

LAND AT CORNELLS LANE WIDDINGTON ESSEX

HERITAGE STATEMENT

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Land at Cornells Lane
Widdington
Essex

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REPORT

Quality Management

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EXECUTIVE SUMMARY

1. This Heritage Statement has been prepared by RPS to assess the potential impacts on the historic built environment arising from the proposed development of land at Cornells Lane, Widdington, Essex.
2. The Site is located adjacent to the village core, to the east side of Widdington, Essex. It is located almost exclusively outside of the Widdington Conservation Area, except for the south-west extreme of the Site, which includes a nib of highway land forming part of the existing maintenance access to the Site from Cornells Lane. The element of the existing access up to the access gates is located within the conservation area.
3. The remainder of the Site forms part of the setting of the Conservation area, together with four identified listed buildings within the Widdington Conservation Area. These are:
 - Church of St Mary the Virgin (Grade II*; NHL 1238372)
 - Corner Cottage/The White Cottage (Grade II; NHL 1238374)
 - Martins Farmhouse and associated buildings (Grade II; NHL 1238383)
 - William the Conqueror (Grade II; NHL 1238376)
4. In addition, the Site includes part of Cornells Lane, a protected lane that has been identified by Uttlesford District Council as a non-designated heritage asset when considering previous applications seeking the residential development of the Site.
5. The Site has previously been subject of a recently withdrawn planning application for the construction of 4 dwellings. The current application provides numerous alterations from the withdrawn scheme, notably the reduction in scale of the proposed dwellings and improved landscaped proposals.
6. Prior to the withdrawn application, the Site was considered as part of a much larger area of land (encompassing the entire paddock) in two refused applications for 15 and 20 dwellings with the latter application the subject of an appeal.
7. This report demonstrates that the Site forms part of the setting of the Widdington Conservation Area and three of the listed buildings contained therein. It currently provides a degree of rural context and permits partial views into the conservation area. As such it makes a limited contribution to the historic interest of the conservation area and, to a lesser extent, its architectural interest.
8. The proposed development will slightly diminish this contribution, although the high quality design together with the embedded mitigation measures within the scheme which includes extensive open space and additional planting will minimise any such impacts.
9. The proposed development will subsequently result in a very low level of less than substantial harm to the significance of the Widdington Conservation Area, due to the alteration of a small part of its rural setting and the slight change to the morphology of Widdington. In accordance with National Planning Policy Framework (NPPF) paragraphs 193 and 196 this harm must be given great weight, before being weighed against the wider public benefits of the proposed development. Furthermore the proposed development will result in a low level of harm to Cornells Lane, which has been identified by the Council as a non-designated heritage asset. This subsequently engages paragraph 197 of the NPPF.
10. The significance of all listed buildings potentially affected by the proposed development will be preserved, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

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Appendices

- Appendix A Site Photographs
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1 INTRODUCTION

- 1.1 This Heritage Statement has been researched and prepared by RPS to assess the potential impact to the historic built environment arising from the proposed development of land at Cornells Lane, Widdington, Essex ('the Site').
- 1.2 The current application proposes the erection of 4 detached dwellings and associated works. The dwellings include three 1½ storey houses and one bungalow. The associated works include infrastructure, such as a new access from Cornells Lane, grounding of overhead electricity cables and a new footpath through the Site, as well significant new landscaping around the dwellings and within the Site, especially to the Cornells Lane side. A large proposed area for ecological use with new planting is also indicated immediately adjacent to the Site's northern boundary, to be secured via condition. The application follows previous applications for the development of the Site, which are discussed in more detail at paragraph 3.6 of this report.
- 1.3 The previous applications and appeal identified that the residential development of the Site has the potential to affect the setting and significance of the Widdington Conservation Area, as well as several listed buildings located within the conservation area. The proposed access into the Site and elements of the development would also affect Cornells Lane, which is identified by Uttlesford District Council as a protected lane and is considered in this report as a non-designated heritage asset.
- 1.4 The current proposals have been developed in response to comments and concerns made in relation to these previous applications and seek to minimise any adverse impacts to the setting and significance of the identified heritage assets.
- 1.5 In accordance with paragraph 189 of the NPPF, this Heritage Statement identifies all heritage assets that will potentially be affected by the proposed development. It subsequently assesses the significance of these heritage assets, with consideration given to any contribution made by their settings, including the Site. Finally, this Heritage Statement assesses the potential impact to their significance arising from the proposed development, with reference to the embedded mitigation measures included within the scheme, including those changes made since the previous application.
- 1.6 This Heritage Statement refers to relevant Historic England guidance, including *GPA3: The Setting of Heritage Assets* and meets the requirements of the NPPF.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 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

- 2.2 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.
- 2.3 Section 66 of the Act states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of this duty 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.
- 2.5 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.
- 2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 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.
- 2.10 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*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under ‘*Considering potential impacts*’ the NPPF emphasises that ‘*great weight*’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 201 states that not all elements of a Conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 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.

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

- 2.18 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)

- 2.19 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.
- 2.20 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.
- 2.21 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.
- 2.22 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.
- 2.23 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.
- 2.24 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a 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.

Local Planning Policy

- 2.25 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Uttlesford Local Plan (January 2005)

Policy ENV1 - Design of Development within Conservation Areas

Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted

Policy ENV2- Development affecting Listed Buildings

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.

