

# FRIARS MANOR, TINDON END ROAD, SAFFRON WALDEN, ESSEX, CB10 2XT

## Built Heritage Statement

JCH01532

Friars Manor, Tindon End Road,  
Saffron Walden  
Brinkworth  
June 2022

# CONTENTS

	CONTENTS	Pages
Prepared by:	1.0 Introduction	3
Elizabeth Da Silva BA (Hons)	2.0 Legislative and Planning Policy Framework	
	2.1 Legislation and National Planning Policy	4
	2.2 National Planning Guidance	5
	2.3 Local Planning Policy and Guidance	7
Authorised by:	3.0 Historical Appraisal	
Jo Evans BSc Hons, MRTPI,IHBC	3.1 Historical Development	8
Report Status:	3.2 Historical map progression	10
FINAL	3.3 Historic Environment Record	12
RPS Ref:	4.0 Assessment of Significance	
JCH01363	4.1 Friars Farmhouse	13
Issue Date:	4.2 Friars Manor	14
June 2022	5.0 Proposals and Assessment of Impact	
	5.1 Proposals	20
	5.2 Assessment of Impact	30
	6.0 Conclusion	32
	Appendices:	
	A: Statutory List Description	32
	B: References	33

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# 1.0 INTRODUCTION

This Built Heritage Statement has been prepared by RPS on behalf of Brinkworth, in support of an application for works to Friars Manor, Tindon End, Saffron Walden, CB10 2XT (the Site) These comprise a rebuild of the existing residential structure (a previous agricultural store) and the extension of the existing outbuilding (a previous vehicle store) in order to accommodate a workshop and the creation of an outdoor swimming pool and patio. There would also be a slight reconfiguration of the extant site access, with the extant central driveway being closed and planted, so that the hedge to Tindon Road forms a continuous line. This document has been requested in order to assist those involved in the determination of the planning application and should be read in conjunction with other submitted supporting information.

It was identified that the Site does not contain any listed or locally listed buildings, nor does it lie within a conservation area. However it is within the vicinity of the Grade II listed Friars Farmhouse, located at approximately 80 -100 metres to south-west of the Site forming part of its historic farmstead and sitting within its immediate setting.

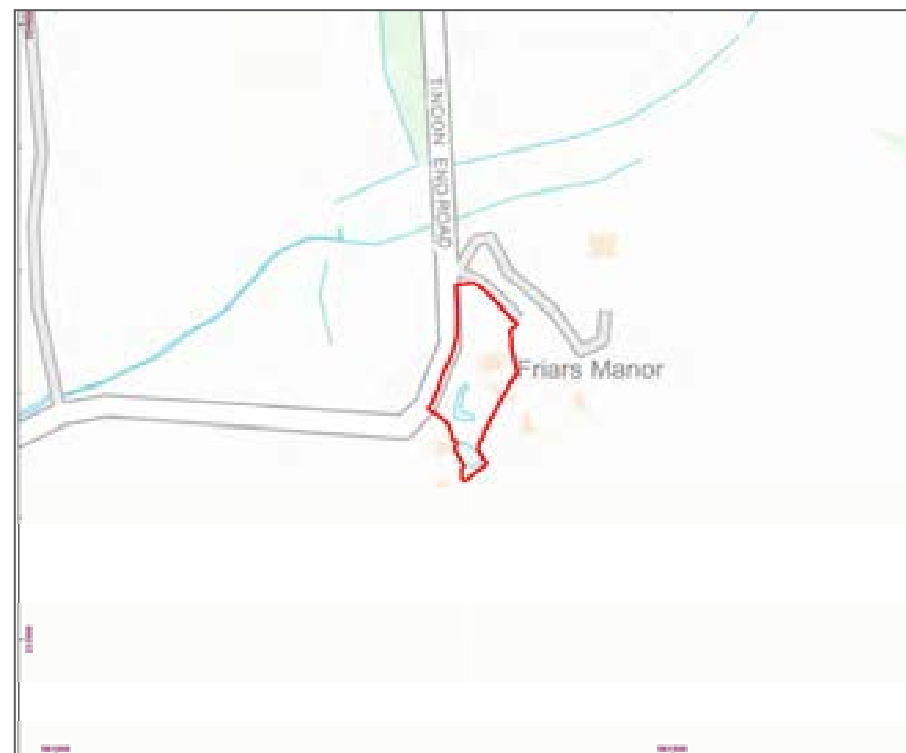
There needs to be compliance with Paragraph 194 of the National Planning Policy Framework which states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.”*

This Built Heritage Statement presents a summary of relevant legislation and planning policy at national and local levels, with special regard to policies and guidance relating to works affecting heritage assets. It describes the significance of relevant heritage assets, provides an overview of the proposals and an assessment of how they may potentially affect any built heritage assets.

The findings of this report are the result of detailed historic research, a visit to the Site and the application of professional judgement. Its findings are based on known conditions at the time of writing and therefore all findings and conclusions are time limited to no more than three years. All maps, plans and photographs are for illustrative purposes only.



Figures 1 - 2 (above): Location of Friars manor in Essex and local area Figures 3 - 4 (below): Red line illustrating Site/aerial view



## 2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

### 2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

#### Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states: "(1) *In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137. The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

#### National Planning Policy

[National Planning Policy Framework \(Ministry of Housing, Communities and Local Government, July 2021\)](#)

In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting*

*consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

194. In determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. 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.

## 2.2 NATIONAL PLANNING GUIDANCE

### National Guidance

#### Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Paragraph 7 of the guidance explains that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is fundamental to understanding the potential impact and acceptability of development proposals.

The emerging proposals would have an impact on the setting of a listed building and a conservation area. The issue of the impact of the emerging proposals on the setting of these heritage assets is an important part of the assessment of the development proposals. The policy guidance states that as part of the assessment of the impact of a proposal, a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The guidance in paragraph 13, refers to the definition of setting in the Glossary of the NPPF. The guidance cautions that consideration of the setting must not be limited to a matter of views to or from the asset. It advises that the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

Key elements of the guidance relate to assessing harm. In Paragraph 18, It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

### Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2019, 2nd Edition), HEAN2: Making Changes to Heritage Assets (February 2016), HEAN3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEAN4: Tall Buildings (December 2015).

#### GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

#### GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a

## 2.2 NATIONAL PLANNING GUIDANCE

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heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and,
- 5) Make and document the decision and monitor outcomes.

### HEAN12: Statement of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

## 2.3 LOCAL PLANNING POLICY & GUIDANCE

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### Local Planning Policy

The local planning authority for the Site is Uttlesford District Council and development on the Site will be subject to compliance with their local policies.

The Council had prepared a draft Uttlesford Local Plan (2019), however this was withdrawn at an Extraordinary Council Meeting of the 30 April 2020, in response to the Inspectors' letter of 10 January 2020 and the 23 March 2020 Peer Review Report from the East of England Local Government Association.

A new Local Plan is now being prepared; the Local Development Scheme indicates that this will be submitted to the Secretary of State in August 2023. In the interim, the following 'saved' policies from the Local Plan remain relevant and of these the following have been highlighted as having a bearing on the proposed works at the site:

#### Uttlesford District Council Local plan (2005)

##### **Policy ENV2- Development affecting Listed Buildings**

###### **Development**

Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.

Uttlesford District Council is in the process of producing a new local Plan that is proposed to be delivered by summer 2024.

##### **Supplementary Planning Documents**

###### **Essex Design Guide**

The Essex Design Guide (1973, updated 1997, 2005 and 2018) was produced in order to "provide places of quality and identity". Alongside best practice design standards, it now includes new socio-economic themes.

The Guide places great emphasis on achieving accurate architectural details in order to ensure that new developments are appropriate to their setting and context. It includes a number of key principles which should be applied to any new development, for example building form, placement of windows and appropriate detailing in respect of materials used.

There is an emphasis on appropriate use of materials that are

characteristic of residential development in Essex, that is the use of materials utilised for pre-20th century buildings in the locality. Detailing used needs to emphasise the material's character and, where appropriate, be of a traditionally evolved type.

Any detailing used should emphasise the character of the material – and where appropriate, be of a type that has evolved traditionally

## 3.0 HISTORICAL APPRAISAL

### 3.1 HISTORICAL DEVELOPMENT

Tindon End is located in 'The Sampfords', the combined north Essex Parish of Great Sampford to north and Little Sampford to south, in Uttlesford, Essex. The village is situated at about 2.5 kilometres north of Thaxted and approximately 8 kilometres south-east of Saffron Walden. The parish comprises picturesque arable land with the River Pant running through - this takes its source near Saffron Walden and continues north/south until it becomes the River Blackwater in Bocking, Braintree. The parish contains over 100 listed buildings. It was previously a place of commerce with traditional crafts such as straw plaiter, watchmaker, draper, blacksmith and wheelwright. These, in addition to several hostelrys in the area, have all now disappeared.

There is evidence of early settlement in the area- Bronze Age, settled farming in the Iron Age and Roman era community life. The Domesday survey two manors - Sanfort and Sanforda (alluding to a sandy ford, which still exists in Great Sampford) and appears to have provided the derivative of Sampford. The majority of local place/field names originated from this period. The population at this time has been indicated as between 275 and 325, in what is the combined parish of today, and, as was usual with the feudal system of that era, a small number of land-owning families were dominant.

In the medieval era, the Sampfords were associated with the Knights Hospitallers, a Roman Catholic military order who became well-established throughout the British Isles, particularly in Cambridgeshire, Lincolnshire, Yorkshire, Wales and England's east coast. They managed vast swathes of land for the patrons of the order - it is thought that at one time they were England's largest landowner, after the king. They employed many people on their estates and worked the land for profit, providing charity for local communities.

It is believed that the Knights Templar constructed the Grade I parish Church of St. Michael the Archangel, in Great Sampford, in the fourteenth century. The chancel's 26 arched stone bays were said to have seated the Knights. There are two further churches in the parish - the Grade I St. Mary the Virgin in Little Sampford and the Baptist Chapel in Great Sampford.

