaeological deposits present. The potential of the Site to reveal features of significance has not yet been fully understood. As such it is recommended that a scheme of archaeological evaluation is undertaken which is informed by the results of a geophysical survey.

¹⁶ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Methodology: Built Heritage Impact

- 6.6. The assessment of the potential impact of the planned development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's *The Setting of Heritage Assets*¹⁷. Step 3 of the staged approach outlines that assessment should:
- Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- 6.7. The guidance recommends that an assessment should consider the following factors when assessing impact:
- Location and Siting
 - Form and Appearance
 - Additional Effects
 - Permanence
- 6.8. The Historic England guidance further expands on these factors by providing a (non-exhaustive) checklist of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. These attributes include:
- Proximity to asset;
 - Position in relation to relevant topography and watercourses;
 - Position in relation to key views to, from and across;
 - Dimensions, scale and massing;
 - Introduction of movement or activity;
 - Diurnal or seasonal change;
 - Change to built surroundings and spaces;
 - Noise, odour, vibration, dust etc;
 - Lighting effects and 'light spill';
 - Change to general character (eg urbanising or industrialising); and
 - Changes to public access, use or amenity;
 - Reversibility.
- 6.9. In order to assess the impact of the proposed development on the significance of the heritage assets, the following assessment provides a comparative analysis of the heritage

¹⁷ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

significance against the ‘magnitude of change’ (or the scale of proposed changes), the details of which are discussed below. This assessment is based on the criteria set out by the Design Manual for Roads and Bridges¹⁸ (DRMB) and ICOMOS¹⁹, and is a clear way of understanding the magnitude of impact, and how levels of effect vary according to the significance of the heritage asset.

- 6.10. The heritage significance of the heritage assets is discussed in Section 5. The magnitude of change will be assessed based on the criteria set out in Table 2 below. As a general principle any change resulting in a positive impact should be encouraged.

Table 1: Magnitude of Change

Magnitude of Change	Description
Major Beneficial	The proposed changes will substantially alter key elements of the heritage asset in a positive way, better revealing and/or enhancing its significance. There would be a substantial improvement to the understanding of important elements of the asset's significance.
Moderate Beneficial	The proposed changes will have a considerable positive effect on key elements of the heritage asset, such that they enhance the overall character or significance of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the significance of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the significance of a heritage asset.
Negligible	The proposed changes will have a minimal positive or negative impact on the heritage asset's significance.
Neutral	The proposed changes will have no impact on the heritage asset and its significance.
Minor Adverse	The proposed changes will have minor impact on key elements of the heritage asset, such that the overall significance of a heritage asset is negatively affected. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will have a considerable negative effect on the overall character and significance of the heritage asset. It will likely disturb key features and be harmful to overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will cause a substantial disruption to, or, in some cases, the complete destruction of important features of the heritage asset, such that its significance is substantially harmed. Change of this magnitude should be avoided.

¹⁸ The Highways Agency, August 2007. *Design Manual for Roads and Bridges*, Volume 11, Section 3, Part 2 HA 208/ 07 *Cultural Heritage*

¹⁹ International Council on Monuments and Sites (ICOMOS), 2010. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*

6.11. The overall impact on a heritage asset, is provided by an equation which considers the level of heritage significance (as defined in the previous section) and the magnitude of change. This is summarised in Table 3 below. This table is a modified version of that provided in guidance from ICOMOS and Historic England.

Table 2: Overall Impact

Criteria		Level of Heritage Significance			
		Neutral	Low	Medium	High
Magnitude of Change	Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large
	Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large
	Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight
	Neutral	Neutral	Neutral	Neutral	Neutral
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight
	Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large
	Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large

Heritage Assets within the Site (Indirect Impact)

Built Heritage

6.12. In order to assess the potential impact of the proposed development on the relevant built heritage assets, a number of conditions have been considered including topography, inter-visibility, shared views etc. which comprises the settings of the relevant heritage assets and the surroundings in which the assets are experienced. Previous developments within the vicinity, which may have already affected the settings of these listed buildings, have also been considered to understand the impact in the evolving context.

6.13. **Hayeswood Farm:** development in the proposed Site would have a serious impact on the setting of this listed model farm by completely surrounding it with development and divorcing it from its agricultural land, which has a functional and associative historic connection with the heritage asset. The significance of the complex of buildings around Hayeswood Farm is defined by the ability to understand and appreciate its interesting plan form in its currently isolated surroundings. While the plan of the buildings is introspective in its arrangement, their isolated setting surrounded by fields is key to understanding them as a model farmstead. Development would therefore cause permanent loss of significance. Views towards the farm from the various public footpaths crossing the Site and from its

farmyard would be harmed by the proposed development. The magnitude of impact on its setting would be high. With regard to the NPPF, it is considered that this would amount to substantial harm to the farm's setting.

- 6.14. As set out in Chapter 5 above, this asset is considered to be of **High** heritage significance. The magnitude of change is considered to be **moderate adverse**, and the overall impact on the heritage significance of Hayeswood Farm would be **large**.
- 6.15. **Card's Farmhouse:** the setting of this building has been somewhat compromised by the recent infill development on the north side of Baker's Lane, which has diminished the rural setting of Card's and brought a more suburban character to this area. The open fields to the south of Card's are therefore important in understanding the building as a historic farmhouse in a rural location. There are some views towards Card's across the fields, but it is largely masked from view by the mature trees and hedges surrounding the property. The proposed development would completely surround Card's, severing its historic link with the surrounding farmland and harming its historic significance. Its high listing at Grade II* makes it a particularly sensitive asset and it is considered that this would amount to substantial harm to the building's setting.
- 6.16. As set out in Chapter 5 above, this asset is considered to be of **High** heritage significance. The magnitude of change is considered to be **moderate adverse** and the overall impact on the heritage significance of Card's Farmhouse would be **large**.
- 6.17. **20 Witham Road:** This cottage is currently experienced in visual isolation from any other buildings on this side of Witham Road. Its isolated setting contributes to understanding it as an agricultural worker's cottage. It is set in a wooded hollow with the ground rising towards the Site. The topography would exacerbate the impact of surrounding development on the cottage by increasing the prominence of the new development in views from the road towards the cottage. It is considered that the impact on setting is moderate and could to some extent be mitigated by retaining the existing woodland screening and including a buffer around the cottage.
- 6.18. As set out in Chapter 5 above, this asset is considered to be of **High** heritage significance. The magnitude of change is considered to be **moderate adverse**, and the overall impact on the heritage significance of 20 Witham Road would be **moderate**.

Heritage Assets outside the Site (Indirect Impact)

Built Heritage

Asset	Level of significance	Description of impact	Magnitude of change	Overall impact
<p>Cartlodge North North West of Number 45 Park Farm Bungalow</p> <p>Barn North West of Number 45 Park Farm Bungalow</p>	High	<p>The Site does not form the immediate setting of these buildings, but contributes to their wider setting. Although they are partially concealed by the buildings fronting onto Witham Road, there are some views towards them from the Site. Development on the Site would cause some harm to their wider setting by diminishing the rural context in which they are currently experienced.</p>	Minor adverse	Slight
<p>Buck Farm Barn to North East Of Buck Farm</p> <p>Wall Adjoining Buck Hill</p>	High	<p>Buck Farm faces directly onto the south-east edge of the development Site. The open fields of the Site make an important contribution to its rural setting and the topography means that Buck Farm is visible in long views from the Site. Development on the Site would have a moderate adverse impact on the setting of the listed buildings. In designing the extent of development within the Site, the setting of Buck Farm should be considered and how harm can be minimised.</p>	Moderate adverse	Moderate / Large
<p>John Ray Cottage Former Smithy East of John Ray Cottage</p>	High	<p>John Ray Cottage and Smithy face directly onto the boundary of the Site. The open fields of the Site make an important contribution to their rural</p>	Moderate adverse	Moderate / Large

