

BRICK HOUSE FARM, DODDINGHURST ROAD
DODDINGHURST, CM15 0SG, ESSEX

HERITAGE STATEMENT



HUL Ref: 2201.991 | 16 January 2022

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HS1 LISTED BUILDING DESCRIPTIONS

REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	16/01/2022	Draft for review	Shaun Moger Heritage Consultant	Paul Clarke Director	Client
2	18/01/2022	For submission			Client

1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by **heritage** unlimited to support a planning application by Whirledge and Nott for the development of a new agricultural barn at Brick House Farm, Doddinghurst.
- 1.2. The proposed building will provide a safe and secure storage for farm machinery and plant. The structure will be a modern portal framed building suitable to accommodate modern farming machinery and plant. The building will be externally covered with concrete panels ground to a height of 3m and plastisol coated box profile sheets to the eaves. The roof will be covered with corrugated fibre cement sheeting. Access to the barn will be to the east elevation (gable elevation).
- 1.3. Brick House Farm comprises of two grade II listed building – Brick House Farmhouse and barn. These designated heritage assets have been included on the National Heritage List for England (NHLE) for their special architectural or historic interest (see HS1 for listing descriptions).
- 1.4. As identified above the site contains two listed buildings and as such, they are afforded statutory protection by the Planning (Listed Buildings and Conservation Areas) Act 1990 when development, whether directly or indirectly which may affect the setting or any features of special architectural or historic interest of a listed building. Therefore, the Paragraph 194 of the National Planning Policy Framework (2021) (NPPF) states, *“Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*
- 1.5. Therefore, the purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact and level of harm the proposed development will have on asset’s identified significances, and justification for the proposed development, with regards to the test provided by Paragraphs 200-202. This Heritage Statement assesses the proposed work in accordance with the statutory test (Section 66) provided in the Planning (Listed Buildings and Conservation Areas Act) 1990.
- 1.6. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application

1.7. This report has been compiled by Shaun Moger MSc Building Cons and is based on desk-based research and a site visit carried out in November 2021 and review in January 2022.



2.0 SITE LOCATION AND CONTEXT

- 2.1. Brick House Farm is located halfway between the village of Doddinghurst and Pilgrims Hatch, three miles to the north of Brentwood. The farm is situated to the west of Doddinghurst Road, in a valley next to the Chainbridge Tributary.
- 2.2. The landscape character is largely defined by undulating arable farmland delineated by mature hedgerows. The settlement pattern consists of several small hamlets and villages interspersed with farms. The area lies within the Metropolitan Green Belt.