In the Middle Ages there were three manors the Sampfords; Little Sandford Hall, Tewes and Friers. The latter had a chapel close to the manor house, alias Sampford parva, owned by the Knights Hospitallers, hence the derivation of Friers. The order was greatly involved with both urban and rural communities in England and although there is incomplete evidence, it is still sufficient enough to prove that they were active in the area, particularly at Tindon End.

In circa the twelfth century, the area of Great Sampford appears to have had a rectangular plan form - the manor house was laid to one edge with the church opposite. This layout is still extant, although one side of the



Figure 5: 1777 Chapman and Andre map of Frier's Farm and local area



### 3.1 HISTORICAL DEVELOPMENT

rectangle was not developed and there were later intrusions to the plot's central line. Little Sampford, however, contained scattered hamlets and its supposed manor site and church were at a distance from the closest settlement, although they were adjacent to each other. Both Great Sampford and Little Sampford are mentioned in Oliver Rackham's "Ancient Countryside". The villages contain ancient woodland with associated plants and the noted landscape historian John Hunter's study of the Sampfords suggests that the majority of the medieval landscape survived into the 1950s. Several farms also retain their medieval names.

A number of moated sites exist in the Sampfords, thought to mostly be of either thirteenth or fourteenth century origin. For example in Great Sampford the Howses is a Scheduled Monument comprising an extant moated site on high ground that overlooks the River Pant and lies to the north of Great Sampford Church. The moats are thought to have been dug to supply fresh fish and as a display of wealth, rather than as a defensive structure.

A number of moats were also dug in the area during Tudor times and a deer park was created during this era complete with brick mansion; although the house was demolished in the 1920s a good number of its ornamental garden features survive and the outline of its park is still traceable, although it has reverted to farmland. Sixteenth, seventeenth and eighteenth century houses still survive in the parish during the period when the Sampfords were weaving villages, and the architectural quality of these buildings illustrates the comparative wealth of this area during these periods.

In the eighteenth century the population of Great Sampford reached approximately 800 and in Little Sampford approximately 400. Life had started to improve for the local population; however due to agricultural depression, consequential movement to towns and modifications to both family and social trends, the population later declined. Agriculture still continued to dominate in spite of this, in addition to further economic and social changes.

Today agriculture is still the predominant characteristic of Sampford life with arable farmland surrounding the villages today, in addition to pasturage and recreational areas. Farmsteads are predominantly dispersed within the landscape. The Sampfords today are however, largely dormitory settlements for commuters, with reduced employment in the villages themselves.

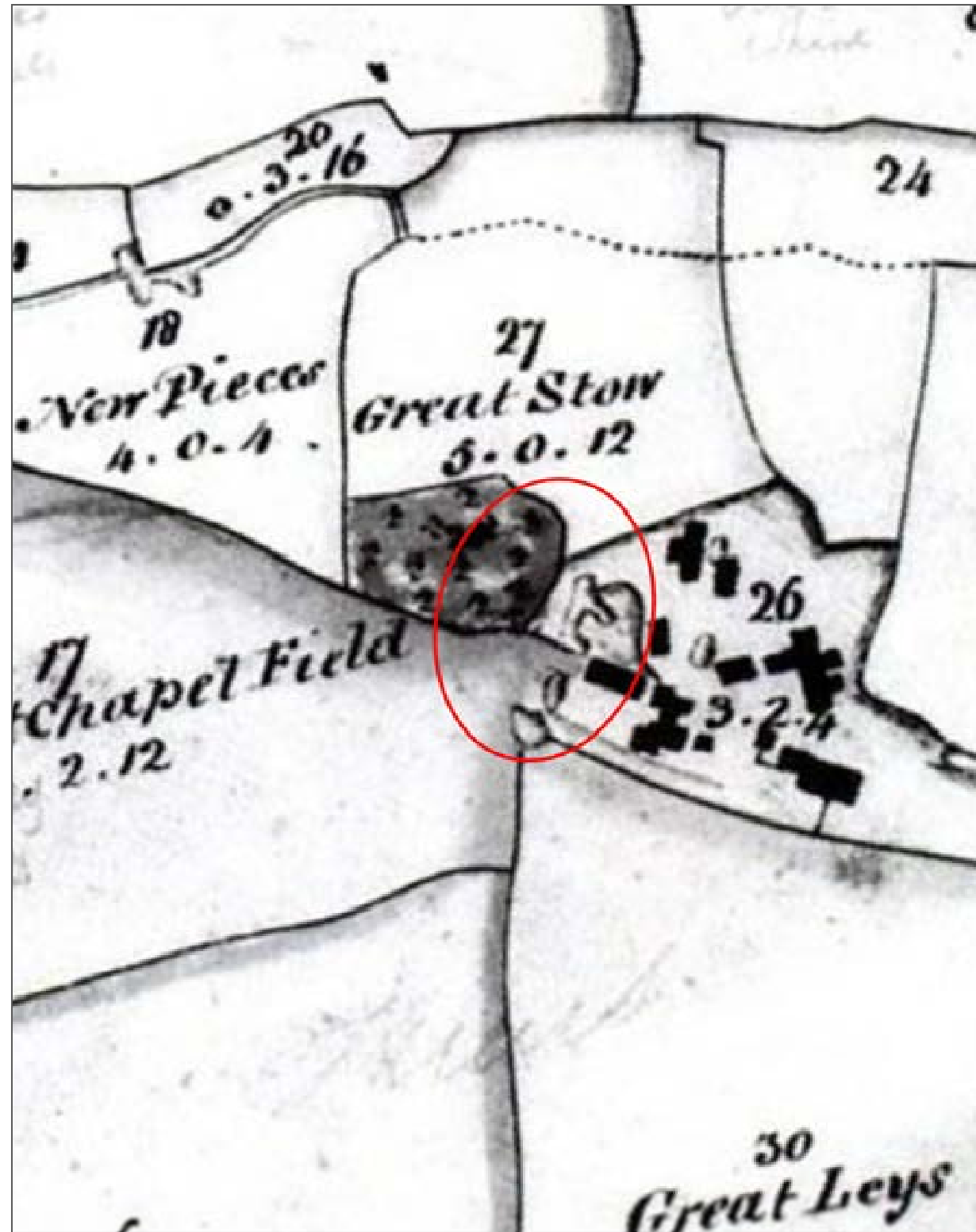


Figure 6: 1809 Plan of Fryers Farm (Site outlined in red)

## 3.2 HISTORICAL MAP PROGRESSION

In assessing the setting of heritage assets, it is necessary to have an understanding of their historic context, which may reveal historic associations between heritage assets or with the site of proposed development and which may be pertinent to an assessment of their setting. Therefore, this map regression exercise demonstrates the way in which historic development within and around the Site area has affected the layout and form of the settlement and landscape today. The location of the site is shown by a red line on the following maps.

### Overview

Friars Farm was originally set out over an extensive area, as demonstrated by historical mapping. The farmstead is in an area of dispersed settlement where farms were historically either clustered in hamlets or isolated, as is the case with Friars Farm. Such settlements are usually medieval in origin (previously noted in Section 3.1) and encompassed by ancient, irregular field boundaries. The fields either contained strips used by individual farmers, that were communally farmed, or consolidated units.

The Plan of Higham and 'Fryers' Farms of 1809 (figure 6, page 9) shows Friars Farm and its historic farmstead located in extensive working arable land. In the 1839 Tithe map (figure 7), fields are individually named and Table 1 documents the Tithe Allocation (documented in Table 1). The Farm and surrounding fields are shown as belonging to The Reverend Sir Augustus Bridge Henniker at this time; he leased this to Peter Tyler who farmed the land. By this time there had been already a change to the farmstead and the Site, with alterations to and/or removal of buildings.

The following maps dated 1877 to 1981 (figures 8 - 12) illustrate the Site as part of the farmstead of Friars Farm. In all the maps the Site and Friars Farm (written as Frier's) are surrounded by farmsteads, farmland and woodland areas.

Numerous structures visible on the Site through the map progression were either altered and/or demolished over this long period of time. In 1876, the main entrance from Tindon End Road is visible, leading to Highams Farm. There appears to be a larger fishpond in addition to several smaller ones at this time. The 1896 map indicates a noticeable change to the structures on the site. By 1923, there appears to have been a reduction of buildings on the farmstead (now written as Friar's) and the previous larger fishpond divided.

There was no further major alteration to the farmstead until it was split into numerous private residential properties with separate gardens. Today it consists of 3no. separate dwellings separated by tall hedges - Friars Farm, Friars Manor and The Barn (converted into a modern residential dwelling). Recent alterations also resulted in the demolition of a Victorian walled garden, a brick stable block and a shortening of the vehicle store, in addition to a complete reconfiguration of site access for the three properties. Friars Manor was converted from an agricultural building to a dwelling in 2003 and in 2017 a Certificate of Lawfulness was approved (UTT/17/2888/CLE) for its use as a separate dwelling.