Policy ENV9 – Historic Landscapes

Development proposals likely to harm significant local historic landscapes, historic parks and gardens and protected lanes as defined on the proposals map will not be permitted unless the need for the development outweighs the historic significance of the site.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is located adjacent to the village core, to the east side of Widdington, Essex. It is located almost exclusively outside of the Widdington Conservation Area, except for the south-west extreme of the Site, which includes a nib of highway land forming part of the existing maintenance access to the Site from Cornells Lane. The element of the existing access up to the access gates is located within the conservation area.
- 3.2 The Site appears to have remained as undeveloped agricultural land for much of its history. The 1839 Tithe map (reproduced from an earlier 1795 survey and map) shows the Site as undeveloped land to the east of Widdington. The accompanying apportionment records it as In Little Field which is in arable use. The full extent of the field is larger than the current Site.
- 3.3 The Ordnance Survey mapping (not reproduced here) records limited changes within the Site. The only notable changes are the reduction in size of the wider field parcel as shown on the 1839 Tithe map through successive extensions to the properties lining High Street to the west. This is particularly evident in the 1921 and 1979-80 maps which show the construction of additional buildings to the rear of those properties on High Street and the subsequent reduction in the extent of the field to establish the current western boundary of wider paddock, of which the Site forms a small part.
- 3.4 In addition to those changes within the immediate vicinity of the Site, the mapping also demonstrates the general expansion of Widdington during the twentieth century. This is most clearly demonstrated by the 1979-80 map which shows the construction of Hamel Way, a large post-war cul-de-sac to the west of Widdington for the first time, while more modest development is evident to the east. Additional development is also visible to the north of the Site, including the construction of Church View, Church Mead and Meadowcroft (which is currently being redeveloped), while infill development is present within the core of the settlement.
- 3.5 Today the overall paddock, within which the Site is located, is experienced in its edge-of-settlement position, with agricultural fields to the east (beyond mature boundary trees and hedgerow) and the rear boundaries (including gardens, allotments and amenity land) of those residential properties located to the rear of High Street (Meadow Cottage and Roseley Barn) to the west.
- 3.6 Meadow Cottage will continue to enjoy completely uninterrupted views over the retained paddock (which is not proposed for development). Roseley Barn is assumed to have views across the Site from upper floor rooflights. Within Roseley Barn's land, various outbuildings have been erected including a 2 storey tree house which lies within the setting of the conservation area, Roseley Barn and William the Conqueror.
- 3.7 The paddock's northern boundary, circa 80m north of the Site, is well planted but allows some filtered views from the Site to the post-war houses beyond. The upper part of the Church of St Mary the Virgin lies some distance beyond the paddock's northern vegetated boundary, beyond intervening new dwellings (with an approved replacement dwelling lying even closer to the Site awaiting construction).
- 3.8 To the south, views are similarly constrained by mature planting with Cornells Lane and more sporadic planting in the private residential garden of Weft House beyond. The Site (and the whole paddock) is no longer in active agricultural use and indeed it has not been in agricultural use for a significant period of time.

Identification of Heritage Assets

- 3.9 The Site was the subject of a recently withdrawn application. It also forms part of a wider paddock which has been the subject of 2 recent applications and one appeal. These applications are listed below:
- Construction of 20 dwellings within the Site and wider paddock: application refused (UTT/18/0885/FUL) and dismissed at Appeal (APP/C1570/W/19/3226765)
 - Construction of 15 dwellings within the Site and wider paddock: application refused (UTT/19/2623/FUL)
 - Construction of 4 dwellings within the Site: application withdrawn (UTT/20/2193/FUL)
- When determining the previous applications for the construction of 15 and 20 dwellings on the wider paddock, Uttlesford District Council identified the Widdington Conservation Area and Cornells Lane (a non-designated heritage asset) as being harmed by the proposed development. The Council also identified an unspecified number of listed buildings as being affected.
- 3.10 During the determination of the Appeal for the construction of 20 dwellings, the Inspector identified the following listed buildings as being affected by the proposed development, which were agreed by the Council:
- Church of St Mary the Virgin (Grade II* listed building; NHLE 1238372)
 - Fleur de Lys Inn (Grade II listed building; NHLE 1274198)
 - William the Conqueror (Grade II listed building; NHLE 1238376)
 - Corner Cottage and the White Cottage (Grade II listed building; NHLE 1238374)
- 3.11 The Inspector did not identify any impacts to the Grade II listed Martins Farmhouse, or its associated curtilage listed Roseley Barn (which now forms a separate residential unit).
- 3.12 When considering the previous application for 4 dwellings, which concerns the same application site and number of dwellings now being applied for, Place Services (heritage advisors to Uttlesford District Council) identified that the proposed development would only affect the following listed buildings:
- William the Conqueror (Grade II listed building; NHLE 1238376)
 - Corner Cottage and the White Cottage (Grade II listed building; NHLE 1238374)
 - Martins Farmhouse (Grade II listed building; NHLE 1238383) and its associate curtilage listed Roseley Barn
- 3.13 Place Services therefore assessed that the much reduced size of application site and scale of development would have no impact on the significance of the Parish Church of St Mary or the Fleur de Lys Inn. However, Place Services stated that this much reduced site and scale of development would result in harm to the significance of Martins Farmhouse. Their analysis conflicts with the opinion of the Appeal Inspector (this being a material consideration) who did not find any impacts upon Martin's Farmhouse regarding the development of 20 units on the overall paddock
- 3.14 In all cases Place Services stated that the harm to the significance of the designated heritage assets would be "less than substantial" in magnitude.
- 3.15 The following section therefore provides consideration of the following heritage assets, all of which have been identified by Place Services when considering the previous reduced scheme:
- Widdington Conservation Area
 - Corner Cottage/The White Cottage (Grade II; NHL 1238374)
 - Martins Farmhouse and associated buildings (Grade II; NHL 1238383)

- William the Conqueror (Grade II; NHL 1238376)
 - Cornells Lane (non-designated heritage asset)
- 3.16 Consideration is not given to the Church of St Mary the Virgin or the Fleur de Lys Inn with no harm previously identified by Uttlesford District Council or Place Services when considering applications for the development of the Site.
- 3.17 All of the listed buildings are located within the Widdington Conservation Area, with the setting of these heritage assets subsequently overlapping, to a degree.
- 3.18 The identified impacts will primarily occur as a result of development within the settings of these heritage assets, with the exception of some works within the Widdington Conservation Area and Cornells Lane. As such, the following assessment is undertaken in accordance with the '5-step' process set out in GPA3 and included in full at Section 4.0 of this Statement.
- 3.19 The following Section will assess the contribution of the settings of these heritage assets to their significance, in accordance with Step 2. Section 5.0 will subsequently assess the potential impact to their significance, with reference to any design or mitigation measures incorporated within the Proposed development, in accordance with Steps 3 and 4 respectively.
- 3.20 Where direct, physical impacts have been identified to two heritage assets, the Widdington Conservation Area and Cornells Lane, the assessment methodology in GPA2 have been used to inform the judgments made.