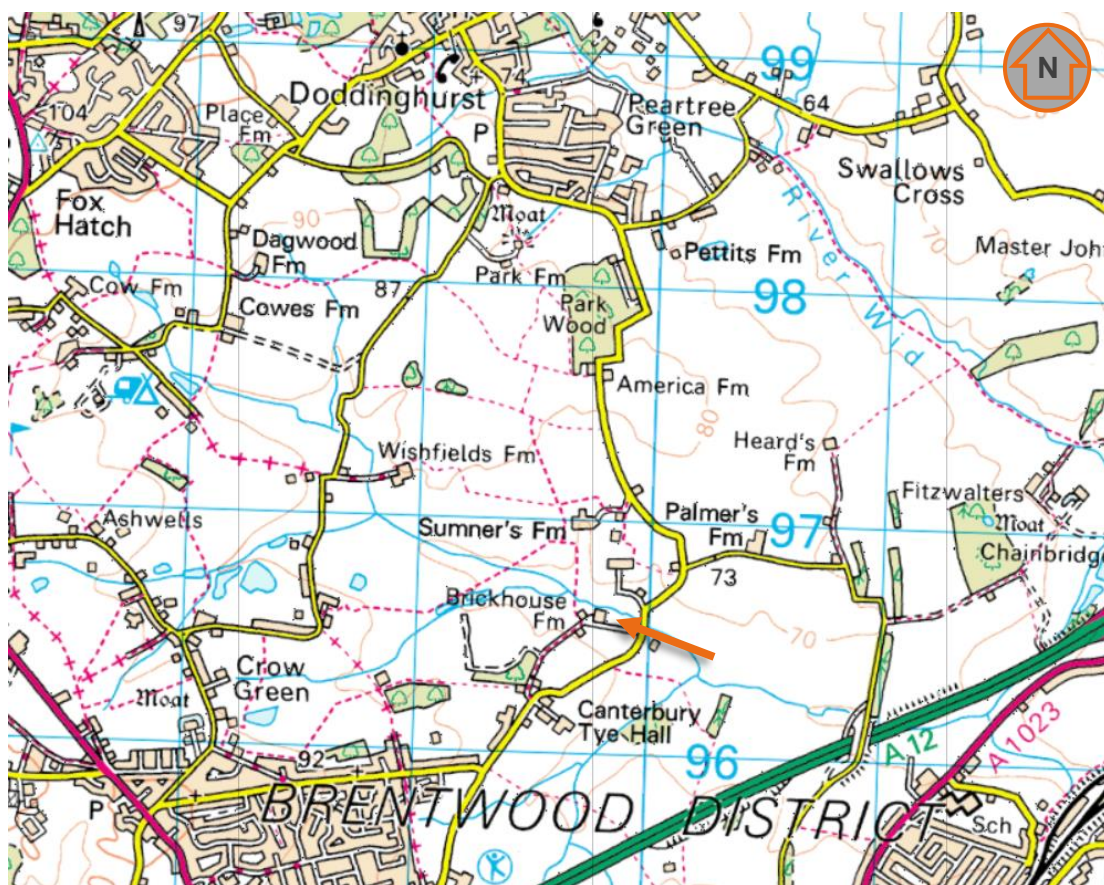


Fig.1: Site location.

- 2.3. Brick House Farm comprises 150 acres of farmland and fishing lakes together with a 17th century farmhouse and agricultural buildings to the north and southwest. The buildings to the north were constructed in the 1960s and are now used for commercial lets as part of farm diversification. Located approximately 80m to the southwest of the listed farmhouse is a grade II listed barn.
- 2.4. The development site is located to east of the farmhouse and commercial lets and comprises of an enclosed field with a separate access gate located to the southeast of the site. The field already has two hard tracks for vehicles and to the west end of the

site is a hard standing form machinery, plant, and materials.

- 2.5. The boundaries of the site are formed with trees to the west; post and rail fence to the south; post and rail to the north, which is further delineated with mature hedgerows and trees, which in turn border the Chainbridge Tributary; and to the east a post and rail fence and mature planting define the boundary with Doddinghurst Road.

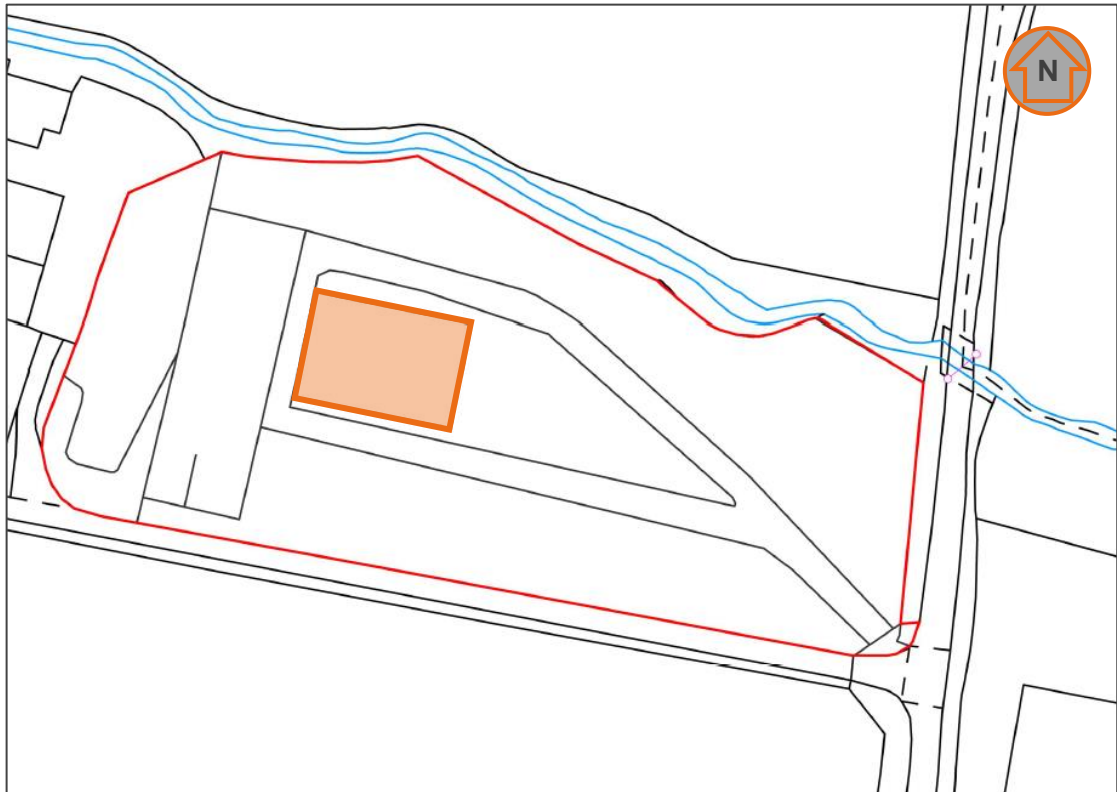


Fig.2: Proposed barn location shown with the orange overlay.



Fig.3: View looking east.



Fig.4: View looking west from the southeast corner of the site (access point) and shows the site in context with the listed buildings and commercial lets.



Fig.5: View looking north from the hard standing located to the west end of the site.