		<p>setting as part of a sparse linear settlement surrounded by fields. Development on the Site would have a moderate adverse impact on the setting of the listed buildings. It would also harm the historic significance of John Ray Cottage by infilling the countryside setting which shaped John Ray's interest in natural history. The landscape setting of the John Ray Walk would also be severely impacted upon by development.</p>		
Ratcliff's	High	<p>Ratcliff's abuts the southern boundary of the Site and the open fields make an important contribution to its significance as part of a dispersed settlement surrounded by countryside. The historic open setting to the rear of the listed building with views over the fields would be permanently lost because of the proposed development. Development has the potential to remove views towards the heritage asset from the Site which would detract from appreciation of it in an agricultural setting. Development on the Site would have a moderate adverse impact on the setting of the listed building.</p>	Moderate adverse	Moderate / Large
Oak Farmhouse Barns West of Oak Farmhouse	High	<p>Oak Farmhouse faces directly onto the southern boundary of the development Site. The open fields of the Site make an important contribution to its rural setting and appreciation of it as a historic farmstead surrounded by agricultural land. Development on the Site would have a moderate adverse impact on the setting of the listed</p>	Moderate adverse	Moderate / Large

		buildings. In designing the extent of development within the Site, the setting of Oak Farmhouse should be considered and how harm can be minimised.		
The Friary	High	The setting of the Friary has been somewhat compromised by the modern infill development between Baker's Lane and London Road. The open field to the south is important in understanding the asset as a historic dwelling in a rural location. The Friary is prominent in views across the development Site, albeit there is now some visual competition from surrounding development. The proposed development would encroach on the last vestige of rural setting of the Friary, changing the character of its surroundings from rural to suburban. Views from the asset to the open countryside would be entirely lost. This would cause serious harm to its setting.	Moderate adverse	Moderate / Large
Friar's Farmhouse Cartlodge North of Friar's Farmhouse Barn North East of Friars Farmhouse Barn South East of Friar's Farmhouse Boundary Stone	High	Friar's Farmhouse is located at the southern tip of the development Site. Although there is some wooded screening between the Site and the farm complex, the fields of the Site contribute somewhat to the agricultural setting and significance of the farm. Development has potential to remove views towards the heritage asset which would detract from the appreciation of the historic farmhouse in an agricultural setting. There is also potential for development to remove the tranquil setting of the farmhouse and alter how	Moderate adverse	Moderate

		it is experienced along the characterful trackway of Dagnets Lane. In designing the extent of development within the Site, the setting of Friar's Farmhouse should be considered and how harm can be minimised.		
The Green Dragon Outbuilding Adjacent to The Green Dragon	High	The Green Dragon is separated from the Site by an open field which forms its immediate setting, along with the thoroughfare of London Road. There are some longer views from the Site towards the pub. Development would cause some harm to the significance of the heritage asset by changing its wider environment from rural to a more suburban character. Because of the distance between the two and the limited views afforded, the overall impact is considered to be slight.	Minor adverse	Slight
Church of St Peter And St Paul, Black Notley	High	The church is separated from the development Site by a large field. Its immediate setting would not be affected by the development, but views of the church bell turret from the Site would be affected. The church's significance partly derives from its status as a focal point in the landscape and a local landmark. This aspect would be harmed by development on the site. Because the views of the turret from the direction of the Site are limited, the overall impact is considered to be slight.	Minor adverse	Slight
Black Notley Hall Barn North West of Black Notley Hall,	High	Black Notley Hall and farmstead is separated from the development Site by a large field which forms its immediate setting. There are some	Minor adverse	Slight

Barn Adjoining to The South Pump House to South West of Barn		views of the huddled roofs of the farmstead, nestled in agricultural land, from the southern part of the development Site. These contribute to its significance as an important local manor and isolated farmstead experienced in a rural setting. Because these views from the direction of the Site are fairly limited, the overall impact is considered to be slight.		
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Summary of Impact

- 6.19. The potential of the Site to reveal features of archaeological significance has not yet been fully understood. Should these exist within the development footprint, it is likely that they will be directly impacted and completely destroyed.
- 6.20. The development would cause harm to the significance of Hayeswood Farm and Card's Farmhouse by entirely surrounding them with development, damaging the ability to understand them as historic farmhouses in an isolated rural setting. This would amount to substantial harm to their settings.
- 6.21. The development would cause some harm to the setting of 20 Witham Road. This level of harm would be less than substantial and could be reduced through appropriate masterplan design.
- 6.22. There are a number of listed buildings along the boundary of the Site which would be adversely impacted by development. Impact on the settings of the Cartlodge and Barn near 45 Park Farm Bungalow and the Green Dragon pub would be low because of their relative distance from the Site. The development would have a moderate adverse impact on the settings of the listed buildings along Baker's Lane, including Buck Farm, John Ray Cottage, Ratcliff's and Oak Farm, and on the setting of the Friary. It would have a moderately adverse impact on the setting of Friar's Farm.
- 6.23. The development would have a minor adverse impact on wider views of the turret of the Church of St Peter and St Paul at Black Notley and on the Black Notley Farm complex.

7. Conclusions and Recommendations

7.1 This Heritage Impact Assessment has been prepared by Place Services for Braintree District Council. This document provides an assessment of heritage impact for Land East of Great Notley ("the Site") as referred to in the Local Plan.

7.2 Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment:

7.3 The following are located within the Site:

- Card's Farmhouse
- Cartlodge Approximately 30 Metres South East of Hayeswood Farm Complex
- Farm Complex to South of Hayeswood Farmhouse
- Barn and Attached Dairy to South East of Hayeswood Farmhouse
- Dovecote Approximately 10 Metres East of Hayeswood Farmhouse
- Pump Approximately 2 Metres North West of Hayeswood Farm Complex
- 20 Witham Road

7.4 The following are located outside the Site:

- Cartlodge Approximately 100 Metres North North-West of Number 45 Park Farm Bungalow
- Barn Approximately 100 Metres North West of Number 45 Park Farm Bungalow
- Buck Farm
- Barn to North East of Buck Farm
- Wall Adjoining Buck Hill and Running Approximately 40 Metres to South West of Buck Farm
- John Ray Cottage
- Former Smithy Adjoining Road and Approximately 7 Metres East of John Ray Cottage
- Ratcliff's
- Oak Farmhouse

- Barns and Outbuilding Range Adjoining Road and Approximately 30 Metres West of Oak Farmhouse
- The Friary
- Friar's Farmhouse
- Cartlodge Approximately 15 Metres North of Friar's Farmhouse
- Barn Approximately 20 Metres North East of Friars Farmhouse
- Barn Approximately 60 Metres South East of Friar's Farmhouse
- Boundary Stone on Triangle of Land at Junction of Dagnets Lane And Friar's Farm Track
- The Green Dragon
- Outbuilding Adjacent to North of The Green Dragon
- Church of St Peter And St Paul
- Black Notley Hall
- Barn North West of Black Notley Hall
- Barn Adjoining to The South of Barn North West of Black Notley Hall
- Pump House to South West of Barn North West of Black Notley Hall

- 7.5 Site assessment revealed that nineteen listed buildings within the Study Area would not be affected by development owing to physical separation from the Site and lack of visual connection. As such, these were not assessed further.
- 7.6 There are a number of archaeological features recorded on Historic Environment Record within the 500 km Study Area, which have been considered in this assessment.
- 7.7 Desk based assessment has found that the Site has historically been composed of agricultural land and undeveloped.
- 7.8 No specific or outline masterplan has been created for the Site. As such, this assessment has addressed the principle of development within the Site and made recommendations to reduce harm.
- 7.9 Assessment has revealed potential for archaeological features within the Site. Should these exist within the development footprint, it is likely that they will be directly impacted and completely destroyed.

- 7.10 The proposed development would affect the setting of a number of designated heritage assets. It would have a moderate adverse impact on the settings of the Grade II* listed Card's Farmhouse and on Grade II listed Hayeswood Farm, Buck Farm, John Ray Cottage and Smithy, Ratcliff's, Oak Farm, and The Friary. This amounts to substantial harm to the settings of these listed buildings.
- 7.11 It would have a moderate adverse impact on Friar's Farmhouse and 20 Witham Road. It would have a minor adverse impact on the settings of the Cartlodge and Barn near 45 Park Farm Bungalow and the Green Dragon pub. It would also have a minor adverse impact on the Church of St Peter and St Paul at Black Notley and on the Black Notley Farm complex by diminishing wider views of these assets. These impacts are considered less than substantial and therefore, under NPPF paragraph 196, the local planning authority should weigh this harm against the public benefit of the proposals.