Assessment of Significance

Widdington Conservation Area

- 3.21 The Widdington Conservation Area was first designated in 1976 and includes much of the settlement. A Conservation Area Appraisal and Management Proposals document ('the Appraisal') was prepared by Uttlesford District Council in 2013. This document contains an appraisal of the significance, or special architectural and historic interest, of the conservation area and has informed this assessment, together with site visits and historic research.
- 3.22 The conservation area includes the High Street, which runs north-south through Widdington and comprises a linear settlement of medieval origins. To the north, the boundary also extends to the east, to include Widdington Hall and to the west to include Prior's Hall. Both of these buildings are listed in their own right and also sit within scheduled moated sites. The conservation area includes 27 listed buildings, of which 2 are listed at Grade I and 2 at Grade II*.
- 3.23 The Appraisal describes the 'focal point' of Widdington as the green to the north, which sits at the confluence of a number of roads and is a key feature on arrival into the settlement. The green also forms part of the setting of a number of listed buildings. From here High Street lies to the south, a linear street flanked by buildings dating predominantly from the nineteenth century in addition to a few with earlier origins. The local topography means that those to the west of the road sit above the road level, with raised front gardens partly concealed by boundary walls of flint and red brick. The buildings to the east are also typically set-back, though with less regular boundary treatments.
- 3.24 The buildings within the conservation area are also characterised by their irregularity, with a range of building materials used. This includes the use of timber-framing, now concealed by later plasterwork, red brick, flint and stock brick, which together provide diversity within this small area and contribute to the appearance of the conservation area. Sporadic later development is also included within the conservation area. However, the buildings on both sides of the road do share a largely consistent building line which, together with the topography, boundary treatments and density of development ensures an almost unbroken line of development and a sense of enclosure and containment. This means that views into and out of this part of the conservation area are limited, particularly from the east and west.

- 3.25 Further north, the character of the conservation area changes, with larger properties set in more spacious grounds. This includes the two large gentry houses, both of which are set within moated sites, and the Old Rectory. Although these buildings sit within large plots, they are concealed behind dense perimeter planting with these private open spaces not, therefore, well related visually to the remainder of the conservation area. The Church of St Mary the Virgin is an exception to this, with its churchyard providing some public open space. The church is also a landmark building within the conservation area and clearly relates to its wider interest as a modest rural settlement that has developed since the medieval period.
- 3.26 The significance of the conservation area is particularly derived therefore from its historic interest, as a settlement of medieval origins that has developed organically in the preceding centuries, containing a wide variety of built form. This variety is also a key component of the conservation area's architectural interest. Together these features contribute to the significance, including the character and appearance, of the Widdington Conservation Area which is a modest, rural settlement featuring a range of buildings and materials.
- 3.27 The setting of the conservation area also contributes to its overall significance. When discussing the setting, the Appraisal states: '*Widdington is a small rural community in open countryside on an approach road lined with trees and hedgerows set on an elevated position in the centre of the District*' (p. 8). The Appraisal also identifies a number of Important Views within the Area at Fig 2 with all views taken within the conservation area, reflecting its inward-looking, contained nature.
- 3.28 The Site is located to the east of the conservation area and historically served as part of the surrounding agricultural land. As such it provides a degree of rural context and reflects the development of the settlement as a rural village, with a largely agricultural economy. However, the Site is no longer in active agricultural use and has not been cultivated for some time. It is therefore undeveloped land on the edge of the settlement.
- 3.29 In addition, the visual connection between the Site and the conservation area, including those buildings within it, is now limited. Detailed consideration is given to those listed buildings that share a connection with the Site below, with wider consideration of how, and to what extent, the Site contributes to the significance of the conservation area as a whole provided here.
- 3.30 In views west from within the Site the change in topography means that the roofscape of buildings both within and beyond the conservation area can be experienced. Although this permits views into the conservation area, the majority of buildings evident within these views are later, twentieth-century buildings that were constructed within the rear properties of the earlier eighteenth and nineteenth-century dwellings that give much of the conservation area its distinctive character. Where views to historic agricultural buildings are permitted, such as Roseley Barn which is discussed in detail below, these are generally much altered and recognisably domestic in character, having lost their agricultural function and appearance. The domestic character of their rear gardens, together with the alterations to these buildings obscures any historic agricultural connection and diminishes any experience or appreciation of the architectural interest of the buildings within the conservation area.
- 3.31 Within these views the topography also affords additional prominence to those buildings on higher ground to the west of the conservation area, most notably including the post-war dwellings lining Hamel Way. These buildings together provide an impression of development in-depth here with the buildings lining High Street partly visible, while the backland development to the east and wider development to the west are also visible. As such the linear morphology of the settlement, which is a distinctive element of its character and appearance is not legible from within the Site. These layers of development instead provide an impression of a larger settlement that steps up the surrounding hillside to the east and west, beyond the High Street.
- 3.32 From within the conservation area views to the surrounding landscape, including the Site, are similarly limited due to its enclosed nature. Where views are permitted towards the Site they are limited and heavily restricted by intervening development and planting, together with the topography.

- 3.33 The Site, therefore, forms a small part of the wider rural surroundings of the conservation area, although the historic rural connection is not legible, with most of the buildings within the conservation area no longer serving an agricultural use, while the Site also no longer serves an agricultural purpose.
- 3.34 The significance of the Widdington Conservation Area is drawn from its historic interest as the earliest part of a modest, rural settlement that features a variety of building styles and ages. This also provides architectural interest, most notable in the variety within the conservation area. Its setting also contributes to this significance, with the Site forming part of the historic agrarian land that would have surrounded the conservation area. It consequently contributes to the historic interest of the conservation area, while also permitting a limited appreciation of the architectural interest of the Widdington Conservation Area.