Fig.6: View looking south from the site's south boundary.

3.0 IDENTIFIED HERITAGE ASSETS

3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.

Historic Overview

3.2. There is likely to have been a farm in this location from The Middle Ages, which would have been part of The Manor of Bawds and was originally part of The Barstable hundred in South Weald. The 1777 Chapman and Andre map (Fig.7) shows both Brick House Farm and the location of Bawds Hall, labelled as Downsell's.

3.3. The farm was positioned next to a ford, which crossed the Chainbridge Tributary and by the early 1600s, farms enjoyed increasing profits as grain prices rose by six times in the first half of the 17th century in response to a rapidly increasing population. The current farmhouse may well have been built as a result of this success. In addition to the farmhouse and barn, sheds for livestock and farm implements would have been built, together with stabling. These outbuildings were laid out in two courtyard plans at Brickhouse Farm: one to the north of the farmhouse, and one to the southwest, attached to the barn.



Fig.7: 1777 Map of Essex by Chapman and Andre showing Brick House in the late 18th century.

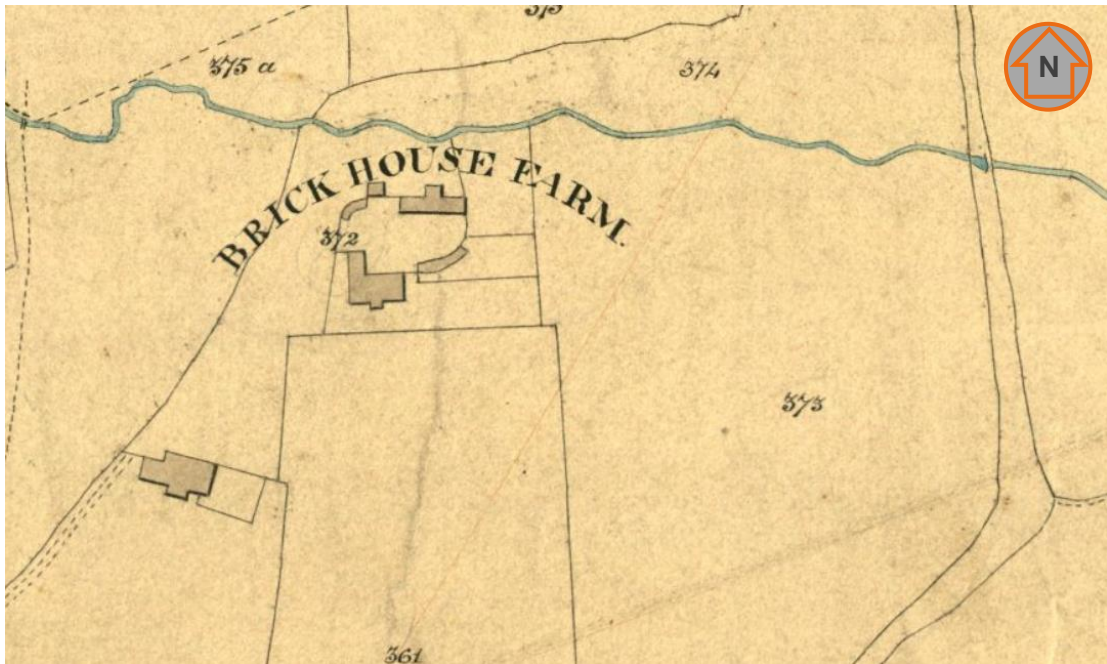


Fig.8: 1832 Tithe map showing Brick House Farm and Barn to the southwest.

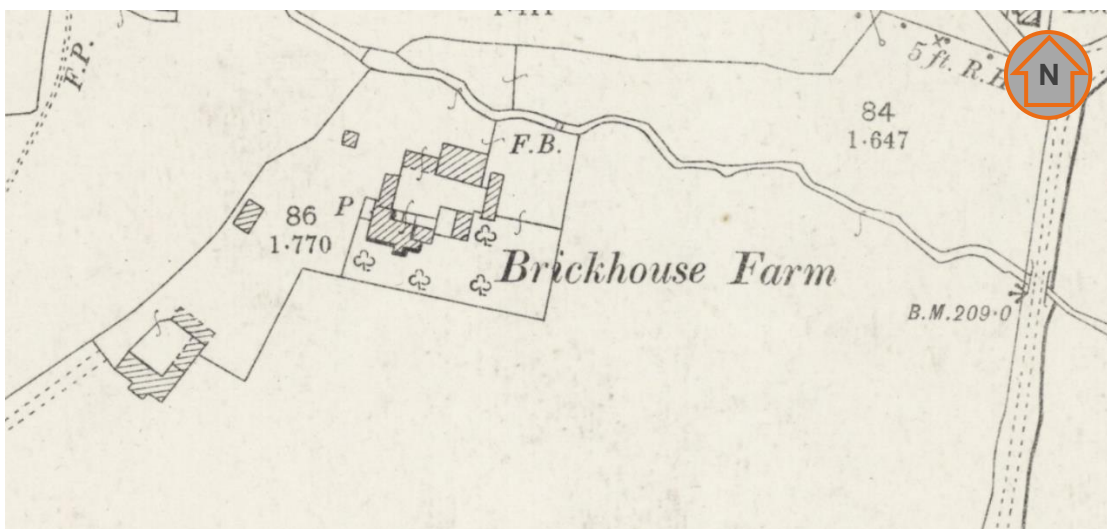


Fig.8: 1896 Published Ordnance Survey map. Access to the farm appears to be a track to the east of the listed Barn, which is also shown on the Tithe map.