Recommendations

- 7.12 The specific areas of development in the Site have not yet been established. Areas of development will likely completely remove and destroy any archaeological deposits. The potential of the Site to reveal features of significance has not yet been fully understood. As such, it is recommended that a scheme of archaeological evaluation is undertaken, which is informed by the results of a geophysical survey.
- 7.13 The design of an appropriate masterplan will be key to establishing how much harm is caused to the setting and significance of built heritage assets. It is recommended that this is undertaken in consultation with the local planning authority and their heritage advisors.
- 7.14 This should take into account the impact of development on non-designated heritage assets in the vicinity of the development. While these are afforded less weight in the planning system, the impact of development is likely to be similar in extent to neighbouring designated heritage assets and appropriate mitigation should be considered.
- 7.15 A detailed plan for the designated and non-designated heritage assets within the Site should be provided at an early stage to establish how each site will be sympathetically and sustainably conserved once its associated agrarian land has been developed.
- 7.16 The development Site as proposed has the potential to cause substantial harm to the settings of a number of listed buildings. This impact is particularly acute in the eastern section of the development Site, where the majority of listed buildings are clustered.

This part of the Site is the most sensitive area to development and there is limited scope for built form in this area without causing harm to the settings of the adjacent listed buildings.

- 7.17 It is therefore recommended that the eastern section of the development Site, along the line of the field boundaries stretching north from Oak Farm House, is predominantly allocated for green open space and amenity space serving the new development, especially along the southern boundary with Baker's Lane and around Hayeswood Farm. Parkland and green open space would mimic the existing open agrarian setting of the listed buildings and would preserve their settings. This could maintain and improve upon the existing hedgerows and pockets of woodland. More formal recreational space such as sports pitches would be not suitable as they would be overly municipal in character.
- 7.18 This would substantially reduce the potential adverse impacts of the Site and would help to avoid the most serious harm to the settings of the majority of the listed buildings forming the wider historic settlement of Black Notley.
- 7.19 At the parcel of land south of Baker's Lane, the harm to setting and significance of Card's, the Friary and Friar's Farm will arise from development of the land adjacent to these assets. This harm could be reduced through appropriate masterplan design and reduction of development in some areas. This could include creating a buffer zone of woodland and green space at the southern corner of the site by Friar's Farm. The level of this harm will largely depend on the details of the masterplan and how successful this is at preserving the setting of the listed buildings.
- 7.20 This assessment was undertaken during the Covid-19 pandemic. As such, the Essex Record Office was not accessible. It is recommended that future assessment consults this additional information.
- 7.21 A Heritage Impact Assessment, which adds to the level of detail in this document, will be required once the above works have been undertaken and a detailed masterplan established.

8. References and Sources

Bibliography

Archaeology South-East	2018	<i>Land between Mill Lane and Braintree Road, Tye Green</i>
Chartered Institute for Archaeologists	2017	<i>Standard and guidance for historic environment desk-based assessment</i>
Colchester Archaeological Trust	2006	<i>An archaeological excavation at the 'Skyline 120' business park, Great Notley, near Braintree, Essex January-February 2006</i>
Cotswold Archaeology	2019	<i>Land West of the A131, London Road, Great Notley, Braintree</i>
Department for Communities and Local Government	2019	<i>National Planning Policy Framework</i>
Ecclestone, J.	1993	<i>A131 Great Leighs Bypass, Essex. Archaeological Evaluation. Fieldwalking Survey.</i>
Essex County Council	2010	<i>Braintree District Historic Environment Characterisation Project</i>
Garwood, Adam	1997	<i>Land at great Notley Garden Village</i>
Historic England	2015	<i>The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1</i>
Historic England	2015	<i>Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2</i>
Historic England	2017	<i>The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)</i>
Historic England	2019	<i>Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.</i>
MoLAS	2018	<i>Land west of London Road, Braintree</i>

Appendices A: Local Legislation & Policy

Policy LPP 18

Strategic Growth Location - Land East of Great Notley, south of Braintree

A Strategic Growth Location has been identified at land east of Great Notley, south of Braintree and is shown on the Proposals Map. Development will be expected to provide;

- 1750 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirements
- Appropriate employment uses to support a major new community
- A new primary school with co-located 56 early years and childcare (D1 use) on 2.7 hectares of land as required by the Local Education Authority through S106 Planning Obligations
- Two new 56 place stand-alone early years and childcare nursery (D1 use) each on 0.13 hectares of land as required by the Local Education Authority through S106 Planning Obligations
- Financial contributions to secondary education provision as required by the Local Education Authority through S106 Planning Obligations
- Community facilities including a contribution to or location for NHS facilities
- Local retail and food outlets as part of a village centre
- Public open space, and informal and formal recreation
- Provision of a Gypsy and Traveller site

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

The main access to the site will be from London Road and Notley Road, with additional minor vehicle access from Bakers Lane only if it is an essential requirement of the development. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The development will be expected to integrate with existing developments and the wider area through provision of public footpaths, cycleways and, where opportunities exist, bridleways. This could be done through the enhancement of existing or creation of new public rights of way.

The development is expected to be planned and delivered in a holistic way, and not as smaller portions of separate development. Development proposals which could compromise the delivery of an identified Strategic Growth Location will be resisted.

Appendices B: National Legislation & Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies, including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets, including Designated Assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation



Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (Paragraph 185).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed, and thus where desk-based research is insufficient to assess the impact, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportionate to their significance and the potential impact (Para 189).

The NPPF sets out the approach that local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets, and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, Registered Parks & Gardens should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks & Gardens, and World Heritage Sites, should be wholly exceptional (Para 194). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (Para 200 and 201).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (Para 195). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (Para 196). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Para 197). The NPPF also makes provision to allow enabling development (Para 202) and allowing development which enhances World Heritage Sites and Conservation Areas (Para 200).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Para 199).

Appendices C: Designation Descriptions

Designation Descriptions

Entry Name: Moated site and two fishponds at Black Notley churchyard, 20m east of St Peter's and St Paul's Church

Heritage Category: Scheduled Monument

List entry Number: 1013763

Date first listed: 22-Jan-1996

Details

The monument includes a moated site and two fishponds situated on gently sloping ground 20m east of St Peter and St Paul's Church. The moated site and fishponds are all orientated north west-south east, the moated site in the centre, with one fishpond to the north west and the other to the south east, both connected to the moated site by leats. The moat, fishponds and leats are dry and survive as earthworks. The moated site forms an irregular rectangle in plan tapering slightly to the north west. It has overall dimensions of 43m north west-south east by a maximum of 41m north east-south west. The moat has an average width of 13m and a maximum depth of 1.5m depth. The north western fishpond is connected to the moat by a leat 5m long and has maximum dimensions of 25m north west- south east by 20m south west-north east. The south western fishpond is connected to the moated site by a leat 30m long by 5m wide which has been cut by a later trackway. This fishpond, again on the same orientation, measures 22m north west-south east by 16m south west-north east. Both leats' junctions with the moat arms are slightly narrowed; a pattern of silting which suggests that originally wooden sluices would have controlled water at these points. There is no evidence that the moat island was ever occupied and it was probably created as part of the fish husbandry on the site. The site was probably part of the estate of the adjacent Black Notley Hall which lies 100m to the south west. It retains a 15th century barn (Listed Grade II), of similar date to the fishponds (though not included in the scheduling). Also contemporary with the site and situated 20m west of it is the Church of St Peter and St Paul, which is not included in the scheduling.

Entry Name: DOVECOTE APPROXIMATELY 10 METRES EAST OF HAYESWOOD FARM HOUSE, WITHAM ROAD

Listed: Grade II

List entry Number: 1338098

Date first listed: 02-Jan-1985

Details



Square dovecote. Circa 1839. Red brick and flint. Hipped grey slate roof surmounted by square wooden frame with 2 loop entrance holes to each face, above which a pointed hip supports a ball finial. Each wall has a red brick plinth and ornate and dentilled eaves band. Angle and centre pilaster strips to flint panels. Vertically boarded doors to front and rear. Some nesting boxes remain. Part of an unusual and interesting farm complex ,(q.v. 5/85, 86, 87.)

Entry Name: BARN AND ATTACHED DAIRY TO SOUTH EAST OF HAYESWOOD FARMHOUSE

Listed: Grade II

List entry Number: 1122777

Date first listed: 02-Jan-1985

Details

Barn with small attached dairy to north. Circa 1839. Timber framed and weatherboarded. Red brick and flint plinth. Corrugated iron roof. Central gabled midstrey. Lean-to outbuildings to right and left of midstrey each with a stable door. Double vertically boarded doors to midstrey. 3 bays. Attached red brick dairy with sink and original coppers. The barn forms the western side of the polygonal farmyard q.v. 5/85 and is part of the complex with dovecote q.v. 5/84 and cartlodge q.v. 5/87.