Martins Farmhouse

- 3.35 Martins Farmhouse is a predominantly two-storey dwelling constructed from gault brick with red brick used for detailing. It is identified in the listing citation as being of mid-nineteenth-century origin, although the current appearance appears to be the result of a comprehensive reconstruction in the nineteenth century, with the farmhouse likely having earlier origins. This is particularly evident in the main north-west range, which has been altered by the nineteenth-century reconstruction, with nineteenth and twentieth-century extensions. The listing citation notes that the building is '*Included for group value*'.
- 3.36 When considering the previous application, the Officer's Report identified the building to the rear, Roseley Barn, as being curtilage listed and therefore forming part of the principal listed building. The Barn was converted to residential use in 1996 and is now a separate dwelling. Since its conversion it has also been extended to the east, enlarging the footprint of the building. Following its conversion the building is now a tall, two-storey structure finished in weatherboarding with a clay pantile roof. The west elevation features an area of full-height glazing, presumably replacing the earlier barn doors, with smaller windows to either side. Three pairs of rooflights are present to the rear of the building, together with an inserted chimney stack. Together these features provide a domestic appearance, although its original function as a barn remains evident. Together the buildings form a single listed building, as set out in section 1(5) of the 1990 Act and as such they are considered together, with the potential impacts to their significance as a whole considered in Section 5.0 of this Statement.
- 3.37 The Widdington Tithe Map (dated 1839 but copied with some corrections from an earlier map of 1795) and its accompanying Apportionment record the farmstead (Plot No. 411) as 'House, Garden and Shop' as owned by Joseph Martin and occupied by Elizabeth Martin, presumably a relative who gave the building its name. This range of buildings is assumed to be the predecessor to the current listed building, which was substantially remodelled in the nineteenth century. The Site is recorded as arable land owned and occupied by Peter Murkin. As such it is apparent that there was no functional association between the buildings at this time. The later resurvey of 1873 records a change in ownership of Martins Farm, but no associated record for the Site. Therefore, there is no apparent evidence of a historic functional connection between the listed building and the Site. Although the Site may be considered to provide some general, rural and agricultural context within the setting of the listed building, its contribution to its overall significance is limited, as described below.
- 3.38 Although they form part of the same 'listed building' the Farmhouse and Barn are also separate, individual buildings in their own right and as such have distinctive settings. A key part of this is their shared visual and historic functional connection which relates to their historic use and development and clearly contributes to the overall significance of the buildings and the listed building as a whole through the provision of historic interest. This also provides a contained, inward-looking setting focused on the farmstead which, despite alterations, demonstrates the previous use of the buildings.

- 3.39 The visual connection between the Site and Martins Farmhouse, comprising the principal listed building rather than the Barn, is limited. This presence of Roseley Barn which sits between the two prevents almost all views of Martins Farmhouse, with the exception of its chimney stack, which is partly visible above the roofline of the Barn. Return views are similarly limited. The views of the Barn itself from within the Site do not provide a clear impression or understanding of its historic agricultural function. The changes made to the listed building during its conversion, particularly including the use of a red, pantile roof and insertion of rooflights and a chimney stack are noticeably 'domestic' in character. The Barn is also now experienced within its own garden plot which includes a greenhouse, garden store and a large tree house, which together now provide a domestic immediate setting.
- 3.40 It is also not possible to understand the historic connection between this building and Martins Farmhouse in views from within the Site and, as such, the Site allows only partial views of the buildings (being extremely limited in the case of Martins Farmhouse) and do not allow an understanding or appreciation of the architectural and historic special interest of the listed building. This is further compounded by the domestic gardens to the rear of Roseley Barn which clearly demonstrate the current, domestic use of the building, rather than its historic agricultural use and relationship with the surrounding agricultural land. As such the Site does not allow for an appreciation of the architectural interest of the building, while any appreciation of its historic interest, as a historic agricultural complex, is limited and affected by the current domestic use. The Site subsequently makes a limited contribution to the significance of Martins Farmhouse, including the curtilage listed Roseley Barn.

Corner Cottage/The White Cottage

- 3.41 This listed building comprises a range of two dwellings that were constructed from the seventeenth century, with numerous later additions and alterations. Corner Cottage is located to the west and, as its name would suggest, faces the corner of Cornells Lane and High Street. The west gable end has a prominent central, red-brick chimney stack with windows either side. It is accessed from a later extension to the north. The main range along Cornells Lane includes a simple four-window range. White Cottage, to the east has a near-symmetrical frontage, comprising a central entrance with a window set either side and four windows to the first floor. The cottages are timber-frame constructions finished in plaster and together form a single listed building.
- 3.42 The buildings are located on the corner of High Street, as it turns into Cornells Lane and together present a strong, uniform frontage to the Lane. Although they are set away from much of the development within the Conservation Area, they are typical of it, being modest dwellings located close to the road edge with small front gardens. They provide enclosure here, while their corner location affords the listed building an additional degree of prominence.
- 3.43 The majority of the Site is located to the east of the listed building, separated by a single-storey barn range which is attached to the principal listed building. Intervisibility between the listed building and the Site is consequently limited by this intervening planting and a large playhouse. The southern extent of the Site does permit views of the eastern gable end to White Cottage, including its half-hipped roof and much of the roofline of White Cottage and Corner Cottage, including the chimney stacks and later extensions. Although this experience is limited it does allow for some appreciation of the building's historic interest, with its multi-phased construction evident. However, the limited nature of the views means that it is not possible to appreciate or understand the architectural interest of the listed building.
- 3.44 To the southwest the Site also incorporates the existing access, with the junction between the access and Cornells Lane located east of the listed building. This is a simple field access with a timber gate which, while indicating the presence of a field beyond does not make any contribution to the significance of the listed building. Overall, therefore the contribution of the Site to the

significance of Corner Cottage/The White Cottage is limited and restricted to the partial views available of them together with some rural context.

William the Conqueror

- 3.45 The William the Conqueror was constructed around the turn of the nineteenth century and previously served as a public house. It was substantially enlarged during the nineteenth century, with further alterations in the twentieth century and it now serves as a residence. No evidence of its earlier pub use appears to survive externally. The building is of two storeys and the principal (north) elevation comprises a symmetrical three-bay façade that is recognisably Georgian in character. An additional bay has however been added to the right (east) which has altered the balance and symmetry of the listed building.
- 3.46 The building is located south of Cornells Lane on the southern edge of the historic settlement boundary. The building fronts directly onto Cornells Lane, with a large rear garden, representative of its current use as a private dwelling. The White Cottage and Corner Cottage are visible to the northwest, while much of the remainder of the listed building's immediate, roadside setting is formed of dense tree planting. This provides a rural setting, with enclosure granted to the northeast and northwest. Views from and to the listed building are subsequently limited. This semi-enclosed, roadside setting is reflective of the historic use of the listed building as a rural public house, with the roadside location intrinsically linked with its ability to meet both local need and to serve any visiting or passing customers.
- 3.47 Views of the listed building from within the Site and surrounding paddock are particularly restricted by intervening planting and development, including the large tree house (shown on Image 24 of the Photographs and Site Context document submitted as part of this application). From the southwest of the Site partial views of the east half-hipped, gable end of the listed building and its chimney stack can be viewed. However, the extremely limited nature of these views means that they do not allow for an appreciation of the special architectural interest of the listed building and consequently do not contribute to its significance. The existing access to the Site is located in closer proximity and shares intervisibility with the listed building. However, this element of the Site is also not considered to make any contribution to the significance of the listed building.