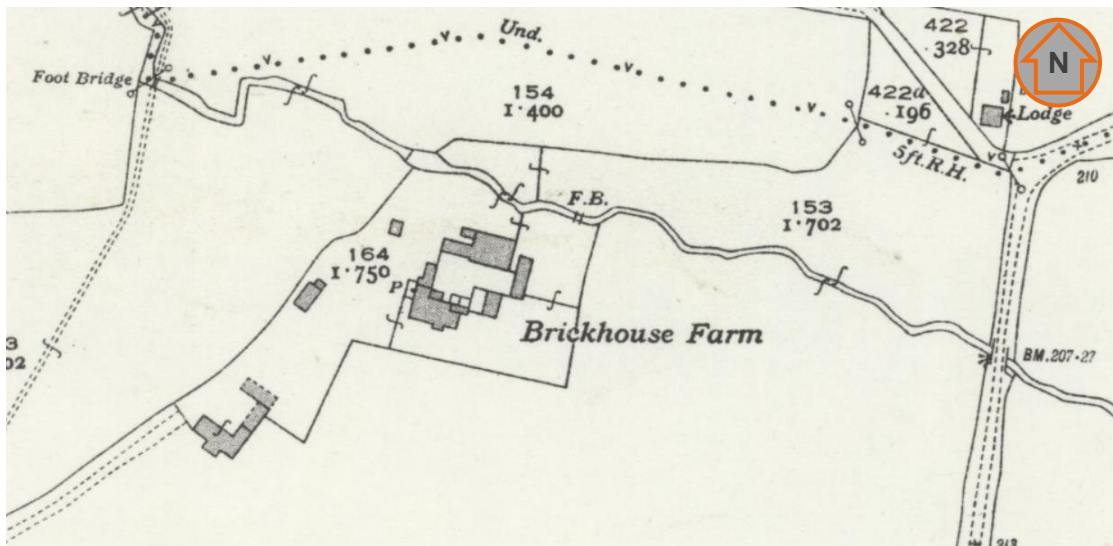


Fig.9: 1938 Published Ordnance Survey map shows the plan form of the farm similar with that shown on the 1898 Ordnance Survey map.



Fig.10: 1961 Published Ordnance Survey map.

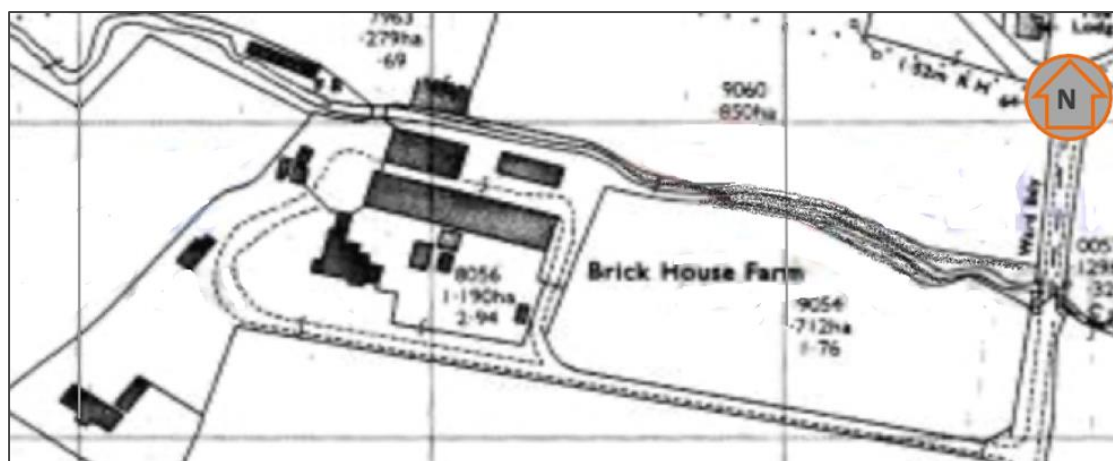


Fig.11: 1965 Published Ordnance Survey map showing new buildings to the north of the farmhouse which replaced buildings shown on the historic Ordnance Survey maps. Also a track from Doddinghurst Road has been formed to give access to the farm house and new agricultural buildings.