Entry Name: FARM COMPLEX TO SOUTH OF HAYESWOOD FARM HOUSE

Listed: Grade II

List entry Number: 1338117

Date first listed: 02-Jan-1985

Details

Polygonal farm complex of byres, cartlodges and pigsty. Dated circa 1839 in green glass bottle necks to entrance gable. Flint with red brick dressings and green bottle base glass decoration. Grey slate roofs, hipped to yard entrances. Brick plinths, pilasters, eaves and openings. Single storey. Together with the barn q.v. 5/86 and farmhouse (not listed) the group forms around a polygonal centre stockyard so well designed that water seldom, if ever, freezes in the drinking troughs. The dovecote listed q.v. 5/84 is part of the complex but separate from the polygonal design. There are entrances to east and west, the latter next to the barn. The pigsties opposite the house have timber fronts with arched braces at centre. The rear wall of the sty range is off set with moulded coping and has at the top of either end a small Gothic timber door used to provide ventilation to the interiors. An interesting and attractive example of small model complex of this date. q.v. 5/84, 86, 87.

Entry Name: PUMP APPROXIMATELY 2 METRES NORTH WEST OF HAYESWOOD FARM COMPLEX



Listed: Grade II

List entry Number: 1122778

Date first listed: 02-Jan-1985

Details

Pump. C19. Cast iron. Fluted head, pointed finial. Ball handle. Bucket hook.

Entry Name: CARTLODGE APPROXIMATELY 30 METRES SOUTH EAST OF HAYESWOOD FARM COMPLEX

Listed: Grade II

List entry Number: 1338118

Date first listed: 02-Jan-1985

Details

Cartlodge. Circa 1839. Timber framed and weatherboarded. Red pantiled roof outshot at rear. 4 bays. Through bracing to walls. Queen strut roof. Part of the farm complex.

Entry Name: KING WILLIAM IV PUBLIC HOUSE

Listed: Grade II

List entry Number: 1338288

Date first listed: 29-Nov-1973

Details

An C18 front probably to an earlier timber-framed and plastered house. 2 storeys. 2 window range on the west front and I window range on the north front, double-hung sashes with glazing bars. The west front has a central doorway. Roof tiled, hipped.

Entry Name: BEDDALLS

Listed: Grade II

List entry Number: 1172012

Date first listed: 29-Nov-1973

Details

A C16, or possibly earlier, timber-framed and plastered house, converted into cottages probably in the c18 and renovated and restored in the C20, with an open hall bay at the west end. 1 storey and attics. C20 casement windows with lattice leaded lights. A timber-framed and weather boarded stable wing extends to the south at the east end. Roof thatched, with 2 dormer windows on each side. The interior has exposed timber-framing.

Entry Name: THE FRIARY

Listed: Grade II

List entry Number: 1122807



Date first listed: 02-Jan-1985

Details

House. Probably C15 origin with later additions and alterations. Timber framed and plastered. Red plain tiled roofs, hipped to single storey left extension, gabled dormer to left range, gabled and jettied crosswing to right. Red brick chimney stack to left and 3 attached diagonal shafts to left of gabled crosswing. One storey and attics on 2 storey. 2 window range to first floor. 3 range to ground floor of C20 leaded casements. C20 panelled door to left of crosswing. Of complex plan, with sparse dating evidence. The main ground floor fireplace has mantel beam dated 1577. The jambs to the jettied crosswing fireplace appear to be early C16, the frame appears earlier. The main range roof originally had a crown post on a slightly cambered tie beam with arched bracings, probably mid C15. The west end partition appears to relate to an earlier aisled hall. The west hipped roof structure seems to have been a service wing. There are two C16 panelled doors, also near the main chimney stack a void large enough to act as a hiding hole for a man. RCHM 14.

Entry Name: Card's

Listed: Grade II*

List entry Number: 1122806

Date first listed: 09-May-1979

Details

II* House. Late C15/early C16. Timber framed and plastered. Red plain tiled roof. Hipped with gablets. Off centre right front red brick chimney stack. Rear extension. Single storey garage extension to right.

Two storeys. Three window range of square leaded C20 casements. Left C20 vertically boarded door. C20 red tiled gabled porch on carved brackets. A virtually complete timber frame of three bays and chimney bay. Main frame elements are stop chamfered with jowled storey posts. Integral floor with centre tenons and soffit shoulders. Soffit tenons with diminished haunches to later inserted hall first floor. Halved and bridled top plate scarfs. Roof structure of three two arm crown posts. Original internal chimney stack. Original staircase with solid oak treads. RCHM 13.

Entry Name: OUTBUILDING ADJACENT TO NORTH OF THE GREEN DRAGON

Listed: Grade II

List entry Number: 1338136

Date first listed: 02-Jan-1985

Details

Outbuilding formerly a stable with loft over. C18/C19. Painted brick with plaster to gables with half hipped red tiled roof. 2 storeys. 2 double vertically boarded doors to ground floor. Vertically boarded loft door to left.

**Entry Name: THE GREEN DRAGON**

Listed: Grade II

List entry Number: 1308605

Date first listed: 02-Jan-1985

Details

GV II Public House C18. Timber framed and rough rendered. Red plain tiled roof. Central and external left red brick chimney stacks. 2 storeys and attic with small single storey extension to left, possibly a bake oven originally. 2 window range of vertically sliding sashes with glazing bars in moulded surrounds. Pentice boards to ground floor windows. Central 2 panel 2 light door. Fluted pilasters, triglyphs and metopes to frieze, moulded soffit to flat canopy.

Entry Name: BOUNDARY STONE ON TRIANGLE OF LAND AT JUNCTION OF DAGNETS LANE AND FRIAR'S FARM TRACK

Listed: Grade II

List entry Number: 1147176

Date first listed: 02-Jan-1985

Details

CV II Boundary stone. Incised 'Whit Notly' on north side 'Black Notly' on south side with the date '1679' between. A rare survival of a named and dated boundary stone in Essex.

Entry Name: BARN APPROXIMATELY 60 METRES SOUTH EAST OF FRIAR'S FARMHOUSE

Listed: Grade II

List entry Number: 1147164

Date first listed: 02-Jan-1985

Details

Barn. C18. Timber framed and weatherboarded. Red plain tiled roof. Half hipped midstrey. 4 bays. hanging knees to tie beams. Side purlin ridgeboard roof. Through bracing to walls.

Entry Name: BARN APPROXIMATELY 20 METRES NORTH EAST OF FRIARS FARMHOUSE

Listed: Grade II

List entry Number: 1122813

Date first listed: 02-Jan-1985

Details

Barn. C18. Timber framed and weatherboarded. Half hipped gambrel roof corrugated iron clad. Half hipped midstrey. Loft door to return. Hanging knees to tie beams. Side purlin ridgeboard roof.

**Entry Name: FRIAR'S FARMHOUSE**

Listed: Grade II

List entry Number: 1338133

Date first listed: 02-Jan-1985

Details

House. C16/C17 or earlier with C18 and later additions and alterations. Timber framed and plastered. Red plain tiled roof hipped to left. Covered eaves cornice. Off centre red brick chimney stack and concertina shaft red brick chimney stack to right return. 2 storeys with a lower range extension to rear right. 4 window range of vertically sliding sash windows with glazing bars in moulded surrounds. Small paned vertically sliding sash window to rear right. Off centre right panel 2 light door, moulded surround, moulded stepped flat canopy over. Internal features include inglenook fireplace. Stop chamfered bridging joists. Carved jowl inscribed W.A.-S. Original nailed board and muntin door and 2 other original doors. Brick and flint dairy room at rear. RCHM 15. 1

Entry Name: CARTLIDGE APPROXIMATELY 15 METRES NORTH OF FRIAR'S FARMHOUSE

Listed: Grade II

List entry Number: 1338134

Date first listed: 02-Jan-1985

Details

Cartlodge. C18. Red brick with flint facing. Red pantile roof. 6 bays, the left bay enclosed. Included for group value with farm complex qv. 6/62, 6/63, 6/64

Entry Name: BARNs AND OUTBUILDING RANGE ADJOINING ROAD AND APPROXIMATELY 30 METRES WEST OF OAK FARMHOUSE

Listed: Grade II

List entry Number: 1122805

Date first listed: 02-Jan-1985

Details

Range of barns and outbuildings. C18/C19. Mainly timber framed and weatherboarded with some plaster. Red plain tiled roofs. Comprising 2 storey stable with loft over, the road face with brick plinth and plastered, 3 vertically boarded doors and 2 loft doors to farmyard. Lower level weatherboarded stable range with 4 window openings and a stable door to farmyard. Full height barn with double doors to road. Attached to this is a 3 bay cartlodge with hipped end roof. Generally with side purlin roofs and some hanging knees.