Cornells Lane, Protected Lane

- 3.48 Cornells Lane is identified as a Protected Lane by Essex Council and has been considered as a non-designated heritage asset by the Council in determining the previous application. In accordance with paragraph 197 of the NPPF the potential impact to the significance of Cornells Lane as a non-designated heritage asset must be considered in decision taking.
- 3.49 The Uttlesford Protected Lanes Assessment was prepared by Essex County Council in March 2012. This document formalises the identification and assessment process and sets clear criteria for assessing the importance of Protected Lanes. It should be noted that the Lanes are selected not only for their historic interest, but also for their biodiversity, group value and aesthetic value. The full criteria are:
- Diversity
 - Group value (association)
 - Archaeological association
 - Archaeological potential
 - Historic integrity
 - Biodiversity

- Aesthetic

- 3.50 These are scored on a range of 0-3,1-3,1-4 or 1-6. Group value, Archaeological association, Archaeological potential and Historic integrity are considered to be relevant to this Statement.
- 3.51 In the Protected Lanes Assessment Form (Appendix D) Cornells Lane is identified as UTTLANE158 which scores a total of 20 out of 28. It scores 4 out of 4 for Group value, its association with historic or landscape features of 'broadly the same date'. In this instance that presumably includes other sunken lanes that connect with it. It scores 3 out of 3 for archaeological association, its link with 'non-contemporary archaeological features'. It scores 2 out of 3 for archaeological potential and 2 out of 6 for Historic integrity. This notes that the Lane has experienced 'moderate improvements or loss to historic fabric of the lane (excluding significant hedgerow loss)'. Therefore, while Cornells Lane scores highly for archaeological potential and connections, its integrity has clearly been significantly undermined by later alterations and interventions.
- 3.52 As noted in the Form, this has included the loss of verges, the construction of new accesses and the addition of housing nearby. The Conclusions to the report note that a number of Protected Lanes that were assessed were considered to no longer meet the requirements due to a loss of integrity associated with road improvements.
- 3.53 The provision of development alongside a Protected Lane is not considered to be unacceptable or inherently harmful. Indeed, the Assessment Form confirms that one of the reasons for Cornells Lane scoring 2 on Aesthetics is the 'nice views of houses' from the Lane.
- 3.54 In addition to this Assessment, the Conservation Officer previously noted that Cornells Lane is important as a single-track lane, that is typical of a rural lane that would have linked small hamlets and villages.
- 3.55 It is apparent, therefore, that the significance of the Lane as a non-designated heritage asset is particularly drawn from its connection with other historic and landscape features and, to a lesser extent, its own intrinsic heritage interest. As such, its setting should be seen in the context of this relationship with wider landscape features which are noted in the Form as including the surrounding listed buildings and archaeological assets further afield, such as the moated sites at Widdington Hall and Priors Hall. As a historic track, its significance is also strongly drawn from the route of the Lane which would have connected Widdington with nearby settlements to the east. This connection is now closed to vehicles but remains legible as a trackway and is still usable as a bridleway. As discussed above, the integrity of the Lane has been undermined by later interventions, which have diminished its significance as a non-designated heritage asset.
- 3.56 As part of this it is evident that the setting of the Lane is an important element of its significance. This is particularly the case in understanding its links with the surrounding settlements and its visual relationship with the surrounding listed buildings. The Site, as part of its setting provides some rural context and reflects the position of the Lane moving from the southeast extent of Widdington to the east. It is therefore experienced as an entrance and departure point to the settlement. However, the overall contribution of the Site to the significance of the Lane as a non-designated heritage asset is limited. This is primarily due to the length and size of this Lane together with its closer connection with other historic and landmark features.

4 ASSESSMENT OF IMPACT

The Proposed development

- 4.1 The current application proposes the erection of 4 detached dwellings and associated works. The dwellings include three 1½ storey houses and one bungalow. The associated works include infrastructure, such as a new access from Cornells Lane, grounding of overhead electricity cables and a new footpath through the Site, as well significant new landscaping around the dwellings and within the Site, especially to the Cornells Lane side. A large proposed area for ecological use with new planting is also indicated immediately adjacent to the Site's northern boundary, to be secured via condition.
- 4.2 The development site (0.48ha) is within the southern part of the much larger paddock (which is approximately 1.4ha in extent). There will be a landscaping strip to the north of the development (forming an ecological area), with additional planting to filter views from and to the proposed development.
- 4.3 The dwellings will be constructed in a simple, vernacular style utilising materials found throughout the local area. This includes the use of render, timber weatherboarding (reflecting the semi-rural, edge of settlement location of the Site) and clay tiles and slate for the roofs.

Design Development

- 4.4 The current proposals have been developed following the previously refused and withdrawn applications and in response to comments made by the Inspector when determining the Appeal, Uttlesford District Council and Place Services.
- 4.5 The most significant change from the scheme dismissed at Appeal is the reduction in size of the site (and therefore the developable area) and the reduction in the quantum of development, with only 4 dwellings now proposed in a linear manner. These are located at the southern extent of the paddock (close to, but set back from Cornells Lane) to retain the majority of the land as undeveloped, green space. This will retain this element of the setting of the conservation area, while also permitting the existing private views into the conservation area. A new footpath will also be provided to provide additional, public views into the conservation area.
- 4.6 The dwellings will also be decreased in height and scale when compared with those proposed as part of the recently withdrawn application and will decrease in height further to the east to further reduce any impact on this approach into the conservation area.
- 4.7 The access position and width has also been changed from the withdrawn scheme to reduce the impact on the protected lane, providing an access road, with a shared surface, on a lower part of the bank. This will have a reduced impact on Cornells Lane. Further changes have included the removal of the previously proposed passing place opposite the William the Conqueror, which will reduce the potential for vehicle "dwell time" opposite the listed building and will retain this element of the Lane's character.

Assessment of Impact

- 4.8 In accordance with Steps 3 and 4 of GPA3 the following Section will assess the potential impact to the significance of those heritage assets assessed above, with reference to any embedded mitigation measures included within the proposed development.