- 3.4. The development of the new agricultural buildings in the 1960s removed the historic farmyard and agricultural buildings and was probably a result of need structures to accommodate modern farming methods and machinery.
- 3.5. These changes represent a major change to the historic farmstead with only the farmhouse and barn remaining. Whilst these two buildings make a positive contribution to each other, the loss of the historic form of the group and individual buildings of the traditional farmyards means that the overall significance of Brickhouse Farm is significantly lower than it might have been.

Brick House Farmhouse

- 3.6. Brick House Farmhouse is a striking red brick dwelling constructed in the 17th century using a combination of English and Flemish brick bonds. The house is three bays of two and a half storeys with later additions, which has been sympathetically restored in the 20th century. The rear wing is timber-framed, faced with brick of a similar age to the main house.
- 3.7. The construction of a brick farmhouse was comparatively rare at the beginning of the 17th century but may have been as a result of a shortage of timber suitable for construction at this time coupled with the desire of the farmer to display his social standing and new found wealth. By moving away from a traditional timber and thatch vernacular construction to a 'modern' brick and tile house, the owner was able to display his success to the local community. This increased affluence is also reflected in the use of extensive glazing and the construction of a central chimney stack and living accommodation over three floors.





Fig.12: Brick House Farmhouse – south elevation.

Brick House Barn

- 3.8. In addition to the farmhouse, a timber-framed threshing barn was constructed to the southwest of the farmhouse. The barn has a double purlin queen post roof with curved wall braces and a central midstrey to the southwest elevation. It is clad in black weatherboarding.
- 3.9. By the late 19th century, the Ordnance Survey map shows the barn was extended to the northeast with open sided sheds, which were probably for cattle. By 1965, these sheds had been removed.

Today, the southwest elevation is partly screened by mature trees and the historic track, shown on the early maps remains in situ.



Fig.13: Southwest elevation, Brick House Farm Barn.

4.0 PLANNING LEGISLATION AND POLICIES

Legislation

- 4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.
- 4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than ‘guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, *‘The NPPF is the Government’s planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its “Introduction” acknowledges that “[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”, and that “[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions”. Paragraph 12 recognizes that the NPPF “does not change the statutory status of the development plan as the starting point for decision making”. Paragraph 13 describes the NPPF, correctly, as “guidance for local planning authorities and decision-takers”, which, in the context of development control decision-making, is “a material consideration in determining applications”. Paragraph 215, in “Annex 1: Implementation”, says that “due weight should be given*

to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)", but this too is guidance for decision-makers, without the force of statute behind it'.

- 4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.
- 4.5. Section 66(1) of the above-mentioned Act is relevant to the proposed development and provides the statutory test against with regards to developments affecting the setting of a listed building and states, *"In considering whether to grant planning permission...for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."* Therefore, the requirement is for the **desirability of preserving** the setting of the of a listed building.

National Planning Policy Framework (2021)

- 4.6. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government's planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.7. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment'.
- 4.8. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built, and historic environment.

- 4.9. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 194), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.10. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset's physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.
- 4.11. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 199, states, 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. NPPF paragraph 200 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II* listed buildings should be wholly exceptional.
- 4.12. NPPF Paragraphs 201 and 202 define the levels of harm as substantial or less than substantial. The Planning Practice Guidance (PPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, 'In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'. The PPG quantifies substantial harm (NPPF paragraph 201) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its

significance may therefore not be harmful to the asset. The PPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 202) or no harm at all'. However, it is important to consider each development in its own context as the PPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.

4.13. Paragraphs 201 and 202 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The PPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The PPG states, 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'. Public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risk to heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

4.14. The requirement for non-designated heritage assets to be considered is set out in NPPF Paragraph 203 whereby a balanced judgement is required having regard to the scale of any harm or loss and the significance of that non-designated heritage asset.

4.15. The three points above relate to NPPF Paragraph 192, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.

Local Planning Policy

- 4.16. As well as legislation and national planning policies relating to the historic environment, the local planning authority (LPA) have relevant policies contained Brentwood's Local Plan (saved policies) 2008. Within the core policies document, Policy CP1 and Policy C16 are of relevance.

Policy CP1 – General Development Criteria

- The proposal will be expected to take full account of the need to conserve the character and appearance of the surrounding area.
- The proposal should be designed to a high standard and consideration should be given to its size, scale, siting, style and materials with respect to its surroundings.

Policy C16 – The development within the vicinity of a listed building

- If the proposals are likely to detract from the character or setting of the listed building, then development will not be permitted.

- 4.17. Due to the advanced stage of The New Brentwood Local Plan, consideration has been given to policies PC01, PC06, NE9, NE10, NE20, HP13, HP14, and HP19 in this document.

4.18.

5.0 ASSESSING SIGNIFICANCE

- 5.1. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principles (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.2. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.
- 5.3. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or view such as its landscape. Also, the value may be intangible through a past event or an association with a person.
- **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
 - **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
 - **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.
 - **Communal value** includes social, commemorative or spiritual value, local identity and the meaning of place for people.