**Entry Name: OAK FARM HOUSE**

Listed: Grade II

List entry Number: 1147043

Date first listed: 02-Jan-1985

Details

House. C16 or earlier with later alterations and C18/C19 front wing. Timber framed and rough rendered. Red plain tiled roofs, double range with rear wing. External right and left red brick chimney stacks. 2 storeys. 3 window range of various small paned casements and vertically sliding sashes, those to ground floor right and left with hipped, red tiled bays. Central C20 board door with small paned top light. Flat canopy on brackets. Internally much timber framing showing at time of re-survey with heavy chamfered bridging joists. Red brick segmental arch fireplace with chamfered edges to first floor, now altered. RCHM 11.

Entry Name: RATCLIFF'S

Listed: Grade II

List entry Number: 1147071

Date first listed: 02-Jan-1985

Details

II House. C18 with later alterations and additions. Timber framed and plastered. Double range red plain tiled roof. External red brick chimney stacks to left and right. Two storeys. Three window range of small paned vertically sliding sashes, those to ground floor with pentice boards over. Central three panel, three light door. Moulded surround, flat canopy on curved brackets.

Entry Name: FORMER SMITHY ADJOINING ROAD AND APPROXIMATELY 7 METRES EAST OF JOHN RAY COTTAGE

Listed: Grade II

List entry Number: 1122804

Date first listed: 02-Jan-1985

Details

Former Smithy. C17. Timber framed and weatherboarded. Half hipped red tiled roof. Double doors to left. 2 small vertically boarded window openings to right. The building used as a Smithy by John Ray's father.

Entry Name: JOHN RAY COTTAGE

Listed: Grade II

List entry Number: 1147019

Date first listed: 02-Jan-1985

Details



Cottage. C16/C17 or earlier with later alterations and additions. Timber framed and plastered with C20 pargetting. Red plain tiled roof. Gabled dormer to front and rear. Red brick chimney stack to left and to rear of right single storey lean-to extension. One storey and attics. Single storey porch extension to front left. 3 casement windows. All windows diamond leaded. Boarded door to right return of porch extension. Much timber frame exposed internally with heavy wide spaced studs, stop chamfered bridging joists and jowled storey posts. Inglenook fireplace. The birthplace and childhood home of John Ray M.A.,F.R.S. 1627-1702 botanist and natural historian.

Entry Name: 20, WITHAM ROAD

Listed: Grade II

List entry Number: 1308591

Date first listed: 02-Jan-1985

Details

Cottage. C17/C18 or earlier. Timber framed and pebble dash plastered. Hipped thatched roof. Rear left and external right red brick chimney stacks. 2 storeys. 3 window range of small paned casements. Those to ground floor with pentice boards over. Central board door with top light and pentice board over.

Entry Name: WALL ADJOINING BUCK HILL AND RUNNING APPROXIMATELY 40 METRES TO SOUTH WEST OF BUCK FARM

Listed: Grade II

List entry Number: 1147098

Date first listed: 02-Jan-1985

Details

Red brick wall. C17 or earlier with later capping and restorations. The wall is approximately 1.5-2.5 metres high with a plinth. The capping has top bands and a dogtooth cornice. It is broken by a small gateway and is supported by 13 buttresses.

Entry Name: BUCK FARM

Listed: Grade II

List entry Number: 1147082

Date first listed: 02-Jan-1985

Details

House. C17/C18 or earlier with C19 and C20 alterations and additions. Mainly timber framed and plastered. Red plain tiled roofs. Red brick chimney stacks to right gabled crosswing and left single storey addition. Of complex plan, the right gabled crosswing with 2 storeys and attics to the left of which is an attached single storey building with roof hipped to left. There is a 2 storey



range with the roof hipped to left angled wing. 2 vertically sliding sashes with glazing bars and a half glazed door to single storey range. 2 window range and attic window to right crosswing of vertically sliding sashes with glazing bars, that to ground floor right a hipped, red tiled bay. To left of bay is a 6 panelled door with light over and flat canopy with brackets. Pierced bargeboards to crosswing gables.

Entry Name: BARN TO NORTH EAST OF BUCK FARM

Listed: Grade II

List entry Number: 1122808

Date first listed: 02-Jan-1985

Details

Barn. C16/C17 with later re-roof. Timber framed and weatherboarded. Grey slate roof. Midstrey to west. Vertically boarded double doors to courtyard and double doors to south gable end. 5 bays. Arched braces to tie beams. Through bracing to walls. Good of its type.

Entry Name: BARN APPROXIMATELY 100 METRES NORTH WEST OF NUMBER 45 PARK FARM BUNGALOW

Listed: Grade II

List entry Number: 1308585

Date first listed: 02-Jan-1985

Details

Barn. C17. Timber framed and weatherboarded. Corrugated asbestos roof. Central gabled midstrey. 3 bays. Queen strut side purlin roof. Pegged straight braces to tie beams. Loft door to gable end.

Entry Name: CARTLIDGE APPROXIMATELY 100 METRES NORTH NORTH WEST OF NUMBER 45 PARK FARM BUNGALOW

Listed: Grade II

List entry Number: 1122819

Date first listed: 02-Jan-1985

Details

Cartlodge. C16/C17. Timber framed and vertically weatherboarded. Corrugated asbestos roof. 3 bays. Straight angle braces. Side purlin roof. Some later C18 hanging knees to tie beams. Loft door to gable.

Entry Name: 1,2 AND 3, CHURCH ROAD

Listed: Grade II

List entry Number: 1122809

Date first listed: 02-Jan-1985

Details

3 cottages. C16/C17 with probably C18 right range. Timber framed and plastered, the right range brick faced with dogtooth eaves and plastered. Red plain tiled roof with grey slate to right. 2 storeys. 6 window range of casements with transoms. 3 C20 doors with top lights. Internally part of the frame exposed with jowled storey posts and heavy chamfered bridging joists.

Entry Name: THE RECTORY

Listed: Grade II

List entry Number: 1338097

Date first listed: 02-Jan-1985

Details

House. Probably C17 origin, altered C18 to rectangular plan with later additions and alterations. Timber framed and rough rendered. Half hipped red plain tiled roof. Left, right and external right red brick chimney stacks. 2 storeys. Single storey lean-to to right. Parapet with modillion cornice. 3 small paned vertically sliding sash windows with moulded surrounds to first floor. Right and left small paned French doors with internal and external shutters to ground floor. Central 6 panel 2 light door, plain pilasters, rusticated frieze, moulded pediment. All doors approached by steps. RCHM 7.

Entry Name: PUMP HOUSE TO SOUTH WEST OF BARN NORTH WEST OF BLACK NOTLEY HALL

Listed: Grade II

List entry Number: 1147151

Date first listed: 02-Jan-1985

Details

Pump house. Probably C18. Small square red brick building. Hipped pointed red tiled roof. Plank and muntin door with round head arch over.

Entry Name: BARN ADJOINING TO THE SOUTH OF BARN NORTH WEST OF BLACK NOTLEY HALL

Listed: Grade II

List entry Number: 1122812

Date first listed: 02-Jan-1985

Details

Barn. C15. Timber framed and weatherboarded, brick plinth. Red plain tiled roof half hipped to left. Catslide porch to left, and double vertically boarded doors to right. RCHM 5.

Entry Name: BARN NORTH WEST OF BLACK NOTLEY HALL

Listed: Grade II

List entry Number: 1147130

Date first listed: 21-Dec-1967

Details

Barn. C18 or earlier. Timber framed, part plastered, part weatherboarded. Red pantile roof half hipped to north. Hipped midstreys with lean-to addition to left and outshot to right. Forming group value with qv. 5/60.