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
480	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Horse Pasture Meadow	Grass
481	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Horse Pasture Grove	Wood
482	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Horse Pasture Field	Arable
483	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Sawpit Meadow	Grass
484	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Little Ley	Grass
485	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Part of Luceys	Arable
490	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Old Ley	Arable
491	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Bow Croft	Arable
492	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Wheat Chapel Field	Arable
493	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Fryers Farms Homestead	-
494	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Orchard	Grass
495	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Five Acre Meadow	Grass
496	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	New Piece	Grass
497	The Reverend Sir Augustus Bridge Henniker	Peter Tyler	Eisenham	Arable

Table 1: 1839 Tithe Apportionments, New Sampford - Essex



Figure 7: 1839 Tithe Apportionments, New Sampford - Essex

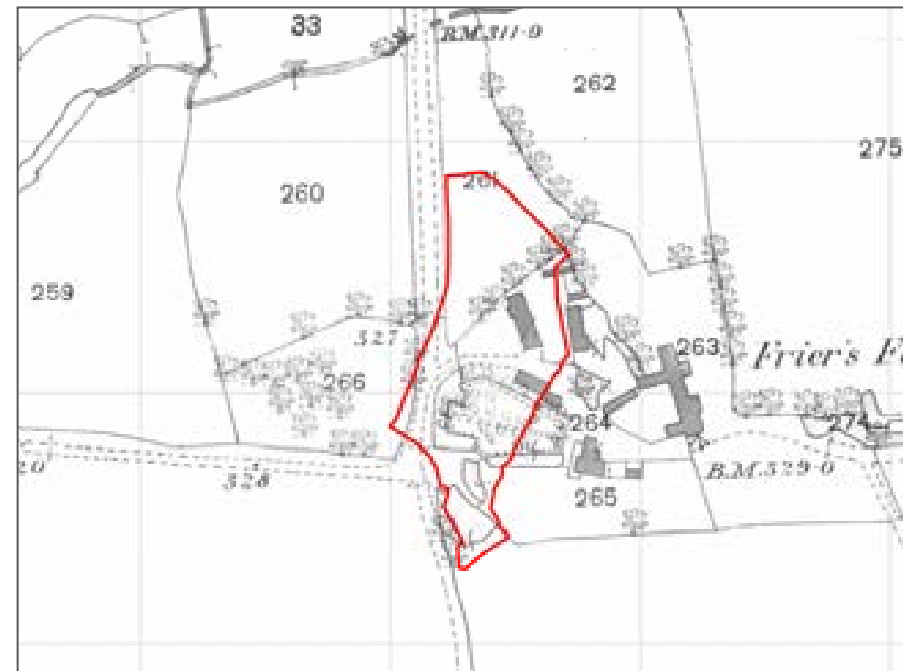


Figure 8: 1877 Ordnance Survey Map



Figure 9: 1921 Ordnance Survey Map

### 3.2 HISTORICAL MAP PROGRESSION



Figures 10 - 12 (top, left to right): Ordnance Survey Maps of 1952, 1981 and Google Earth aerial views of 2003. Figures 13 - 15 (below, left to right): Google earth aerial views 2006, 2017 and 2020

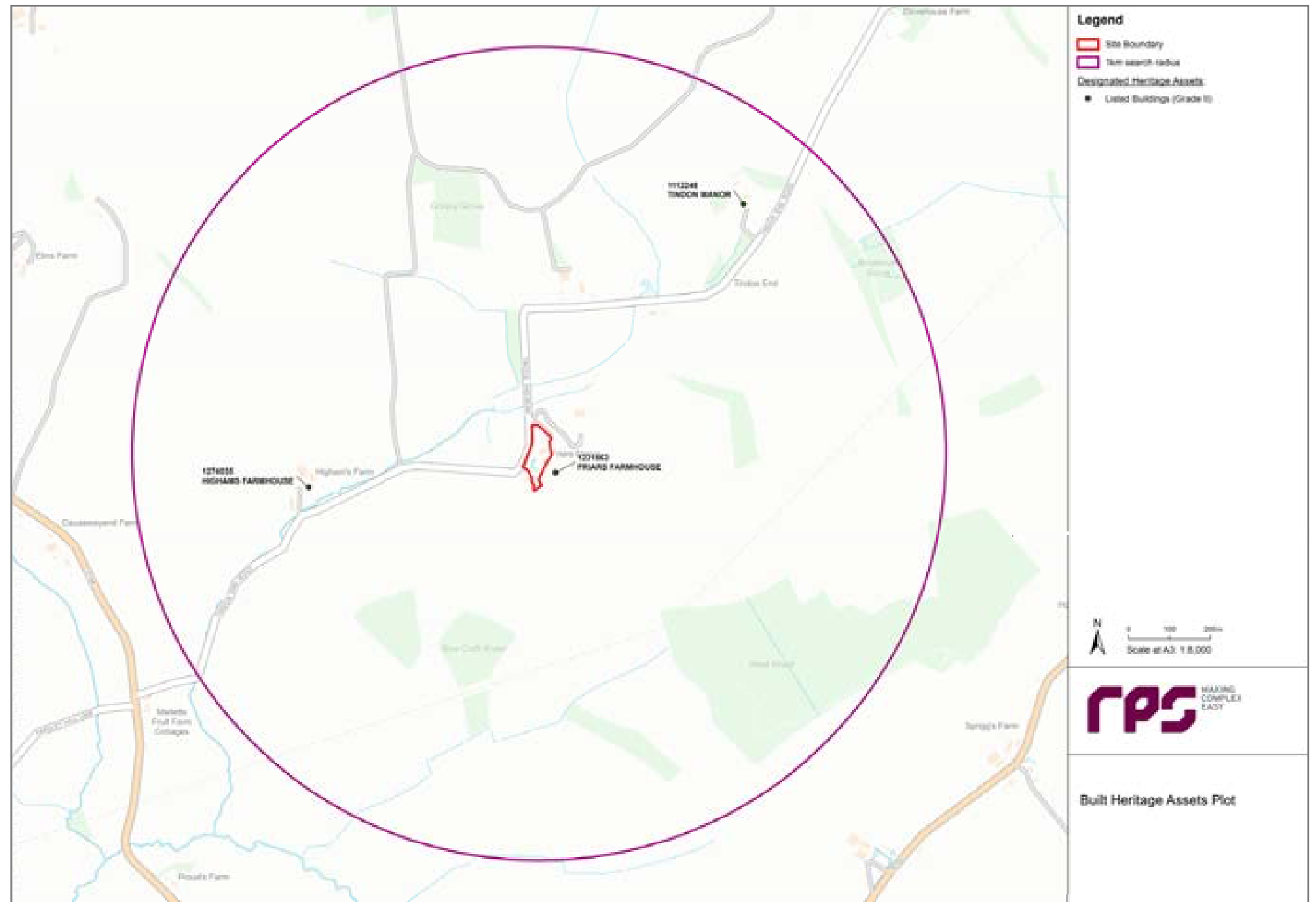


### 3.3 HISTORIC ENVIRONMENT RECORD

An area search of 1 kilometre was selected on the basis that this would provide a suitable context in order to understand the heritage potential of the Site and any possible impacts to built heritage assets within this radius. The Essex Historic Environment Record (EHER) identifies built heritage assets found within the selected radius; these are illustrated in figure 16, with the Site outlined in red.

Desk-based research, utilising the EHER and Historic England's National Heritage List for England, identified that the Site does not contain any listed or locally listed buildings, nor does it lie within a conservation area. However it is within the vicinity of the Grade II listed built heritage asset - Friars Farmhouse - located at approximately 80-100 metres to its south-west. An on site assessment concluded that the site forms part of the setting to the historic farmstead.

There are two further Grade II listed properties within the 1km radius, Tindon Manor and Highhams Farmhouse, neither of which are currently working farms. These have been scoped out from further analysis because the site does not form part of their settings and so does not contribute to their significance. The distance between the site and these buildings and the intervening landscaping means that there is no intervisibility. These are not, therefore, assessed further in this report. However, the design of the proposed works has taken into consideration the surrounding rural countryside, its farmsteads and former farmsteads.



**Figure 16:** Summary of the Essex Historic Environment Record, illustrating built heritage assets in relation to the Site (outlined in red). (OS mapping: HM Stationery office and Data: Historic England 2021 and Essex County Council.

## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 STATUTORILY LISTED BUILDING: FRIARS FARMHOUSE, TINDON END - GRADE II, LIST UID: 1231863

Friars Farmhouse is a seventeenth to eighteenth century timber-framed property constructed on a T shaped plan. It is of two storeys with a tiled roof, where its east front, west wing breaks forward the roof is hipped and has a small gable. The windows are generally double-hung sashes with glazing bars of eighteenth century date, but there are a few modern casements. The house has two internal chimney stacks. Friars Farm has more recently undergone extensive renovation and modernisation.

#### History

The extant building was constructed on the site of a thirteenth century manor house, called the Hospital of Sampford in some deeds and associated with the Knight Hospitallers, who held the property from the mid thirteenth century until the Dissolution. The former manor house was moated and there are remains of the moat to the southwest section of the garden - these currently takes the form of numerous fishponds, a number of which are located in the garden of Friars Manor. The field just beyond Friars Farmhouse garden boundary to southwest is presumed to be the location of the Knight's Hospitalliers Chapel of St. John.

#### Medieval Fishponds

As previously outlined, there are a number of historical moated sites in the Sampfords that are thought to have been dug to supply fresh fish, in addition to having been to embellish the property or display wealth.

Fishponds were created in order to cultivate, breed and store fish; they were artificially constructed and were able to provide constant and sustainable sources of food. Ponds were either arranged in single lines, clusters or joined by leats; individual ponds were allocated to different ages/species of fish. Pool size was related to their function - larger ponds thus being used for storage and smaller ones for breeding and cultivation. This tradition commenced during the medieval era and peaked in the twelfth century. Generally, fish ponds were constructed by wealthy households, in particular royal residences and monastic institutions. They were popular due to the problems of obtaining fresh meat during the winter months, as well as being regarded as a valuable food source in their own right and for religious observance. The principle species kept were bream, eel, perch, pickerel, roach and tench.

Medieval fishponds were generally managed through a process of draining down and sorting the whole pond after a period or time, for example every five years. The ponds were thus considered as underwater pasture and when the stock had been removed they were rated as any other pasture would be, that is devoid of stock.

Although a good number of fishponds are still in existence today, they are important due to their associations with other historic features in addition to being evidence of the economy of the site.



Figure 17 : Friars Farm, view of north elevation.



Figure 18: View across lawn of Friars Farm towards Friars Manor site, the dwelling sits behind the hedge.

#### Setting

Although there have been alterations to the property, its character and plan form can be easily read. Friars Farm sits within its own extensive planted garden. The long entrance to the house winds towards it from the north-west. There is a small wooded area to the south-west of the garden and remains of the historic moat, seen as individual fish ponds - one of these is shared with the grounds of Friars Manor (divided by a metal fence). The Farmhouse lies within 50 to 100 metres of its previous agricultural buildings, that now exist as separate residences, with the latter both having been converted into dwellings. A tall hedge separates all three properties. Within the extended setting of Friars Farm there are a number of other residences, structures and various property driveways leading to Tindon End Road. Beyond this cluster of buildings and driveways lies the wider countryside.