5.4. The assessment of significance considers the importance of each heritage asset and the magnitude of impact in order to appraise the potential impact of the proposed development. The importance of a heritage asset is determined by its statutory designation and is the sum of its evidential, historical, aesthetic and communal values as identified above. Also contributing to an asset's importance is its setting, which is an integral part of an asset's significance. Taking these criteria into account, each identified asset can be assigned a level of importance in accordance with a four-point scale (see Table 1).

Level of Significance	Definition of Heritage Asset
High	Remains of inscribed international importance, such as World Heritage Sites Grade I and II* listed buildings Grade I and II* Registered Parks and Gardens Registered Battlefields Scheduled Monuments Non-designated archaeological assets of schedulable quality and importance
Medium	Grade II listed buildings Grade II listed Registered Parks and Gardens Conservation Areas Non-designated buildings which contribute to regional importance
Low	Locally listed buildings Parks and gardens of some local interest Non-designated buildings, monuments or sites of local importance or of modest quality including those historic townscapes with historic integrity
No Significance	Assets identified as being of no archaeological, architectural, artistic, or historic value Assets whose values are compromised by poor preservation or survival or of contextual associations to justify inclusion into a higher grade.

Table 1: Establishing the level of significance of a heritage asset (Source: Seeing the History in the View (2011)).

Assessing Setting

- 5.5. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England is the primary guiding document for assessing setting.
- 5.6. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.

The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.

- 5.7. Historic England's Good Practice Advice 3, The Setting of Heritage Assets (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (NPPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent and level of the heritage asset's significance.
- 5.8. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:
- Step 1:** identify which heritage assets and their settings are affected.
 - Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
 - Step 3:** assess the effects of the proposed development whether beneficial or harmful, on that significance.
 - Step 4:** explore ways of maximising enhancement and avoiding or minimising harm.
 - Step 5:** make and document the decision and monitor outcomes.

- 5.9. In order to assess and quantify the level of harm to the significance of a heritage asset in context with the relevant Paragraphs in the NPPF, the PPG, a web-based resource, provides up-to-date guidance on NPPF policies. The PPG provides useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The PPG states, *'in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'*.
- 5.10. In defining what constitutes substantial harm, the PPG identifies that the impact of total destruction is obviously substantial harm while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset.
- 5.11. The PPG advises works that *'are moderate or minor in scale are likely to cause less than substantial harm or no harm at all'*. However, it is important to consider each development in its own context as the PPG identifies that minor works have the potential to cause substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the asset's special architectural or historic interest.
- 5.12. Table 1 identifies the significance level of a heritage asset, therefore; the next stage is to assess the level of impact the proposed development will have on the heritage asset. Table 2 provides a descriptive context of the level of change on the heritage asset in terms of its character, fabric or setting.

Change Rating	Description of Impact
High	Change to key elements affecting the significance of the asset's special architectural or historic interest are lost or destroyed, or the significance of the asset's setting is extensively changed.
Medium	Change too many key elements affecting the significance of the asset's special architectural or historic interest are significantly modified or the significance of the asset's setting is noticeably different.
Low	Change to key elements are slightly altered affecting the significance of the asset's special architectural or historic interest, or the asset's setting is slightly altered
Minimal	Change to key elements hardly affect the significance of the asset's special architectural or historic interest, or the asset's setting is hardly affected.
No change	The development does not affect asset's special architectural or historic interest or change the asset's setting.

Table 2: Factors for assessing the level of change on a heritage asset.

- 5.13. By establishing the asset's significance (Table 1) and the level of change (Table 2) to the asset from the proposed development, the impact on the significance of each asset from the proposed development can be identified. This can be Negligible, Minor, Moderate or Major. Impact from the development to an asset is considered to be significant if it is Major or Moderate.

Significance of Asset	Level of Change				
	No Change	Minimal	Low	Medium	High
High	Negligible	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Minor	Moderate
Not significant	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3: Matrix for establishing level of impact against the asset's significance (Source: Seeing the History in the View (2011)).

6.0 PROPOSED WORKS AND ASSESSMENT

Current Context

- 6.1. The site already facilities an access point leading to Doddinghurst Road and the land is currently use for the storage of machinery, plant and material storage prudent to the operational use of the farm and farm contracting business.
- 6.2. The land, which is laid mainly to grass with a section of hardstanding, slopes gently down to the tributary that flanks the northern side of the field. To the west, a leylandii hedge divides this area from the rest of the farm buildings. Electricity wires that provide the main power supply to the farm cross over the northwest corner of the field.
- 6.3. The ancillary farm buildings to both the north and south of the farmhouse are used for commercial purposes, which are not associated with the running of the day to day business of the farm.