Entry Name: BLACK NOTLEY HALL

Listed: Grade II

List entry Number: 1122811

Date first listed: 02-May-1953

Details

House. C15 or earlier hall house origin with later alterations and additions and C18 facade to front range. Timber framed and plastered. Hipped red plain tiled roof. Off centre right red brick chimney stack. Wings to rear with additional chimney stacks. 2 storeys. 4 window range to first floor, 5 window range to ground floor of mainly 3 light vertically sliding sashes with small panes to top sashes, those to ground floor with frieze and pentice boards over. Off centre right panelled door, moulded surround. Flat canopy on brackets. Said to contain 4 armed octagonal crown post roof structure, moulded and crenellated ceiling beams and wall plates. Chamfered ceiling beams. RCHM 5.

Entry Name: CHURCH OF ST PETER AND ST PAUL

Listed: Grade II *

List entry Number: 1147111

Date first listed: 21-Dec-1967

Details

Parish church. C12 Nave. Chancel possibly C12 but may have been rebuilt C15/C16. Early C16 south porch possibly mid C14 west bell turret C19 north Vestry, organ chamber and much restoration. Flint rubble walls with stone dressings. Red plain tiled roofs with ornate ridge tiles. Vertically boarded bell turret with shingle octagonal spirelet, 2 light sounding louvres to each face. 4 circular holes to either side of louvres. Exterior. Chancel with red brick angle buttresses, one with stone panels with the date 1682 and the letters I.P. C20 3 light east window with top tracery and 2 centred head and label. North wall, gabled north vestry with C19 2 light window, top tracery, 2 centred head and label. Vertically boarded door to west wall with 2 centred head and label. West of the vestry is a restored C15 2 light window with tracery in a square head. South wall has a C19/C20 2 light window with tracery in a 2 centred head with label. Nave south wall to east has a window similar to that in the chancel but larger with different tracery, the internal details are restored C14. There are 2 C12 round headed windows much restored.



Between these windows is the C12 plain semi-circular head to doorway, again restored. The door is C19/C20 but with good C12 ironwork affixed to it. Remains of a third C12 window are visible to the east. The north wall east window is similar to that in the vestry and there are 2 C12 windows similar to those in the south wall. A small red brick loop to the east of the east window originally gave light to the rood stairs. The north doorway is not visible outside. West wall window C15 of 3 lights with vertical tracery in a 4 centred head. There is a C19 2 centred arch light with label above. South porch with crenellated wall plate. Early moulded side purlins, moulded tie beams and principal rafters. Chamfered common rafters, all main timbers with foliate stops. C19 flint base to 6 light side walls. Timber seats. Carved spandrels to segmental arch with cusped sidelights. Moulded bargeboards to gable. Stoup east of doorway, a rough stone basin in triangular recess. Possibly C16. Interior. Chancel. Boarded C15 7 cant roof, moulded wall plates. Carved bosses at angles. Moulded tie beam. Piscina C19 with ogee head and 2 quatrefoil drains. Sedilia, C14 segmental pointed head, stop chamfered jambs - restored. C19 door to north vestry with segmental pointed arch and label. C19 wrought iron altar rails. C20 stained glass to east window after 1939-45 bomb damage. Graffiti dated 1699 to north wall window cill. No chancel arch. Tie beam with carved spandrels to braces, stone corbels with ornate fleur-de-lis rood. Boarded upper arch. Chancel screen of 5 bays moulded top plate with bosses. Panelled base, each bay of 2 lights with tracery over. Double matching doors to centre. Nave. North wall oak 2 centred arch doorway. Brick stairs to former rood loft. Blocked C12 north doorway. C14 piscina in south wall, cinquefoiled pointed head, chamfered and hollow chamfered jambs with broach stops, quatrefoil drain. C19 carved panel pulpit, octagonal on stone base. Roof of 7 cants with scissoring over. Moulded and crenellated wall plates. 2 sunk chamfered tie beams. Bell turret. 3 bays to east, the centre bay with arched braces forming a 4 centred arch. Cross braces to other bays. The square upper part has curved struts on the north and south sides and a pyramidal roof with spirelet. For detailed drawing see C.A. Hewett Church Carpentry Plate XXIV. 2 hatchments, one each to north and south walls. Small stone altar to north wall of bell turret. Heavy dug out chest with plain iron band hinges. Wall monuments to W. Rayment 1766, E. Notledge 1879, Thos. Dent 1741, Thos. Simpson 1836. 4 floor slabs to the Notledge, Wydental, Coker and Pylae families. C19 stone octagonal font with quatrefoils to panels. Small painting on south wall. RCHM 1.

**Entry Name: TABLE TOMB IN CHURCH YARD OF ST PETER AND ST PAUL
APPROXIMATELY 3 METRES SOUTH EAST OF SOUTH PORCH**

Listed: Grade II

List entry Number: 1308651

Date first listed: 02-Jan-1985

Details

Table tomb. Circa 1738 on moulded stone plinth. 4 right and left curves with circles between support the central side panels, mouldings over and egg and dart enriched cornices to moulded



top slab. Incised circular achievement with helm over and supports. To Benjamin Allen, physician and naturalist of Braintree. Friend of John Ray MA., F.R.S. whose monument is adjacent.

Entry Name: MONUMENT APPROXIMATELY 4 METRES SOUTH EAST OF SOUTH PORCH CHURCH OF ST PETER AND ST PAUL

Listed: Grade II

List entry Number: 1122810

Date first listed: 02-Jan-1985

Details

Monument to John Ray M.A., F.R.S. 1627-1702. Early botanist and natural historian. A tall monument of white marble with moulded base, a tall square panelled pedestal with moulded capital, surmounted by a moulded cornice and obelisk with a flame finial on a plain support base. Each side of this base with foliate supports to central shields. Latin inscriptions to panels of main column. RCHM 1.

Entry Name: BLACK NOTLEY LODGE

Listed: Grade II*

List entry Number: 1171947

Date first listed: 22-Mar-1957

Details

A late C17 or early C18 red and blue brick house. The west front has a panelled parapet and a moulded brick cornice, corner pilasters, a raised brick band between the storeys and a plinth. 2 storeys. 3 window range, double-hung sashes, the 1st storey windows have glazing bars (the ground storey windows are without glazing bars). The outer window ranges are 3-light windows and the 1st storey windows have cornices on brackets. The centre window is semi-circular headed with a raised stucco rusticated surround and keystone. A central 8-panel door has a wood doorcase with panelled reveals, moulded architrave and a pediment on console brackets. The door is approached by stone steps. The north and south fronts have double curvilinear gables, each rising to a central chimney stack. The north front has 4 window range and the south front has 3 window range (some blocked), double-hung sashes with glazing bars, with segmental arched heads. Moulded brick string courses run between the storeys. Roofs tiled, double pitched. The interior has good c18 panelling and a fine C18 staircase with twisted balusters and cut and carved strings. RCHM (5). {Black Notley}.

Entry Name: 169, NOTLEY ROAD

Listed: Grade II

List entry Number: 1122446

Date first listed: 03-Nov-1983

Details



C17 house, timber framed and plastered with red plain tile gambrel roof. Ridge has small decorative finials. 2 storeys and attics with lower 2 storey range at east. 2,2 window range C18 and C19 vertical sliding sashes. Simple flat canopy on brackets to door. Original central red brick chimney stack rebuilt at top. Red brick end wall chimney stack. Lean-to extension on north side with C19 pivot windows and red plain tile roof.

Entry Name: NOTLEY PLACE

Listed: Grade II

List entry Number: 1122475

Date first listed: 29-Nov-1973

Details

II A C17 house largely rebuilt in the C18 and renovated in the C20. The front is of brick, now painted, with a plinth and a raised brick band between the storeys. Two storeys and attics. Three window range, C20 metal casements with leaded lattice lights. The ground storey has a C20 bay. A six-panel door with the upper panels glazed has a reeded wood architrave. The east side has blocked windows and one tall round-headed double-hung sash window with glazing bars. Roof tiled, with three flat headed dormers and a brick dentil course under the eaves.

Entry Name: BRIDGE FARMHOUSE

Listed: Grade II

List entry Number: 1122468

Date first listed: 25-Oct-1951

Details

A C17 timber-framed and plastered house. 2 storeys. 3 window range, double- hung sashes with vertical glazing bars. The centre windows are 3-light. Roof tiled. RCHM (63).