Within its extended setting, there are a number of other residences, structures and Tindon End Road. Beyond this lies the wider, extensively farmed countryside and a number of wooded areas, such as little West Wood, Sampford.

#### Significance

Statutorily listed buildings are formally recognised as being either of special architectural or historic interest. Friars Farm is of significance in architectural terms because of the degree of historic fabric that remains in situ. Its form and relationship to its site and location illustrates the pattern of settlement and agricultural development in the area. It is also located on the former site of a thirteenth century grange and moat that belonged to the Knights Hospitaller. There are remains of the moat which present as a series of fishponds evidencing an important element of daily life and economy during the thirteenth century.

The immediate setting of Friars Farm makes a positive setting to the property. Although its previous farm buildings have been converted and separated and earlier removal of features have taken place (demolition of Victorian walled garden/brick stable block, shortening of the vehicle store and complete reconfiguration of site access for the three properties) its original layout and plan form can still be read, with Friars Manor and the converted The Barn extant in their previous positions (although the barn has been extended).

There is a lack of intervisibility between the Site and Friars Farm, limited to roof top and view from the south-west of the gardens of both properties where no development is proposed. However, the Site forms part of its setting and forms part of the historic farmstead. It contributes to the setting of the farmstead as its buildings can be read as farm buildings, however, this contribution is considered as minor positive only due to the division of the properties. The fishponds can easily be read as such and make a positive contribution to the setting of Friars Farm. The extended, worked farmland setting of the listed building continues to make a positive contribution to its significance.

## 4.2 FRIARS MANOR

### Overview

Historic/traditional farm buildings make an important contribution to the character of the English landscape and are integral to creating a sense of place and local distinctiveness. Barns were constructed in order to provide weatherproof storage for produce such as sheaves of corn and make a crucial contribution to the richly diverse character of the Essex countryside. Apart from churches, barns are usually dominant forms in the landscape, as well as in farmsteads, with their simple shapes and strong architectural forms making them immediately discernible; roofs dominate walls, particular in early examples.

Farm buildings can be converted into diverse uses which can be of benefit to the building itself, its setting and local area. It is important that dis-used, neglected or poorly converted farm buildings are adapted and re-used, otherwise they will disappear from the landscape. In addition, sympathetic change will enhance rural areas. A large number of farm buildings have been employed in a variety of viable new uses, as in the case of the former agricultural store where the previously open-sided structure was converted into a residential dwelling.

### History of Farmstead Development

In the twelfth and thirteenth centuries there was an economic boom which allowed for the development of extended farms on both monastic and secular estates. In the post medieval era there was a marked difference of local variation in English farmsteads, for example differences in roof construction and carpentry. There was frequent alteration and re-roofing of farm buildings; in respect of this buildings that survive often demonstrate successive phases of rebuilding. Due to the famines and plagues of the fourteenth century estates were leased out and there was contraction of settlement.

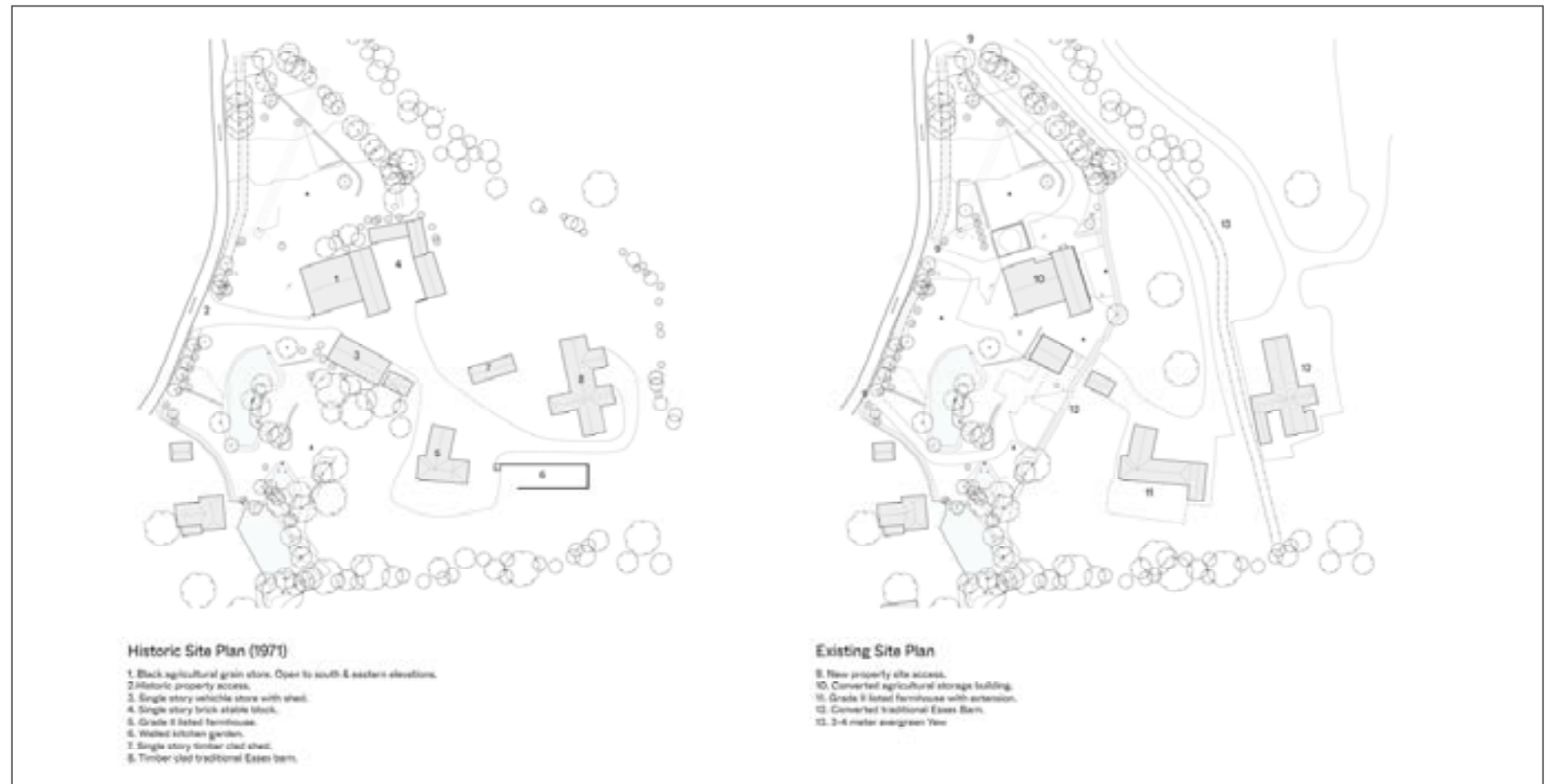
The fifteenth century onwards saw an increase in productivity and thus agricultural incomes and specialised regional and market-based economies, particularly from 1660. It is rare to find complete farm structures from this period, but there are many surviving farmsteads from the later seventeenth and eighteenth centuries, with farmhouses and their buildings attached; this usually consists of a farmhouse and barn only.

The most important period of development for farm building took place between 1750 - 1880. Metal roofs were utilised from 1850 for buildings on planned, expensive farmsteads and covered yards, however it was not until the end of the nineteenth century that these came into general use. From the 1840s pre-fabricated iron buildings were often utilised.

After this time a long farming depression occurred and there was scant new investment between 1880 - 1940; new regulations required new cow



Figures 19 and 20 (above): Aerial views of the farmstead in the 1970s illustrating the open sides to the agricultural storage area to its southern and eastern elevations.  
Figure 21 (below): Farmstead development



## 4.2 FRIARS MANOR

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houses that contained stalls and floors of concrete and metal roofs and fittings. From 1940 onwards self-sufficiency was encouraged. The 1947 Agriculture Act heralded an increased specialisation and intensification of post-war farming. Wide-span multi-purpose sheds were introduced constructed in steel, concrete and asbestos. The standard farm building type since the 1950s been a factory-made prefabricated structure constructed to common widths and able to be applied to a variety of uses.

### Former Agricultural Storage Building (Main Barn)

This structure was formerly a simple black agricultural storage building with open sides to its southern and eastern elevations (figures 22 - 25, page 16). The northern and western elevations possessed vertical timber/steel cladding. Secondary access was via a number of large, sliding pivot doors.

Farm buildings are regularly altered or re-built and this former agricultural storage area appears to have replaced a previous building on the Site. It is a simple, modern structure of steel beams and concrete that was poorly modified into a residential building of two storeys in 2003. Its previous cladding was removed and cladding now consists of a mixture of wood and window types. This work replaced the previous open facades and vertical timber cladding. In 2017 it was approved for use as a separate dwelling under Certificate of Lawfulness (UTT/17/2888/CLE).

After a review of the property it is considered that there is no particular historical or architectural merit in the building. The only interest is that it previously formed part of the farmstead of Friars Farm and sits in its immediate setting and so retains a low level of significance because of the way in which it illustrates the historic form and development of the farmstead. The exterior and interior of the extant building is illustrated on pages 16 and 17 (figures 22 - 25 and 28 - 33). These images evidence the poor conversion and current state of the property.

### Former Vehicle Store (Outbuilding)

This consists of a modern small, single storey timber and asbestos roof structure (figure 26, page 16); the previous structure was shortened and reclad. The interior of the outbuilding was not inspected. It was concluded that this building that does not possess any particular historic or architectural merit. As with Friars Manor, the only interest is that it forms part of the historic farmstead of Friars Farm and sits within its immediate setting.

### Setting

The two buildings are positioned within an extensive garden, mostly laid to lawn and with considerable planting, including trees and numerous shrubs. There is a long entrance winding towards the residential building from the north-west and a small wooded area to the south-west of the garden. The main point of interest in the garden is the existence of the remains of the

historic moat, seen as individual fish ponds, as previously outlined. These are illustrated in figures 34 - 39, page 18.