Proposed Development

- 6.4. The proposed development is 408m² portal frame building externally clad with concrete panels ground to a height of 3m and plastisol coated box profile sheets to the eaves. The roof will be covered with corrugated fibre cement sheeting. Access to the barn will be to the east elevation (gable elevation).
- 6.5. The ridge height of the proposed building will be 6.2m, which is comparative with the ridge height of the large linear structure constructed in the 1960s and the west of the site.
- 6.6. The structure will be situated on the land bounded by the tracks formed with MOT type 1 chippings.
- 6.7. The form, character and appearance of the building is reflective of the type and form used form for the operational requirements for current agricultural requirements. The building also provides a secure structure for the storage of valuable farm machinery and plant as well as materials such as hay. The building also provides an covered area for the maintenance of plant and machinery.

Assessment and Impact

- 6.8. Historic England guidance and the NPPF emphasises that setting is the surroundings in which a heritage asset is experienced. Setting is not fixed and may change over time from the dynamics of human activity. The NPPF requires that changes affecting the setting of heritage assets should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance
- 6.9. As identified in this report, it is the impact of the proposed development upon Brickhouse Farm and its barn that is to be assessed.
- 6.10. The significance of Brick House Farmhouse and Barn has been evaluated in Section 3 of this document. The overall level of significance for these heritage assets are considered to be **medium**. The impact to the character and appearance of these buildings is considered to be **low** as the setting of the heritage assets will be slightly altered.
- 6.11. The proposed building will be constructed of materials that will blend with the surrounding landscape and this form of building is contextual with the rural landscape as a modern agricultural barn
- 6.12. Both Brickhouse Farmhouse and Barn have southerly aspects, facing open countryside away from the development site. The new building will be erected to the east of the farm, beyond the sight line of either heritage asset and as such will avoid any adverse impact upon the character of the farmhouse or the barn and their surroundings. Therefore, it is evaluated that the works will result in only a **minor change** to Brickhouse Farm and Barn.

7.0 CONCLUSION

- 7.1. Paragraph 195 of the NPPF advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage asset affected by the proposed works and its significance.
- 7.2. With regards to the development meeting the statutory test provided by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum requirement is to preserve the setting of a listed building. The works are considered to meet this test as the development is not incongruous to the rural landscape as it is a modern agricultural building for the storage of plant, machinery and materials necessary for the management of agricultural land in the 21st century.
- 7.3. It should be remembered that Historic England defines preservation in this context as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 7.4. With regards to NPPF paragraphs 199 to 202, the PPG provides the following useful example, *'In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'*
- 7.5. The impact of the proposed development to the setting of the heritage assets has been evaluated as minimal because the creation of a modern agricultural building in the rural landscape is not an incongruous feature. The impact to the setting of Brick House Farmhouse and Barn, which is formed by the surrounding landscape has changed over time with the formation of defined field patterns, removal of woodlands for farmland and development of modern farm buildings within its own farmstead.
- 7.6. Therefore, the proposed agricultural development will have a low impact to the setting of the listed buildings. This impact is considered to be less than substantial harm, at the lower end of the scale, in the test provided by the NPPF. Public benefit is needed to overcome the harm, and this is provided by the development of a new agricultural building, which will contribute to the growth of the rural economy and the management of the agricultural land for the production of commodities for the benefit of the population.

7.7. Public benefit is also achieved through supporting the existing business by the expansion of employment premises by uses which are functionally related to the farming on the site. Therefore, the works are consistent with the building's conservation.

7.8. In regard to local policy, the proposed development meets these as follows:

Policy CP1 – Consideration has been given to the surroundings of the new development with the result that the new building will be constructed of appropriate materials suited to countryside and will be sited in such a way so as to minimise impact.

Policy C16 – As evaluated in section 6 above, the proposed development will not detract from the character or setting of the listed buildings of the farm.

7.9. This Heritage Statement has assessed the design of the proposals and has evaluated their impact upon the setting of the farmhouse and barn in Section 6 above. In conclusion, the proposed development meets the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and local planning policies. It is therefore, requested that the proposed development be approved.

8.0 SOURCES

Ministry of Housing, Communities & Local Government (2021), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Chapman and André map 1777

Tithe map for Shenfield 1839

Ministry of Housing, Communities & Local Government (2018) <http://planning.guidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/> / National Planning Policy Framework (NPPF 2021 revision) / National Planning Policy Guidance (PPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England (2014) South East Farmsteads Character Statement

Historic England (2015) Farmstead Assessment Framework

Historic England (2017) Agricultural Buildings – Listing Selection Guide

The Buildings of Rural Ingatestone, Essex, 1556-1601: tandfonline

British History Online

Essex Record Office

Essex Society for Archaeology and History



HS1

Listing Description

Listed Building Name	BRICKHOUSE FARMHOUSE, DODDINGHURST ROAD
Address	BRICKHOUSE FARMHOUSE, DODDINGHURST ROAD
List Entry Number	1197207
Grade	II
Date First Listed	20 August 1970
Date Amended	N/A
National Grid Reference	TQ 59775 96556
Listing Description	