Entry Name: LITTLE MARSHALLS MARSHALLS MARSHALLS TWO

Listed: Grade II

List entry Number: 1122448

Date first listed: 05-Dec-1986

Details

House. Mid C17 with C18 extension and C19 alteration. Timber framed and plastered with red plain tile hipped roof. Formerly a C17 standard 3 bay and chimney bay plan, squared up with secondary range in early to mid C18, and with late C18, 2 storey, double range extension to left. 4 window range C19 double hung vertical sliding sashes, in C18 openings. Central entrance door with flanking C19 full height windows. The extension is also 4 window range with original late C18 double hung vertical sliding sashes with glazing bars. Main block has early C19 verandah with concave profile, on all four sides, supported on fluted cast iron columns with



foliate capitals, and stop chamfered plate. Original cast iron ogee gutter with Lion's head brackets. To one side elevation, verandah is interrupted with C19 glazed conservatory, with timber mullions and transoms, mainly glazed in margins with arched glazed roof. Red brick chimney stacks C18 and C19. Internally the basic original frame survives and there are C18 and C19 architraves, skirtings etc. Good late C18 or early C19 staircase with stick balusters and wreathed handrail.

Entry Name: 77-81, LONDON ROAD

Listed: Grade II

List entry Number: 1338287

Date first listed: 29-Nov-1973

Details

A range of C18 or early C19 timber-framed and plastered houses. 2 storeys. 5 window range, double-hung sashes with glazing bars, in flush cased frames. 3 doorways, 2 of them have 6-panel doors with the upper panels glazed, with moulded wood architraves and flat cornice hoods. Roofs slate, hipped, with a tall central square chimney stack.

Entry Name: BARN APPROXIMATELY 90 METRES WEST OF GREAT SLAMPSEYS

Listed: Grade II

List entry Number: 1122816

Date first listed: 02-Jan-1985

Details

Barn. C15/C16. Timber framed and weatherboarded. Corrugated iron clad roof, half hipped to left with gablet. Gabled midstrey with double vertically boarded doors. 2 aisles. 6 bays. 2 armed crown post roof. Arched braces to tie beams. Much re-used medieval timber.

Entry Name: BARN APPROXIMATELY 40 METRES NORTH WEST OF GREAT SLAMPSEYS

Listed: Grade II

List entry Number: 1338135

Date first listed: 02-Jan-1985

Details

Barn. C18. Timber framed and weatherboarded. Red brick plinth. Red plain tiled roof. Corrugated asbestos clad roof to front gabled midstrey. Midstrey also at rear. 5 bays. Through bracing to walls. Hanging knees to tie beams. Side purlin roof. Good of its type.

Entry Name: DOVECOTE APPROXIMATELY 30 METRES SOUTH OF GREAT SLAMPSEYS AND ADJACENT TO ENTRANCE DRIVE



Listed: Grade II

List entry Number: 1308642

Date first listed: 02-Jan-1985

Details

Octagonal dovecote. G19. Red brick with gault dressings. Pointed octagonal red plain tiled roof with lead ridges. 4 tiled gabled dormers each with loop entrance holes. Walls with 2 windows and patterned brick openings. Door to north wall. Loft floor intact. An interesting and attractive survival of this period.

Entry Name: DAGNETS FARMHOUSE

Listed: Grade II

List entry Number: 1122814

Date first listed: 02-Jan-1985

Details

House. C17 with possibly earlier origin and C18 and later alterations. Timber framed and plastered. Half hipped red plain tiled roof. Off centre left and right external red brick chimney stacks. 2 storeys and attic. 4 window range of 2 or 3 light leaded casements. Right off centre 4 panel 2 light door in moulded surround, brackets to pediment. Extension wing at rear. Side girts, top plates and some storey posts visible internally, also bridging and ceiling joists. One bay appears to be of an earlier build. Moated site. RCHM 4.

Entry Name: BARN APPROX 15 METRES EAST OF DAGNETS FARM HOUSE

Listed: Grade II

List entry Number: 1308637

Date first listed: 02-Jan-1985

Details

Barn. C16 with later re-roof. Timber framed and weatherboarded. Corrugated iron clad roof. Gabled midstrety with lean-to to right. Halved bracing to walls. Arched braces to tie beams. Jowled storey posts. 5 bays, with roof raise to one bay possibly when C19 re-roofing took place.

Entry Name: WREN PARK FARMHOUSE

Listed: Grade II

List entry Number: 1122815

Date first listed: 02-Jan-1985

Details

House. C15/C16 with later alterations and additions and C20 2 storey gabled stair turret. Timber framed and rendered. Red plain tiled roofs. Red brick chimney stack off centre right. 2 storeys with one storey and attic extension to left, this with a catslide dormer. C20 gabled stair turret off



centre right. 1:1:1:1 window range to first floor. 1:2:0:1 range to ground floor of 2 or 3 light leaded casements. C20 4 panel 2 light door to stair turret. C20 glazed lean-to porch to left. Internal features include C15/C16 chamfered brick inglenook fireplace with slightly cambered mantel beam over. Stop chamfered bridging joists. Jowled storey posts. 3 original board doors with ironmongery and several C18 doors with ironmongery.

Entry Name: CLAPBRIDGE FARM HOUSE

Listed: Grade II

List entry Number: 1122716

Date first listed: 10-Jul-1990

Details

Farmhouse late C17 to early C18 rendered over timber farming with red brick infill. Half-hipped roof covered in C20 cement pantiles. Central brick chimney stack. 2 storeys and attics, 2 windows. Roof has gabled dormer with sliding sashes. 2 16 pane sashes boarded at time of survey. Central doorcase with moulded architrave and cornice on brackets and mid C19 fielded 4 panelled door. Outshut to rear with plinth and gabled stair turret. Doorcase has flat hood on brackets, moulded architraves and plank door with 2 glazed panels. An exposed section of rendering to the front share a reused timber corner post and diagonal braces with C18 brick work and lath and plaster. C20 flats roof extension not of special interest. Interior not seen.

Appendix D

Glossary (National Planning Policy Framework)²⁰

<i>Archaeological interest</i>	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</i>
<i>Designated heritage asset</i>	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</i>
<i>Heritage asset</i>	<i>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</i>
<i>Historic environment</i>	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
<i>Historic environment record</i>	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
<i>Setting of a heritage asset</i>	<i>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.</i>
<i>Significance (for heritage policy)</i>	<i>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>

²⁰ Department for Communities and Local Government, February 2019. *National Planning Policy Framework*

Appendices E: HER Maps and Gazetteer

HER No.	Site Name	Period	Summary
14580	Land at Youngs End	Bronze Age	A fieldwalking survey was carried out along the proposed route of the Great Leighs Bypass.
14614	White Court Garden Village, Braintree	Bronze Age - Iron Age	Only 1 sherd of pottery, 6 pieces of burnt flint and 22 worked flints were found.
27544	Oak Farm House	Medieval	C16 or earlier timber framed house with C18/C19 front wing.
27546	Card's	Medieval	Late C15/early C16 timber framed house.
27548	The Friary	Medieval	C15 and later timber framed house.
27553	Church of St Peter and St Paul, Black Notley	Medieval	C12 parish church.
27556	Black Notley Hall	Medieval	C15 or earlier timber framed hall house with C18 facade.
27558	Barn adjoining to the S of Barn NW of Black Notley Hall	Medieval	C15 timber framed barn.
6429	Churchyard / Moated site, Black Notley	Medieval	Homestead moated site and two associated fishponds
6430	Black Notley Hall	Medieval	Two-storied timber-framed and plastered building.
6432	Church of St Peter and St Paul, Black Notley	Medieval	The church walls are of flint and pebble rubble with some dressed stones in the east wall.
28086	Beddalls	Medieval	C16 or earlier timber framed house.
6203	Braintree	Medieval	A coin of c1361, a quarter noble, was found at a not closely specified location on the bank of a disused railway line at Braintree, in 1980? <1> <2>
14582	Land at Youngs End (GLBP94)	Medieval	A fieldwalking survey was carried out along the proposed route of the Great Leighs Bypass.
14616	White Court Garden Village, Braintree	Medieval	An archaeological evaluation was carried out by fieldwalking.
27570	Barn approx 90m W of Great Slampseys	Medieval	C15/C16 timber framed barn.
18476	Church of St Peter and St Paul, Black Notley	Modern	An excavation showed no archaeological features or finds.
27542	John Ray Cottage	Post Medieval	C16/C17 or earlier timber framed house.
27543	Former Smithy adjoining road and approx 7m E of John Ray Cottage	Post Medieval	C17 timber framed smithy.
27545	Barns and outbuildings adjoining road and approx 30m W of Oak Farmhouse	Post Medieval	C18/C19 range of timber framed barns and farm outbuildings.
27547	Ratcliffs	Post Medieval	C18 and later timber framed house.
27549	Buck Hill House	Post Medieval	C17/C18 or earlier timber framed house with later alterations.
27550	Barn to NE of Buck Hill House	Post Medieval	C16/C17 timber framed barn.