## 4.2 FRIARS MANOR

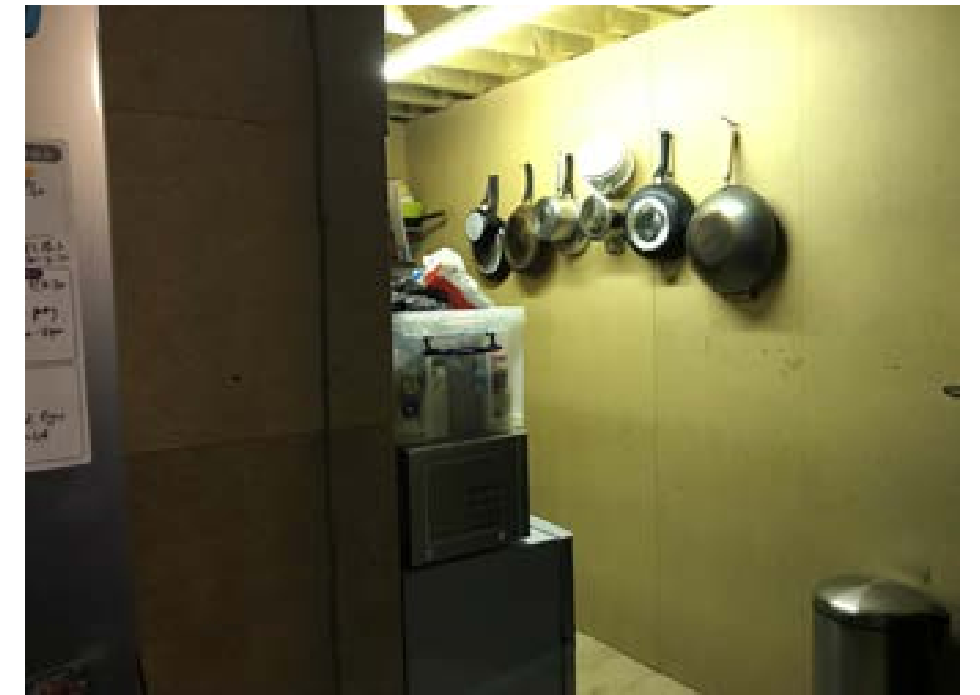


*Figures 22 –25: (from top left) Friars Manor main barn exterior ; Figure 26: Shed (former vehicle store) located to south of dwelling; Figure 27: garden area to north-west of dwelling.*

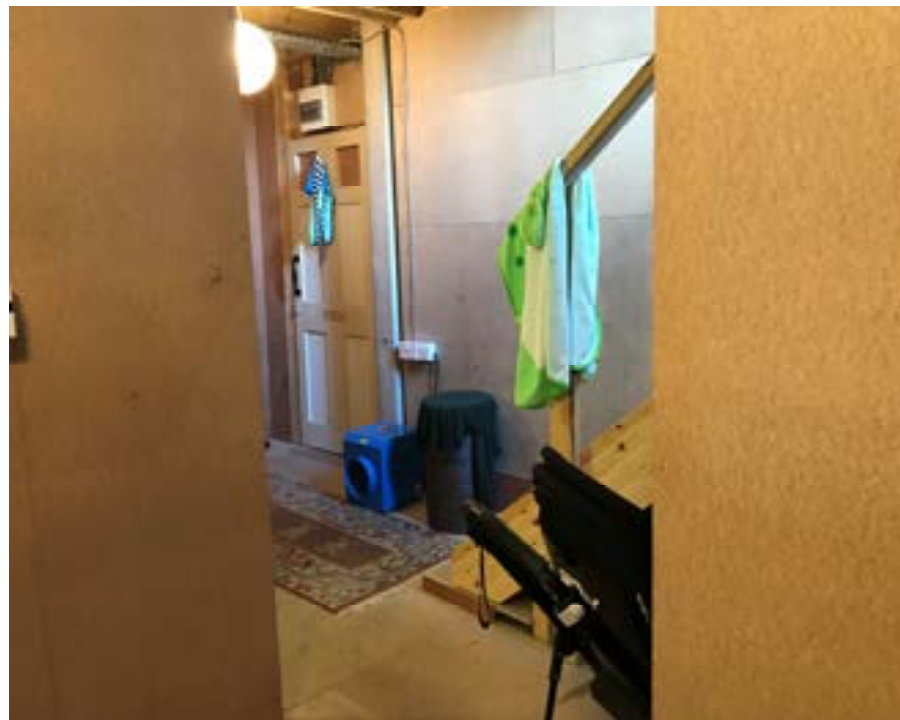




## 4.2 FRIARS MANOR



Figures 28 - 33: (clockwise from top left) Friars Manor interior - living room and kitchen 1 area, kitchen.2, roofing section to garage area, bathroom and hallway, entrance to garage.



## 4.2 FRIARS MANOR



*Figures 34 – 39: Fishponds at Friars Manor - Figure 35 (top, centre) illustrates intervisibility between the garden of Site to south-west and Friars Farm; figures 36 and 37 illustrate some limited intervisibility from centre of Site and roof of Friars Farm.*



4.2 FRIARS MANOR



Figures 40 - 42: Extensive garden area laid to lawn, to north and south of Friars Manor

## 5.0 ASSESSMENT OF IMPACT

### 5.1 PROPOSALS



Figures 43 - 44: Existing (above) and Proposed Site Plans (right) (Brinkworth)

## 5.1 PROPOSALS

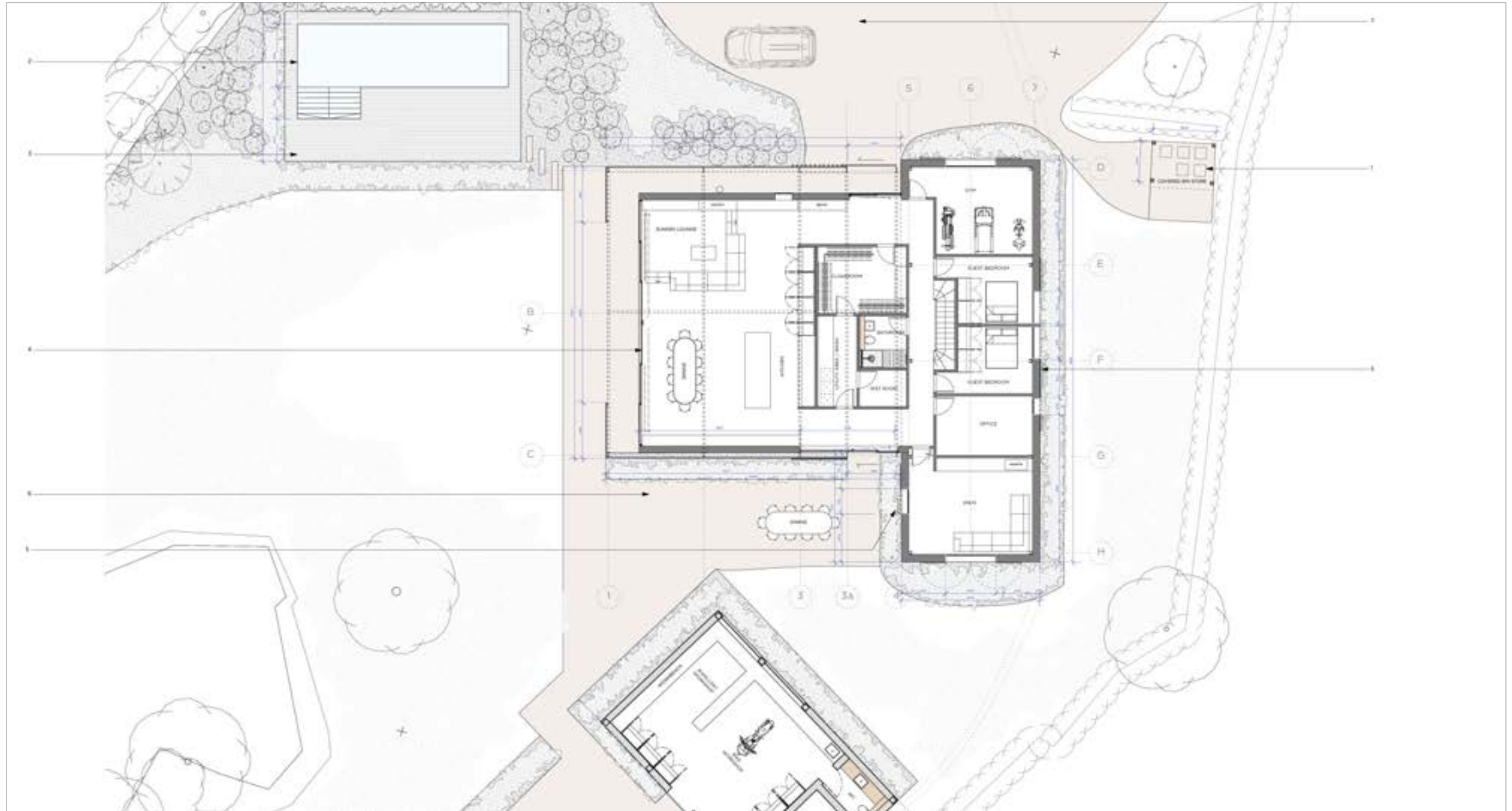


Figure 45: Main Barn proposed ground floor (Brinkworth)