Widdington Conservation Area

- 4.9 The proposed development would alter the rural setting of the conservation area by introducing residential built form, however this would not be appreciable from within the vast majority of the conservation area, including in views from the High Street. There will be a small alteration to the conservation area, through the re-surfacing of part of the access road which will be carried out in a sympathetic manner.
- 4.10 The proposed development would cause some alteration to the historic linear plan form of Widdington, particularly evident along the High Street, which contributes to the historic interest of the conservation area. However, in developing only along the southern boundary of the Site, this alteration is minimal and follows the pattern of twentieth century, piecemeal development within Widdington and within land immediately surrounding the Widdington Conservation Area. It will also follow a historic route, providing linear development along Cornells Lane. The development would also not be perceived from within the conservation area or from those areas of its setting where the historic plan form is recognisable.
- 4.11 The location and alignment of the development will follow Cornells Lane, reflecting the evolution of Widdington, with dwellings constructed over time, generally in a linear manner, to overlook and follow the established historic routes through the settlement.
- 4.12 The location and linear form of the development would also retain the majority of the conservation area's undeveloped, rural setting to the east of High Street, maintaining the transition between the settlement and the wider rural surroundings which the Inspector identified as an important feature at the previous appeal. This will also retain those private views from within the wider paddock and any public views that are permitted from the wider public footpath network to the north and east of the Site.
- 4.13 This would accordingly have a limited impact on the setting and significance of the conservation area, with the built form not experienced from within the conservation area. Place Services have stated that the 4 dwellings proposed as part of the withdrawn application would "*diminish the verdant and rural approach*" into the conservation area. However, the buildings would be significantly set back from Cornells Lane behind existing dense planting (both existing planting and planting proposed as part of the scheme). The verdant approach would therefore be maintained by this planting, together with the location and scale of the buildings.
- 4.14 The proposals will also have no impact on the "*agrarian*" setting of the area, with the Site not in any active arable use and not under cultivation. Although it forms part of the immediate, undeveloped surroundings it is not in active use and is simply an element of undeveloped land adjacent to the settlement.
- 4.15 The buildings would also be constructed in a simple, vernacular style diminishing in height from west to east. This will minimise their visual impact and respond to one of the characteristics of the conservation area identified by Place Services of providing "*detached buildings set within spacious plots*".
- 4.16 The proposals would therefore slightly alter the development form of Widdington and alter a small element of the rural setting of the Widdington Conservation Area. This would result in a limited impact to the significance of the conservation area, a designated heritage asset, equating to a very low level of less than substantial harm. This limited, less than substantial harm should be weighed against the public benefits of the proposals in accordance with paragraph 196 of the NPPF.

Martins Farmhouse

- 4.17 The proposed development would alter views from and to Roseley Barn, which has been identified as a curtilage listed building and therefore part of the listed building of Martins Farmhouse. The

proposed development would reduce the current rural context provided by the Site which contributes to the significance of the Farmhouse and Barn by virtue of their related historic uses. There is no current functional link and there is no evidence of a historic functional link between the Site and the farm (with the Site and wider paddock in separate ownership to Martins Farmhouse and the Barn) and therefore this impact can only be seen as limited. Moreover, the conversion of the Barn to residential use, and its subsequent extension, has diminished the legibility of its former agricultural use.

- 4.18 As such the proposed development would not adversely affect the historic interest of the listed building, when considered as a whole. The proposed development would therefore have no impact on the significance of Martins Farmhouse, with the relationship between the Barn and Farmhouse being unaffected and the legibility of its historic use unchanged. The special architectural and historic interest of the listed building would be preserved. This accords with the Inspector's findings for the much larger scale of development previously dismissed at Appeal.

Corner Cottage/The White Cottage

- 4.19 There will be a limited impact on views to the listed building arising from the proposed development. Where present the views currently permitted are limited and do not allow for an appreciation or understanding of the historic and architectural special interest of the listed building. Their reduction will subsequently have no impact on the overall significance of Corner Cottage and the White Cottage as a designated heritage asset.
- 4.20 There will also be some changes to the existing access to the Site, which will be undertaken in conjunction with providing additional planting to screen views, reinforcing the sense of enclosure here, and the grounding of the overhead power lines. The character of this area as an access from the settlement into the fields to the rear will not therefore be fundamentally altered and its role within the setting of the listed building will subsequently be unchanged. As such it is considered that the proposed development will have no impact on the significance of the listed building. Its special architectural and historic interest will be preserved, in accordance with section 66 of the 1990 Act.

William the Conqueror

- 4.21 The extent of planting to the northeast of the William the Conqueror and particularly on the southern boundary of the Site means that there will be a limited visual impact from the proposed development. The principal change within the setting of the listed building will be the construction of a new access proximate to the listed building, which will involve alterations to Cornells Lane. This will slightly alter the existing semi-rural setting of the listed building, but will not diminish the ability to appreciate and experience its significance, particularly given the current context of the listed building, which lies adjacent to the engineered access point into Weft House.
- 4.22 The single access point to serve the 4 dwellings will present a slight change within the setting of the listed building. However, additional planting and the separation to the dwellings themselves will ensure that the housing is visually separated from the listed building.
- 4.23 These slight changes within the setting of the listed building will have no impact on the significance of the William the Conqueror or the ability to appreciate and experience its significance. The proposed development will therefore preserve the special architectural and historic interest of the listed building, in accordance with section 66 of the 1990 Act.

Cornells Lane

- 4.24 The proposed development will introduce an additional intervention into Cornells Lane, proximate to the existing accesses to Weft House and the existing access into the Site. Although this may reduce the integrity of the Lane, it is assessed in the Assessment Form that its integrity is already poor and

is not a key reason for its identification as a Protected Lane. A further slight change to this is not therefore considered to affect the significance of Cornells Lane, with its other key features such as its connection with other historic features, including the nearby listed buildings, unchanged. The route of the Lane, which is a central part of its significance, will also not be changed by the proposed development.

- 4.25 The proposed development will also change the setting of the Lane through the construction of new housing. However, the proposed development has been designed to minimise any potential impact on views from the Lane, with the housing set well back from the southern boundary while additional planting will strengthen the existing boundary planting. The provision of a hazel hurdle fence will mean that there will be no direct view of the dwellings from Cornells Lane.
- 4.26 The additional planting, set-back of the dwellings and design of the new development will therefore retain much of the character of Cornells Lane and the rural approach into the conservation area from the east. The linear form of development will follow the historic route and retain the majority of the rural approach and setting of the conservation area.
- 4.27 The proposed development will therefore result in alterations to the existing character and appearance of Cornells Lane, continuing the twentieth-century trend of change to accommodate new housing and additional accesses. The relationship between the Lane and the surrounding heritage assets, which is an important element of its significance, will not be changed while any impact to the archaeological potential of the Lane has been considered acceptable by the Council. The proposed planting will retain the enclosure of the Lane. Although there will be some reduction in its immediate rural context adjacent to the Site this will not alter the ability to understand its function and historic character, as a Lane that linked Widdington with the surrounding development to the east.
- 4.28 Any impact to the significance of Cornells Lane as a non-designated heritage asset is therefore considered to be minor in magnitude. In accordance with paragraph 197 of the NPPF this harm should be weighed, in a balanced judgement, against the significance of the Lane. As assessed within this Statement the Lane is considered to be of limited significance, with much of its historic integrity having been lost and much of its significance derived instead from its relationship with other historic features.