House. c1623. Red brick, irregular bond, peg-tiled roof. Rectangular plan with internal stack off centre to E. Front door in porch in front and stair tower to rear of stack. Rear wing at NW end. EXTERIOR: 2 storey and attic. S front elevation, 3 bay, 3 window range with facade gables to each bay. At junction of bays 2 and 3 from NW tall stack with 6 diagonally set shafts on base with ovolo moulded cornice. 2-storey porch with gabled roof and semicircular headed doorway with brick torus moulded impost, door C20 boarded with C17 style ironwork and central grille. House elevation has a brick string course between ground and first floor, continuous round porch. Single window on ground, first floor and attic levels in each bay, all C20 but of C17 style with oak mullions and intermediate minor iron bars. Windows copied from surviving C17 example at E end. Ground and first-floor windows of 4 lights, attic ones of 3 lights. Porch has 3-light window on first floor and a single light window on each side at ground floor. Rear, N elevation, stair tower rises to attic, brick with weatherboarded timber-framing at attic level and simple gabled roof, peg-tiled abutting base of stack shafts. In tower, one blocked 2nd-floor side window and one C20 restored lower mullioned rear window - string course lifts over window. C20 2-light casement window on ground E side in original aperture. Projecting wing at W end rendered with first floor doorway on E side contains C18 stack with tumbled brick shoulders set against rear wall of principal house block. C18 or C19 lean-to additions between stair tower and W wing, having peg-tiled and slated roof. C20 brick addition to rear of W wing, pebble dash rendered with 2-light casement windows and French windows. C20 lean-to at E end of house, peg-tiled, one plain door and one boarded with upper glazed light. W end elevation, gable end of house with wing and extension to N. End gable glazing as on S front with single C20 windows in C17 style on 2 floors and attic. Ground and first floor, 4-lights, attic, 3-lights. Fully glazed

conservatory across ground floor. Extension has C20 red brick walling with one C20 3-light casement window, having small leaded rectangular panes, also C20 brick and timber gabled porch with peg and flat tiles, side glazing, each with 4-lights. C20 plain door. C20 extension to N pebble dash rendered and pantiled, one 2-light and 2 single light casement windows, 2 boarded doors and one boarded stable type door. E end elevation, original house gable end with original ground floor 4-light mullioned window, mullions of lozenge section with flattened outer and inner arrises and glazing rebates, minor iron intermediate mullions. First-floor window C20, 4 lights and attic window C20 3 lights, both in early C17 style. String course continuous across face from front elevation. INTERIOR: classic 3-celled lobby entrance form. Principal joists have lamb's tongue stopped chamfers on ground and first floors. Similar treatment in W rear wing. Also 8 original door frames with lamb's tongue chamfer stops that show expected circulation round the house and stair tower. Central fireplaces on ground floor, C20 rebuilt, on first floor blocked, in attic not known within living memory. Stair tower has original newel post and interior upper framing is exposed. Attic roof of butted side purlin and butted rafter type with collars. Stout constructed side purlins of end frames joggled up. The rear wing has 2 bays with central partition and a wind braced side purlin roof. The ground-floor fireplace is rebuilt but has a bread oven. The wing is probably contemporary with house and was possibly a kitchen at the low end, originally timber-framed but now brick walled. The soffit of the arch of the porch has 2 bricks with inscriptions baked into the clay, one is a W, possibly an M for Mary to protect the house from evil and the other is the date 1623. The brick bond is a curious combination of English and Flemish type, an experimental construction characteristic of the date.

Listed Building Name	BARN TO SOUTH WEST OF BRICK HOUSE FARM
Address	BARN TO SOUTH WEST OF BRICK HOUSE FARM, DODDINGHURST LANE
List Entry Number	1268419
Grade	II
Date First Listed	10 November 2000
Date Amended	N/A
National Grid Reference	TQ 28603 79217
Listing Description	

Barn. Early C17, possibly c1610 which is the date of Brickhouse Farmhouse. Timberframed, clad in tarred weatherboarding with gabled plaintiled roofs. Central projecting midstrey on south west side with double doors. Later pair of doors in centre of north east wall. INTERIOR: 5 bays. Unjowled posts, mid height girts and contemporary midstrey. Substantial curved wall bracing, generally of "tension" type, interrupting the studs. Exceptionally the midstrey has a pair of similar "arch-braces" more typical of the area. Straight braces to tiebeams (some missing) and Queenpost roof carrying pairs of joggled purlins. Bays adjoining midstrey have curved raised bracing to purlins as has front of midstrey roof. Of particular note are the end gables which have "interrupted tie-beams" above the conventional tie-beams to frame loading hatches. HISTORY: The barn is probably contemporary with the farmhouse. Double purlin roofs are rare in this part of Essex but there are a few examples in the south west of the county.