5.1 PROPOSALS

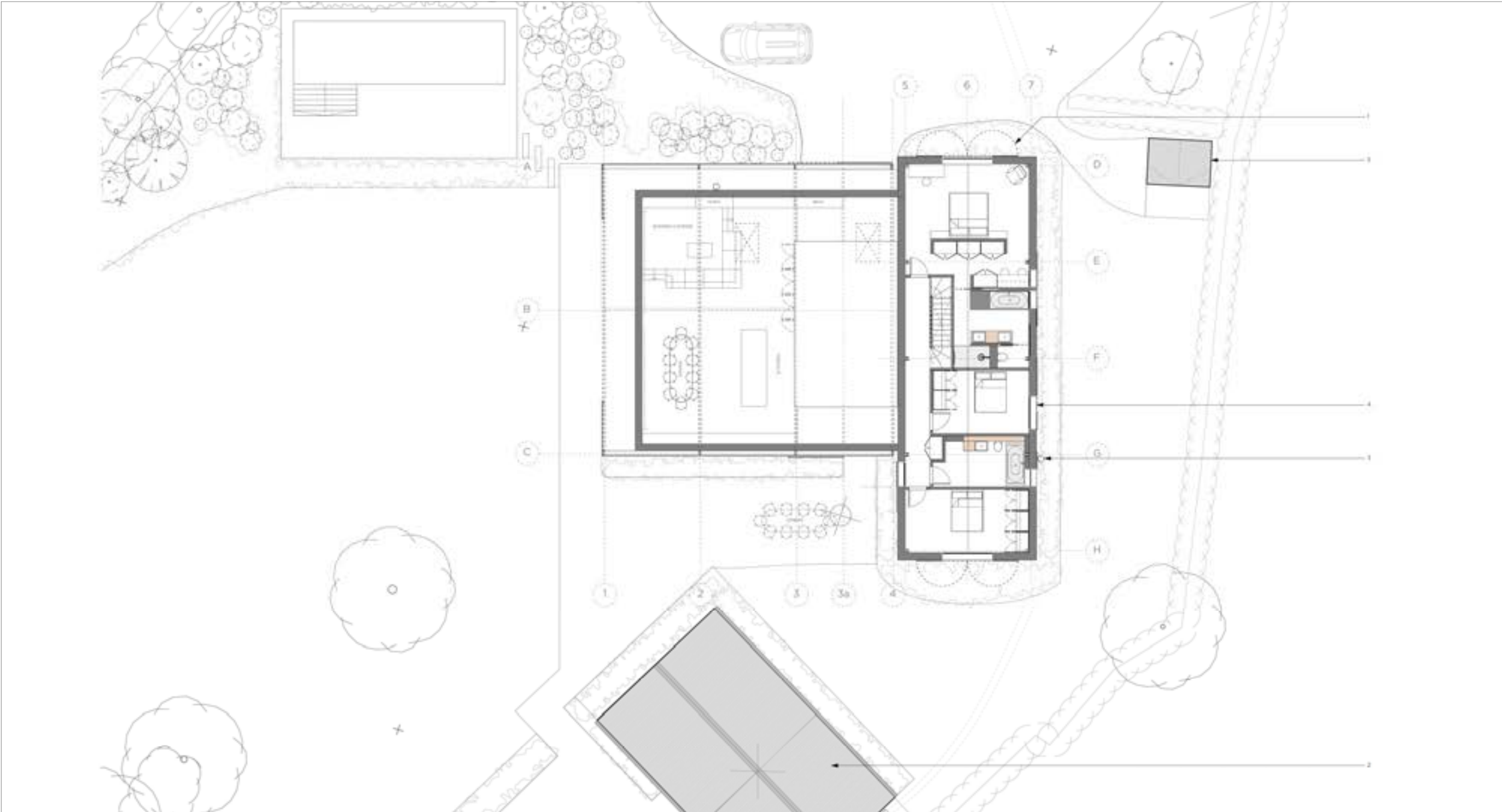


Figure 46: Main Barn proposed first floor (Brinkworth)

## 5.1 PROPOSALS

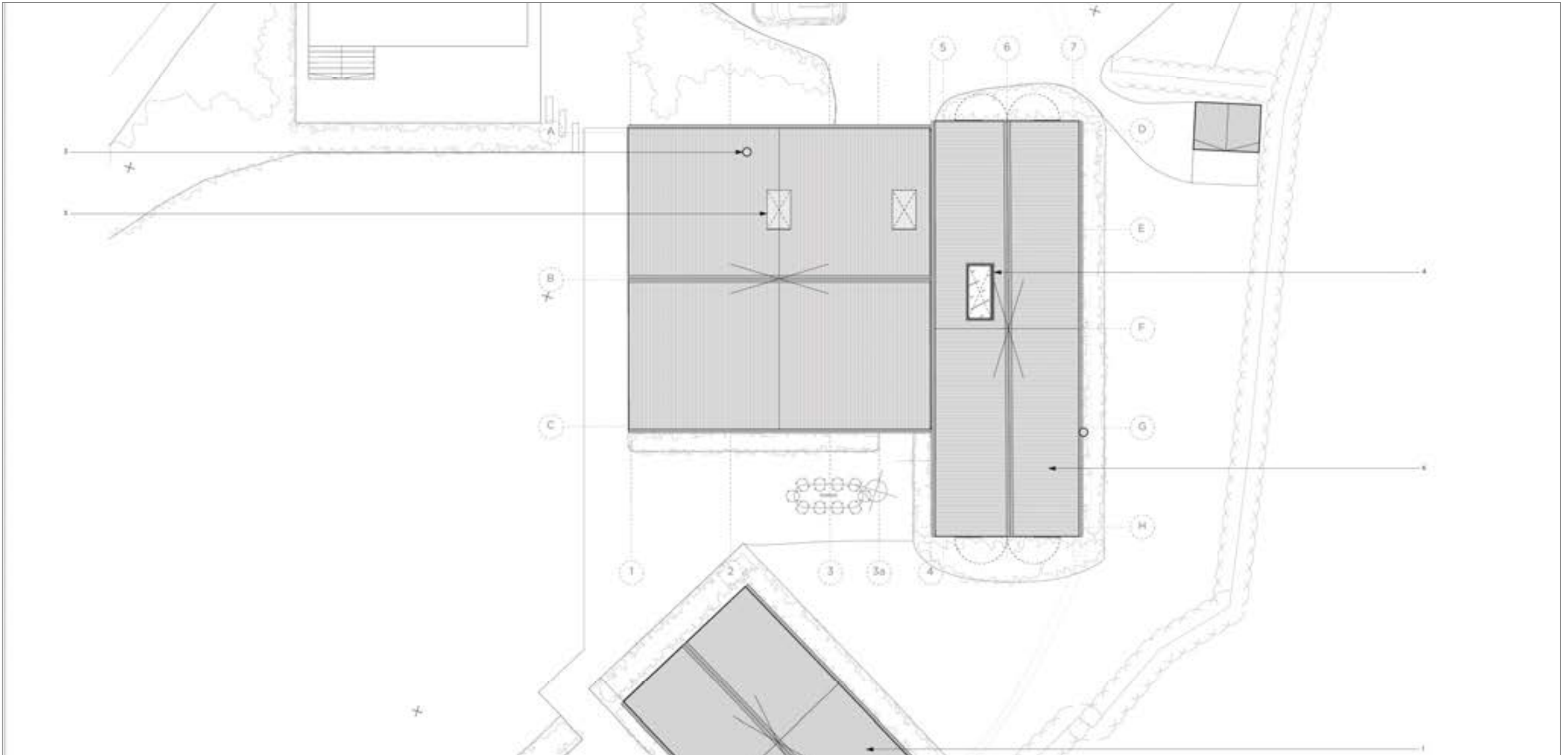


Figure 47: Main Barn proposed roof (Brinkworth)

## 5.1 PROPOSALS

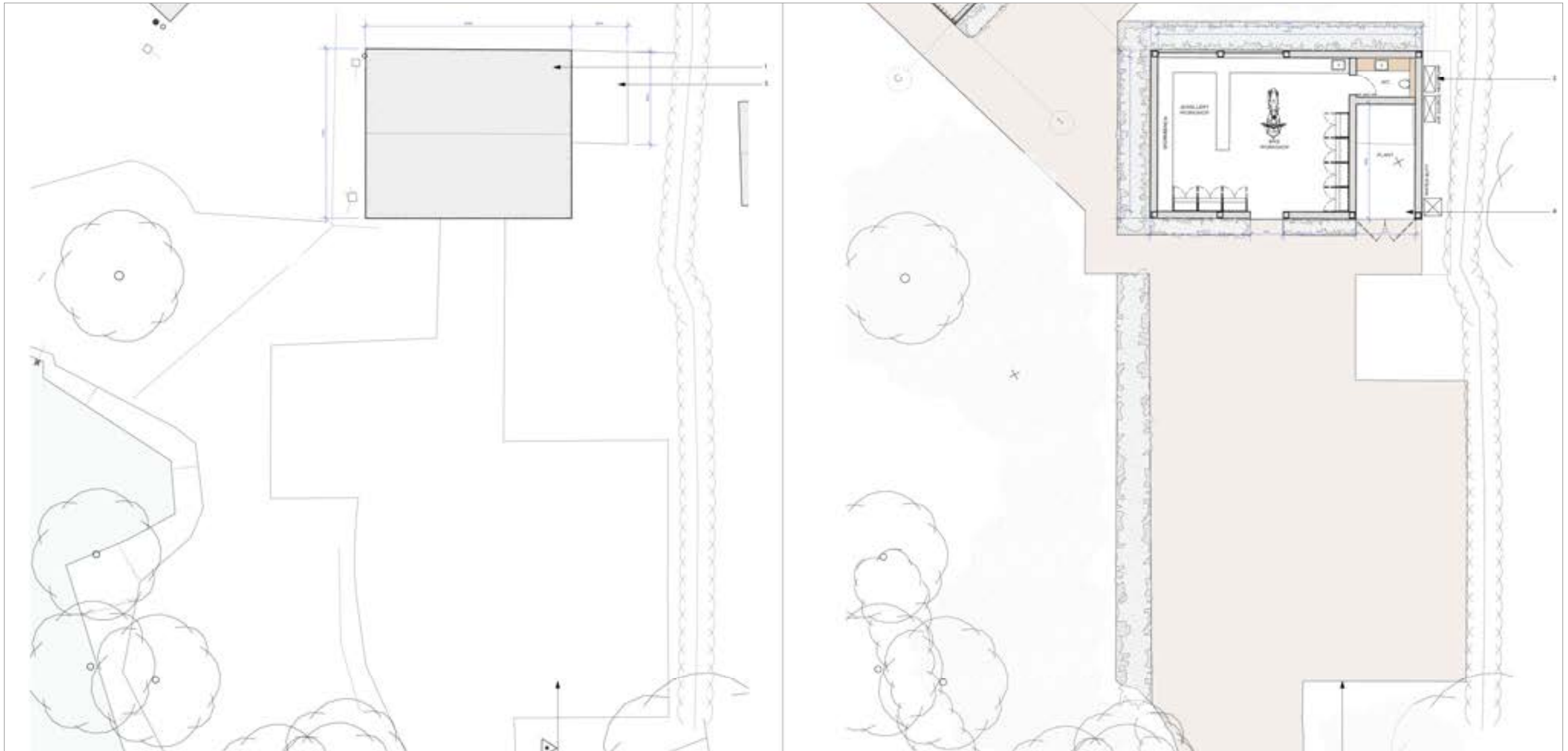


Figure 48: Proposed Outbuilding (Brinkworth)