5 CONCLUSION

- 5.1 This Heritage Statement has been prepared to assess the potential impacts arising from the proposed development of land at Cornells Lane, Widdington, Essex. It follows previous applications which included the Site, including a much larger scheme for 20 dwellings which included the larger paddock and was dismissed at Appeal.
- 5.2 The current proposals have been updated to markedly reduce the size of the developable area and the number of units. This will retain the majority of the field parcel (approximately 2 acres) as undeveloped, open space and a new landscaped ecology area, maintaining public and private views into the conservation area and the transition between the historic core of Widdington and its rural surroundings.
- 5.3 It has been demonstrated that the Site forms part of the setting of the Widdington Conservation Area and three of the listed buildings contained therein. It currently provides a degree of rural context and permits some views into the conservation area. As such it makes a limited contribution to the historic interest of the conservation area and, to a lesser extent, its architectural interest. The proposed development will slightly diminish this contribution, although the embedded mitigation measures within the scheme which includes extensive open space and additional planting will minimise any such impacts. The scheme will also protect the majority of the views into the conservation area and create new public views into it.
- 5.4 The proposed development will subsequently result in a very low level of less than substantial harm to the significance of the Widdington Conservation Area, due to the alteration of a small part of its rural setting and the slight change to the morphology of Widdington. In accordance with paragraphs 193 and 196 this harm must be given great weight, before being weighed against the wider public benefits of the proposed development. Furthermore, the proposed development will result in a low level of harm to Cornells Lane, which has been identified by the Council as a non-designated heritage asset. This subsequently engages paragraph 197 of the NPPF. The public benefits of the proposed development are set out in the Planning Statement that accompanies this application. They include the provision of a new public footpath which will create new public views into the conservation area, allowing some increased opportunities to experience and appreciate the conservation area from within its surrounding rural setting.
- 5.5 The significance of all listed buildings potentially affected by the proposed development will be preserved, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, and will address the requirements of local plan policies ENV1, 2 and 9.



APPENDICES

Appendix A
Site Photographs



Plate 1: The Church of St Mary viewed from the south



Plate 2: Martins Farmhouse viewed from High Street



Plate 3: The White Cottage viewed from the junction of High Street and Cornells Lane, with overhead electricity lines beyond



Plate 4: William the Conqueror viewed from the junction of High Street and Cornells Lane. The access to Weft House is also visible next to the listed building



Plate 5: A view west into the Widdington Conservation Area from the Site. The White Cottage is partially visible to the left, with Roseley Barn to its immediate right. Martins Farmhouse is almost completely hidden in this view by the intervening development