27551	Wall adjoining Buck Hill and running approx 40m to SW of Buck Hill House	Post Medieval	C17 or earlier timber framed house.
27552	1, 2 and 3 Church Road, Black Notley	Post Medieval	C16/C17 timber framed cottages.
27554	Monument approx 4m SE of S porch Church of St Peter and St Paul, Black Notley	Post Medieval	Early C18 or later white marble monument to John Ray, botanist who was born in the village.
27555	Table tomb in church yard of St Peter and St Paul, Black Notley	Post Medieval	Early C18 table tomb to Benjamin Allen, naturalist and friend of John Ray.
27557	Barn NW of Black Notley Hall	Post Medieval	C18 or earlier timber framed barn.
27559	Pump house to SW of Barn NW of Black Notley Hall	Post Medieval	C18 red brick pump house.
27560	Friars Farmhouse	Post Medieval	C16/C17 or earlier timber framed house.
27561	Barn approx 20m NE of Friars Farmhouse	Post Medieval	C18 timber framed barn.
27562	Barn approx 60m SE of Friars Farmhouse	Post Medieval	C18 timber framed barn.
27563	Cartlodge approx 15m N of Friars Farmhouse	Post Medieval	C18 red brick cartlodge.
27571	The Green Dragon	Post Medieval	C18 public house.
27572	Outbuilding adjacent to N of The Green Dragon	Post Medieval	C18/C19 stable with loft over.
27578	The Rectory	Post Medieval	C17 timber framed house with C18 alterations.
27579	Barn approx 100m NW of 45 Park Farm Bungalow	Post Medieval	C17 timber framed barn.
27580	Cartlodge approx 100m NNW of 45 Park Farm Bungalow	Post Medieval	C16/C17 timber framed cart house.
27581	20 Witham Road	Post Medieval	C17/C18 timber framed house.
27582	Dovecote approx 10m E of Hayeswood Farm House	Post Medieval	Mid C19 red brick dovecote.
27583	Farm complex to S of Hayeswood Farm House	Post Medieval	Mid C19 complex of farmbuildings.
27584	Barn and attached dairy to SE of Hayeswood Farmhouse	Post Medieval	Mid C19 timber framed barn with small dairy attached.
27585	Cartlodge approx 30m SE of Hayeswood Farm complex	Post Medieval	Mid C19 timber framed cartlodge.
27586	Pump approx 2m NW of Hayeswood Farm complex	Post Medieval	C19 cast iron pump.
6066	Boundary stone on triangle of land at Friars Farm	Post Medieval	Late C17 boundary stone.
6119	North of Lynderwood Court	Post Medieval	"Sherd of rouletted and incised stoneware ?C19".
6431	Black Notley Hall	Post Medieval	15th century or earlier house (see 6430), altered and added-to later.

6433	Church of St Peter and St Paul, Black Notley	Post Medieval	The angle buttresses of the church are 17th century, brick.
28058	Bridge Farmhouse	Post Medieval	C17 timber framed house.
28059	King William IV Public House	Post Medieval	C18 front to earlier timber framed building.
28075	Black Notley Lodge	Post Medieval	Late C17/early C18 house.
14586	A131 Great Leighs Bypass	Post Medieval	A fieldwalking survey was carried out along the proposed route of the Great Leighs Bypass.
14617	White Court Garden Village, Braintree	Post Medieval	An archaeological evaluation was carried out by fieldwalking.
27568	Dovecote approx 30m S of Great Slampseys and adjacent to entrance drive	Post Medieval	C19 octagonal dovecote.
27569	Barn approx 40m NW of Great Slampseys	Post Medieval	C18 timber framed barn.
17766	Land at Great Notley Garden Village, Black Notley.	Prehistoric	The fieldwalking survey at Great Notley Garden Village produced little evidence of substantial archaeological remains. Three concentrations of burnt flint suggest prehistoric activities in these areas.
6057	The Chelmsford-Braintree-Long Melford Roman road	Roman	Part of the course of the Chelmsford-Braintree-Long Melford road.
6215	Notley Place	Roman	In 1753 Gustavus Brander exhibited objects to the Society of Antiquaries.
6253	Course of old A131 through Braintree, southwards	Roman	"Course of Roman Road leading north-south from Braintree".
6434	Church of St Peter and St Paul, Blackm Notley	Roman	There is some Roman brick in the church fabric, but not a significant amount according to this source <1>
6057	The Chelmsford-Braintree-Long Melford Roman road	Roman	Part of the course of the Chelmsford-Braintree-Long Melford road.
6215	Notley Place	Roman	In 1753 Gustavus Brander exhibited objects to the Society of Antiquaries.
6253	Course of old A131 through Braintree, southwards	Roman	"Course of Roman Road leading north-south from Braintree".
6057	The Chelmsford-Braintree-Long Melford Roman road	Roman	Part of the course of the Chelmsford-Braintree-Long Melford road.
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6253	Course of old A131 through Braintree, southwards	Roman	"Course of Roman Road leading north-south from Braintree".
6057	The Chelmsford-Braintree-Long Melford Roman road	Roman	Part of the course of the Chelmsford-Braintree-Long Melford road.
14615	White Court Garden Village, Braintree	Roman	An archaeological evaluation was carried out by fieldwalking.
45450	Great Notley Garden Village	Roman	Roman coin found

6253	Course of old A131 through Braintree, southwards	Roman	"Course of Roman Road leading north-south from Braintree".
6057	The Chelmsford-Braintree-Long Melford Roman road	Roman	Part of the course of the Chelmsford-Braintree-Long Melford road.
14225	Cropmark SE of Oak Farm	undetermined	Cropmark of field boundaries - depicted on OS 1st ed.
14226	Cropmark SW of Oak Farm	undetermined	Cropmark of field boundaries shown on os 1st ed.
14227	Cropmark NW of Oak Farm	undetermined	Cropmarks of field boundaries - one is shown on OS 1st ed.
6524	west of Black Notley	undetermined	Cropmark: rectangular moat with outer field ditches.
6534	Hayeswood Farm - Wood Pasture	undetermined	Earthworks here, apparently remains of ridge and furrow at bottom of slope in small pasture.
6500	South of Marshals Park	undetermined	"Cropmarks centred on above grid ref:- a broad ditched, roughly square enclosure with entrance to NW - probably a moated site.
6522	Near Black Notley Lodge	undetermined	"Field boundary skirts a vanished moated site noted as a cropmark in 1976, along with other enclosures" <1>
6530	Panners Farm	undetermined	"Cropmark - single medium-sized ring ditch" <1> <2>
49578	Land adjacent to Baker's Lane, Braintree		Trial trench evaluation was carried out in advance of residential development. Nine of the 28 trenches contained below-ground archaeological remains, comprising a low density and low complexity of ditches, pits, pond and a few possible layers. All were lo
49463	Land west of London Road, Braintree		Forty 50m long trenches and one test pit were excavated across the development area. Isolated post-medieval field boundary ditches were recorded but no other archaeological features or finds were observed.
49579	Land at Horizon 120 Business and Innovation Park, Great Notley		Evaluation undertaken on this site in 2020 identified late prehistoric activity in a single pit which produced two sherds of Late Bronze Age to Middle Iron Age pottery. Features of Roman date were encountered primarily in the south part of the site includ
49582	Land West of the A131, Great Notley		In September and October 2019 Cotswold Archaeology (CA) carried out an archaeological evaluation on land at Slamseys Farm, Blackley Lane, Black Notley (Land west of A131, Great Notley). Thirteen trenches were excavated across the 2.33ha site. Evidence of