## 5.1 PROPOSALS

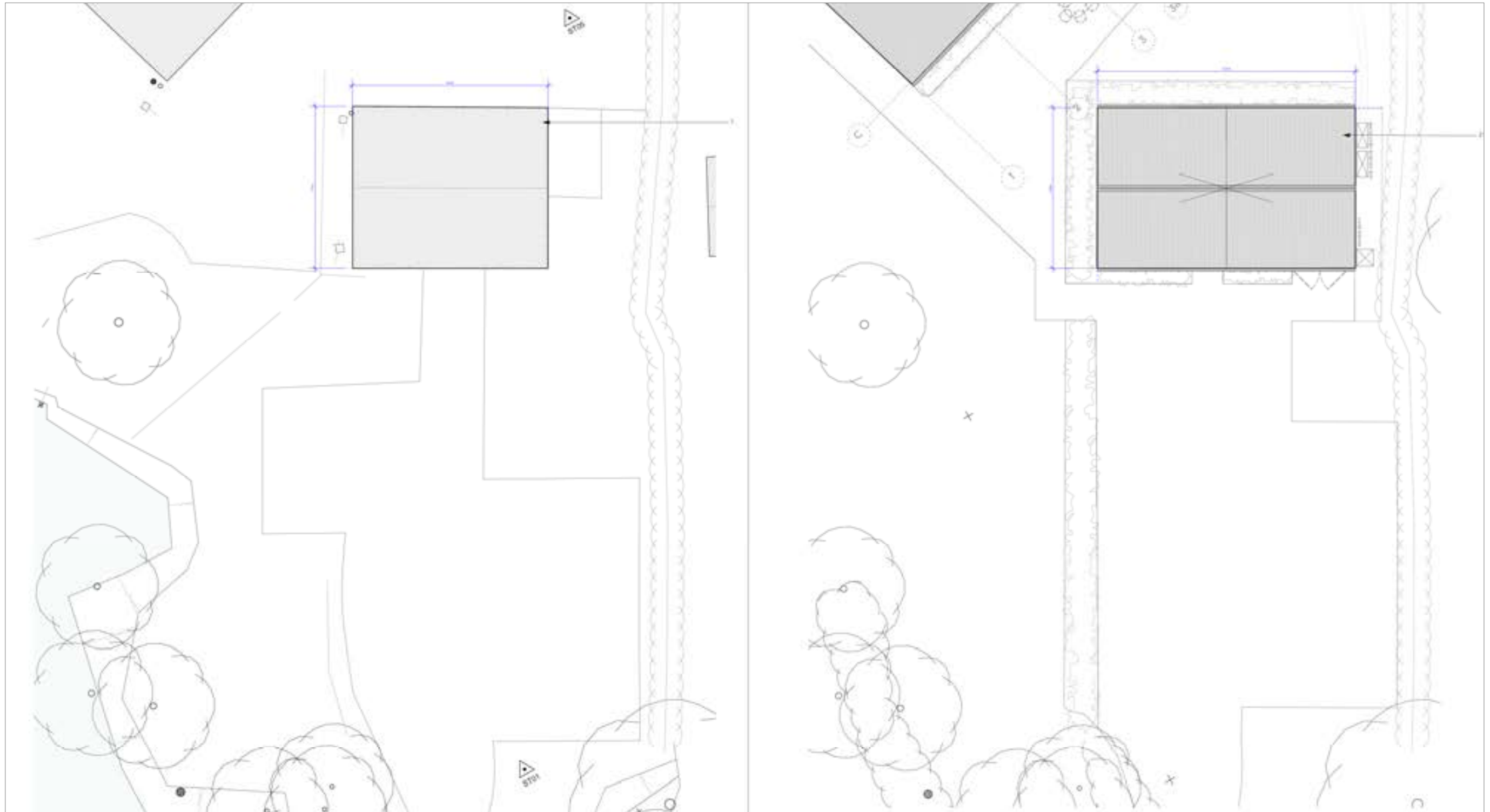


Figure 49: Outbuilding proposed roof (Brinkworth)

## 5.1 PROPOSALS



Figures 50 - 51 : Existing elevations (above) an Proposed elevations (right) for main Barn (Brinkworth)

## 5.1 PROPOSALS

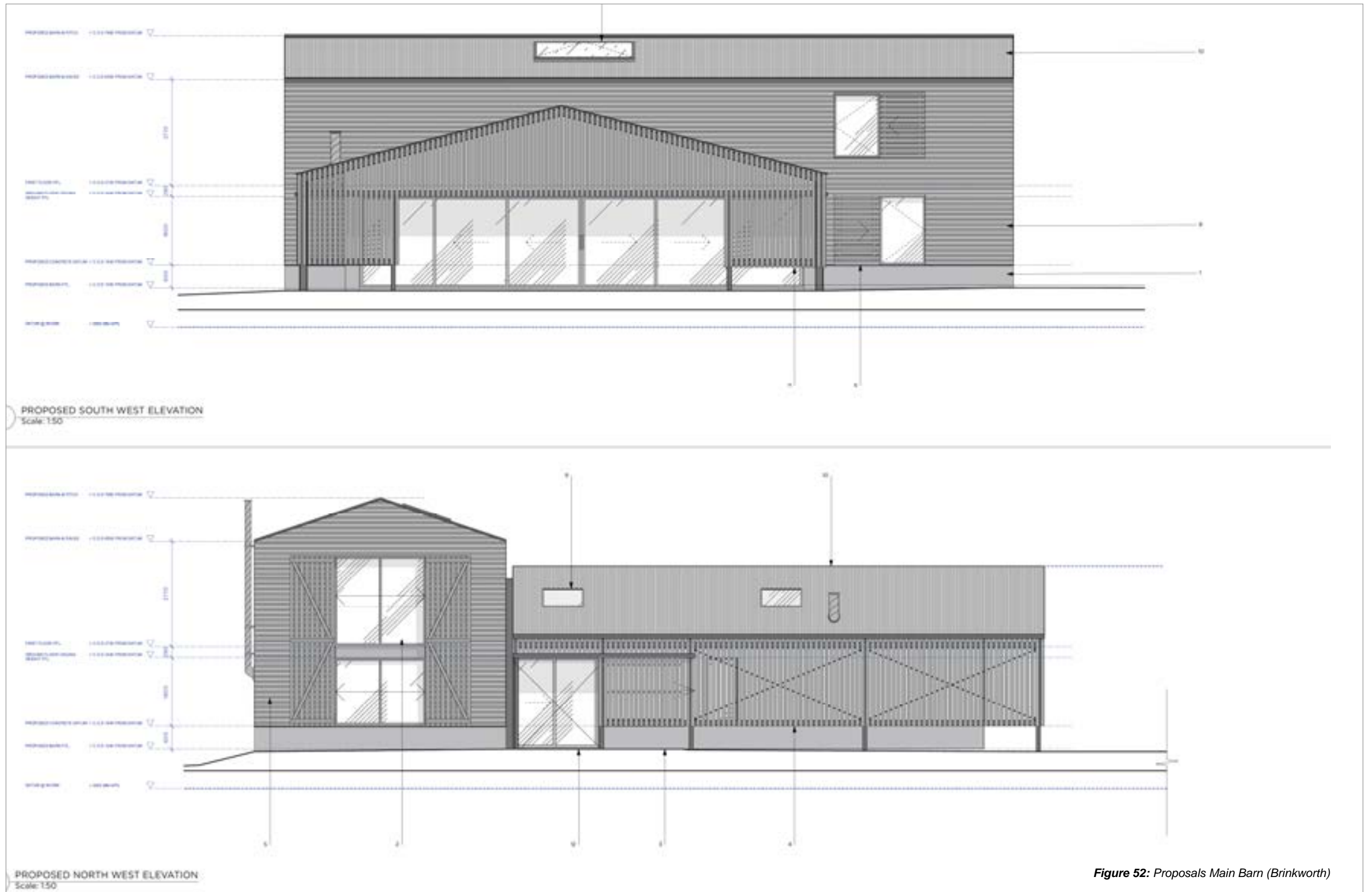


Figure 52: Proposals Main Barn (Brinkworth)

## 5.1 PROPOSALS



Figure 53: Proposals Outbuilding (Brinkworth)

5.1 PROPOSALS



*Figures 54 - 56 : riveway approach (above) Front elevation (top right) and end elevation (Brinkworth)*



## 5.2 ASSESSMENT OF IMPACT

Development should accord with principles set out in the National Planning Policy Framework, that is understanding the historic character and significance of traditional farmsteads and their buildings, considering their potential and sensitivity to change, their setting and local rural setting. This understanding should inform design which should retain, reveal or enhance significance. Well-informed design and sympathetic development is essential in order to retain and enhance any significance of traditional farm buildings. Therefore, in order to assess the proposals, it is necessary to not only take the significance of Friars Farm and the Site into consideration, but also the relationship of the Site to its wider landscape setting. The Essex Design Guide 1997 sets out principles of spatial organisation. It states that there are two traditional ways of arranging spaces - rural structures are in the category "landscape containing buildings", that is a group of farm buildings in a natural agricultural setting. This type of siting and relationship to landscape necessitates careful planning and design.

Neither the previous agricultural store nor the previous vehicle store are listed nor locally listed, nor do they sit within a conservation area and, following a site visit, it was concluded that they do not possess any particular historical or architectural merit. However they are within the setting of the Grade II listed Friars Farm, located at approximately 80-100 metres to their south-west; the historic farmstead also contains a number of historic fishponds. It is therefore necessary to ascertain if Friars Farm would be affected by the proposed works.

There would be no direct, material harm to Friars Farm, however, in order to determine whether there would be any impact to its setting and thus significance, this section references the *Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets (HEGPA3) (December 2017)*. This GPA sets out a 5-step process which assesses the potential effects of a proposed development on the setting and significance of a heritage asset.

### **Step 1 — Identification of heritage assets which are likely to be affected by the Proposed Development**

This identification was enabled through reference to the Essex Historic Environment Record, as illustrated in Section 3.3, page 12 of this Report, in addition to Historic England's National Heritage List for England.

### **Step 2 — Assessment of whether and what contribution the setting makes to the significance of a heritage asset**

The significance of Friars Farm lies in the architectural and historical special interest of its fabric and form. Although there have been alterations to the property, its character and plan form can be easily read. It is also located on the former site of a thirteenth century grange and moat that belonged to the Knights Hospitaller.

The immediate setting of Friars Farm makes a positive setting to the

property. Although its previous farm buildings have been converted and separated and earlier removal of features have taken place, its original layout and plan form can still be read, with Friars Manor and the converted main Barn extant in their previous positions (although the Barn has been extended and converted). The worked farmland setting of the listed building continues to make a positive contribution to its significance.

There is a lack of intervisibility between the Site and Friars Farm, limited to roof top and views from the south-west of the gardens of both properties where no development is proposed. However, the Site forms part of its setting and part of the historic farmstead as its buildings can be read as farm buildings; however, this contribution is considered as minor positive only due to the division of the properties. The fishponds can easily be read as such and make a positive contribution to the setting of Friars Farm.

### **Step 3 — Assessing the effects of Proposed Development on the significance of a heritage asset**

The proposals are illustrated on pages 20 to 30. These comprise a rebuild of the main Barn, an extension of the existing Outbuilding to accommodate a workshop and the creation of an outdoor swimming pool and patio. There will also be a slight reconfiguration of site access with the extant central driveway being closed and planted, so that the hedge to Tindon Road forms a continuous line. The aim is to provide a number of improvements at Friars Manor such as utility, flexibility, privacy (realignment of hedge) and in the case of the main Barn, to rebuild the previously poor conversion so that modern requirements for family living can be achieved.

A considerable amount of research and analysis has been undertaken in order to devise a suitable scheme to "fit in" with the character of the historic farmstead. Pre-application meetings have been held with Uttlesford District Council and comments have been taken into account. The scheme has been amended and this statement details the revised proposals that draw and improve on the previous options.

Within the landscape, farm buildings are usually extremely visible due to their long roofs, distinctive forms and characteristics, so that they possess a strong visual appeal. The proposals retain this appeal through the use of similar substantial roofing so that there is an appreciation of farm building design and character.

Historically, farm buildings generally had limited external openings due to ventilation being more important than light. However, the previous agricultural storage building comprised significant openings, as evidenced by the aerial views of the structure in figures 19 and 20, page 14. Additionally, the western gable end contained a number of large sliding doors and the corrugated roof also possessed several skylights. Habitable accommodation necessitates windows and doors and the proposals have taken great care with the placing and design of openings in order to retain character; in particular the main fenestration occurs to the south-west

elevation, where large sliding doors would have been consistently opening and closing, thus allowing the penetration of light. Proposed windows have been expressed in a semi-industrial way that blends well with the farmyard setting. Internally, large sections of the proposed building retain an open aspect, which is in accordance with the previous role of the building.

Overall the proposed design provides substance for this structure, characterised by large robust frame sections and the impact of new windows and doorways being reduced through the use of joinery for shutters, in addition to horizontal subdivision. The proposed material palette has been carefully selected to reflect current prevalence on site and in the locality so that there is minimal impact on external character.

The provision of additional space in respect of the extension of the previous vehicle storage structure for a workshop helps to avoid "cluttering" within the principle building, allowing the interior of the dwelling to retain as open an aspect as possible. The proposed workshop has also received careful consideration in respect of design, fenestration and materials. It retains virtually the same footprint as the extant structure.

The proposed swimming pool and associated patio are proposed to be located centre-west of the Site. This addition is considered to be positive, reflecting the extant numerous pools at Friars Manor and Friars Farm, where water has been a constant since the thirteenth century. The patio will most probably be of timber, which would accord with the surrounding material palette. It would also allow for concealment of the pool cover, motor and some of the plant underneath. Planting is intended to be of native species in order to provide year-round screening, that is a variety of local hedgerows and grasses. This would provide an attractive border to the pool and increase of biodiversity.

There are currently three entrances to the Site to north, south and centre respectively. In order to provide privacy in respect of the property and the proposed swimming pool, it is proposed to elongate the hedge bordering the Tindon End Road with native plant species and close the central entrance to the Site. Although the central entrance is the original entrance to the farmstead, it no longer runs to Friars Farm and the previous farmstead, it has been reduced and now stops short at a new hard standing area to the west of the dwelling.

The Proposed Development:

- Retains the same footprint as extant structures for and retains partially the same footprint for the workshop/plant structure;
- Proposes a high quality architectural scheme in consideration of the setting of Friars Farm, retaining rural design and landscaping;
- Is low rise, concordant with extant structures on the Site and in the

## 5.2 ASSESSMENT OF IMPACT

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vicinity;

- Proposed material palette has been carefully selected to reflect current prevalence on Site and in the locality:
  - Hit and miss cladding to southwest elevation to reflect agricultural aesthetic;
  - Blackened timber cladding to match existing;
  - Cement fibre (corrugated roof);
  - Flint/concrete (to Upstand);
  - Galvanised steel;
  - Concrete blockwork (stack bond).
- Preserves and enhances the setting of Friars Farm through the well thought-out proposals - the historic layout of the farmstead is respected, even though the property is within a separate residential curtilage to that of the listed building;
- Preserves the historic fishponds;
- Seamlessly integrates with the rural locality.

Additionally the owner of Friars Manor undertakes to improve the extant historic fishponds within its grounds by cleaning, providing additional planting, maintaining and re-populating with appropriate fish species and will preserve, maintain and enhance the open spaces, with further planting of native species.

### Wider Area

The wider rural area, where there are also a number of farmstead and barn conversions, has also been taken into consideration so that a positive contribution to the local built environment and countryside character/local distinctiveness can be made. This has been achieved through proposed architectural design, layout, materials and colour palette.

### ***Step 4 — Maximising enhancement and reduction of harm on the setting of heritage assets***

There is a lack of intervisibility between the Site and Friars Farm, limited to roof top views and views from the south-west of the gardens of both properties, where no development is proposed. The extant structures at Friars Manor contribute to the setting of the historic farmstead as they can be read as farm buildings, however, this contribution is considered as minor positive only due to the division of the properties and the Barn within a separate residential curtilage to that of the listed building;

After a thorough review of the proposals it is assessed that they are in keeping with the character and scale of the surroundings. The special

architectural and historical character of Friars Farm and its historic farmstead are not impaired, rather the proposals preserve and enhance its setting and the historic layout and character of the farmstead are respected. Furthermore the owner of Friars Manor undertakes to improve the historic fishponds extant within its grounds.

*Section 66* of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 194 of the NPPF are adhered to, in addition to Uttlesford Council Policy ENV2-Development affecting Listed Buildings.

### ***Step 5 — The acceptability of the Proposed Development***

There would be no direct, material harm to Friars Farm as a result of the Proposed Development. It has also been found that there would be no harm to its setting due to the proposed architectural design, layout, materials and colour palette. The special architectural and historical character of Friars Farm, its historic farmstead and fishponds would be preserved and enhanced. The proposals would also make an overall positive contribution to the rural locality.

## 6.0 CONCLUSION

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This Built Heritage Statement has been researched and prepared by RPS on behalf of Brinkworth, in order to support an application for a rebuild of the existing residential structure (main Barn), the extension of the existing outbuilding (previous vehicle store) in order to accommodate a workshop, and the creation of an outdoor swimming pool and patio and a slight reconfiguration of site access.

The Site does not contain any listed or locally listed buildings, nor does it lie within a conservation area. However it is within the vicinity of the Grade II listed built heritage asset Friars Farmhouse, located at approximately 80-100 metres south-west. It forms part of its historic farmstead and sits within its immediate setting.

After assessment, it has been found that the proposals do not cause direct material harm to Friars Farm nor indirect harm to its setting and thus significance. The proposed architectural design, layout, materials and colour palette would preserve and enhance the special architectural and historical character of Friars Farm, its historic farmstead and fishponds. The proposals would also make an overall positive contribution to the rural locality.

The proposals provide utility, flexibility and privacy, in addition to bringing the previously poorly converted main Barn in line with modern requirements for family living.

The proposals are in accord with both national and local planning policies and guidance. There are no heritage reasons indicated to justify refusal of planning permission on the grounds of heritage impact and we therefore respectfully request that planning permission is granted by Uttlesford District Council.



# APPENDICES

## A: STATUTORY LIST DESCRIPTION

### FRIARS FARMHOUSE

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1231863

Date first listed: 22-Feb-1980

Statutory Address: FRIARS FARMHOUSE

County: Essex

District: Uttlesford (District Authority)

Parish: Little Sampford

National Grid Reference: TL 61384 33672

#### Details

LITTLE SAMPFORD 1. 5222 Friars Farmhouse TL 63 SW 19/466

II

2. C17-C18 timber-framed and plastered building on a T shaped plan. Two storeys. Mainly C18 double-hung sashes with glazing bars, some modern casements. Roof tiled. On the east front the west wing breaks forward and the roof is hipped, with a small gable. Two internal chimney stacks.

Listing NGR: TL6138433672



## B - REFERENCES

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*An introduction to the Sampfords* The Hundred Parish Society

English Heritage

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Historic England

History Extra

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[www.rpsgroup.com](http://www.rpsgroup.com)