Appendix B
Listing Citations



Historic England

CORNER COTTAGE THE WHITE COTTAGE

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Overview

Heritage Category: Listed Building

Grade: II

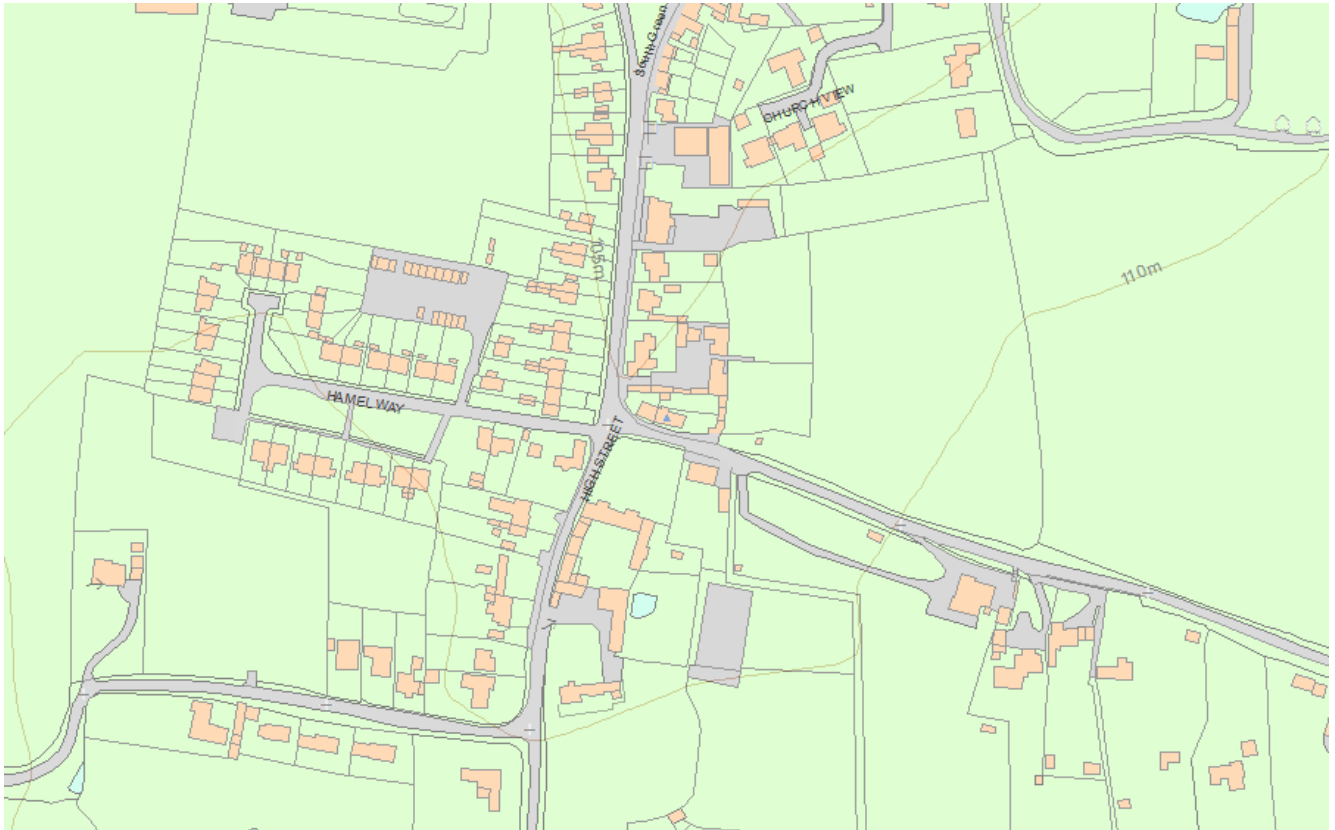
List Entry Number: 1238374

Date first listed: 22-Feb-1980

Statutory Address: CORNER COTTAGE, CORNELLS LANE

Statutory Address: THE WHITE COTTAGE, CORNELLS LANE

Map



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Location

Statutory Address: CORNER COTTAGE, CORNELLS LANE

Statutory Address: THE WHITE COTTAGE, CORNELLS LANE

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

County: Essex

District: Uttlesford (District Authority)

Parish: Widdington

National Grid Reference: TL 53859 31543

Details

WIDDINGTON CORNELLS LANE 1. 5222 (north side) Corner Cottage and The White Cottage TL 5331 42/815

II GV

2. Range of C17-C18 timber-framed and plastered houses. Renovated in the C20, with C20 fenestration. Two storeys. Six window range, modern casements with leaded lights. Roofs

tilled, half hipped at the east and west ends, with an end external chimney stack at the west end and a central chimney stack.

Listing NGR: TL5385931543

Legacy

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

Legacy System number: 415866

Legacy System: LBS

Legal

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

End of official listing

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MARTINS FARMHOUSE

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Overview

Heritage Category: Listed Building

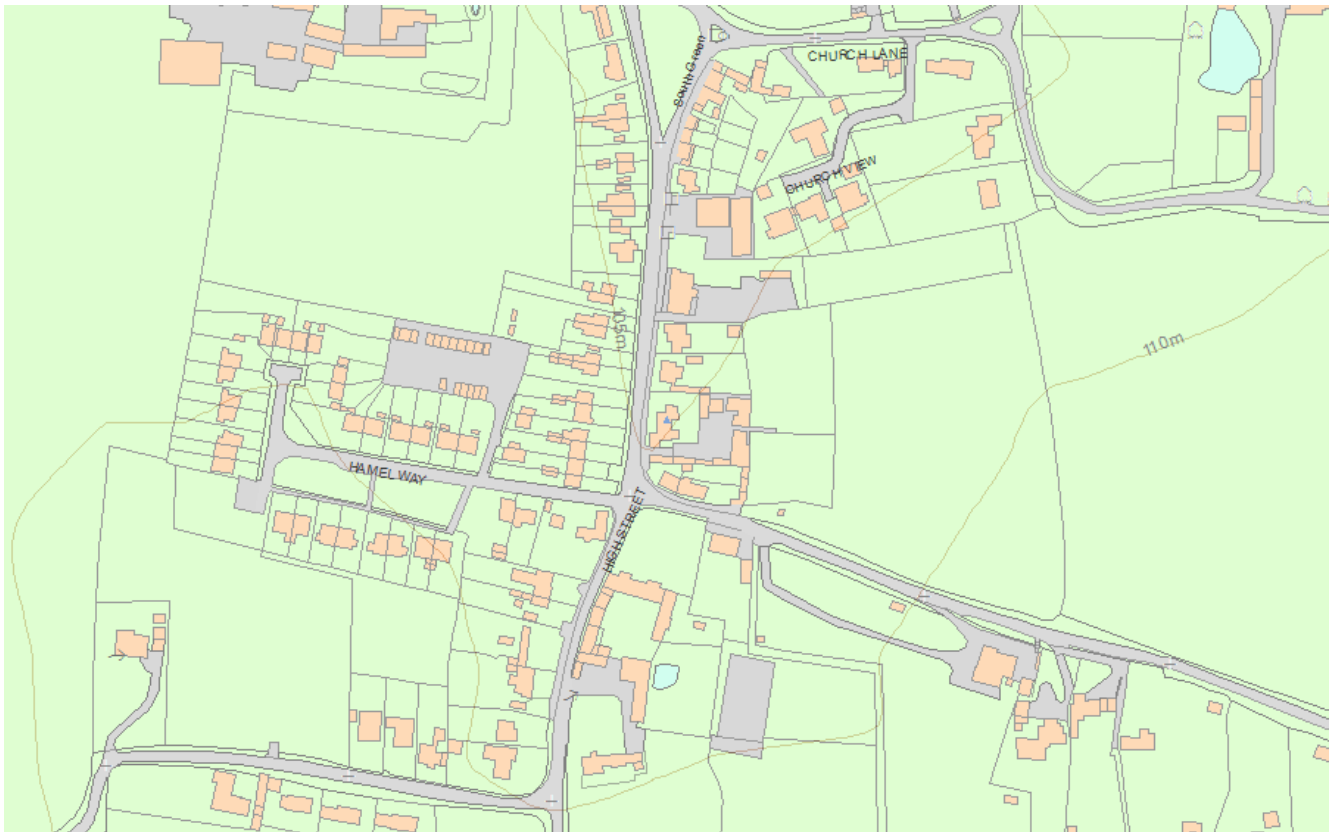
Grade: II

List Entry Number: 1238383

Date first listed: 22-Feb-1980

Statutory Address: MARTINS FARMHOUSE, HIGH STREET

Map



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Location

Statutory Address: MARTINS FARMHOUSE, HIGH STREET

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

County: Essex

District: Uttlesford (District Authority)

Parish: Widdington

National Grid Reference: TL 53849 31574

Details

WIDDINGTON HIGH STREET 1. 5222 (east side) Martins Farmhouse TL 5331 42/1482

II GV

2. Mid C19 gault brick house with a wing extending to the east at the north end and a wing extending to the west at the south end. The brick work is patterned with red brick and a band extends on the front between the storeys. Two storeys and

attics. The windows are double-hung sashes with glazing bars, in plain reveals. The wing to the west has a modern bay on the ground storey. Roofs tiled. Included for group value.

Listing NGR: TL5384931574

Legacy

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

Legacy System number: 415878

Legacy System: LBS

Legal

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

End of official listing

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WILLIAM THE CONQUEROR

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Overview

Heritage Category: Listed Building

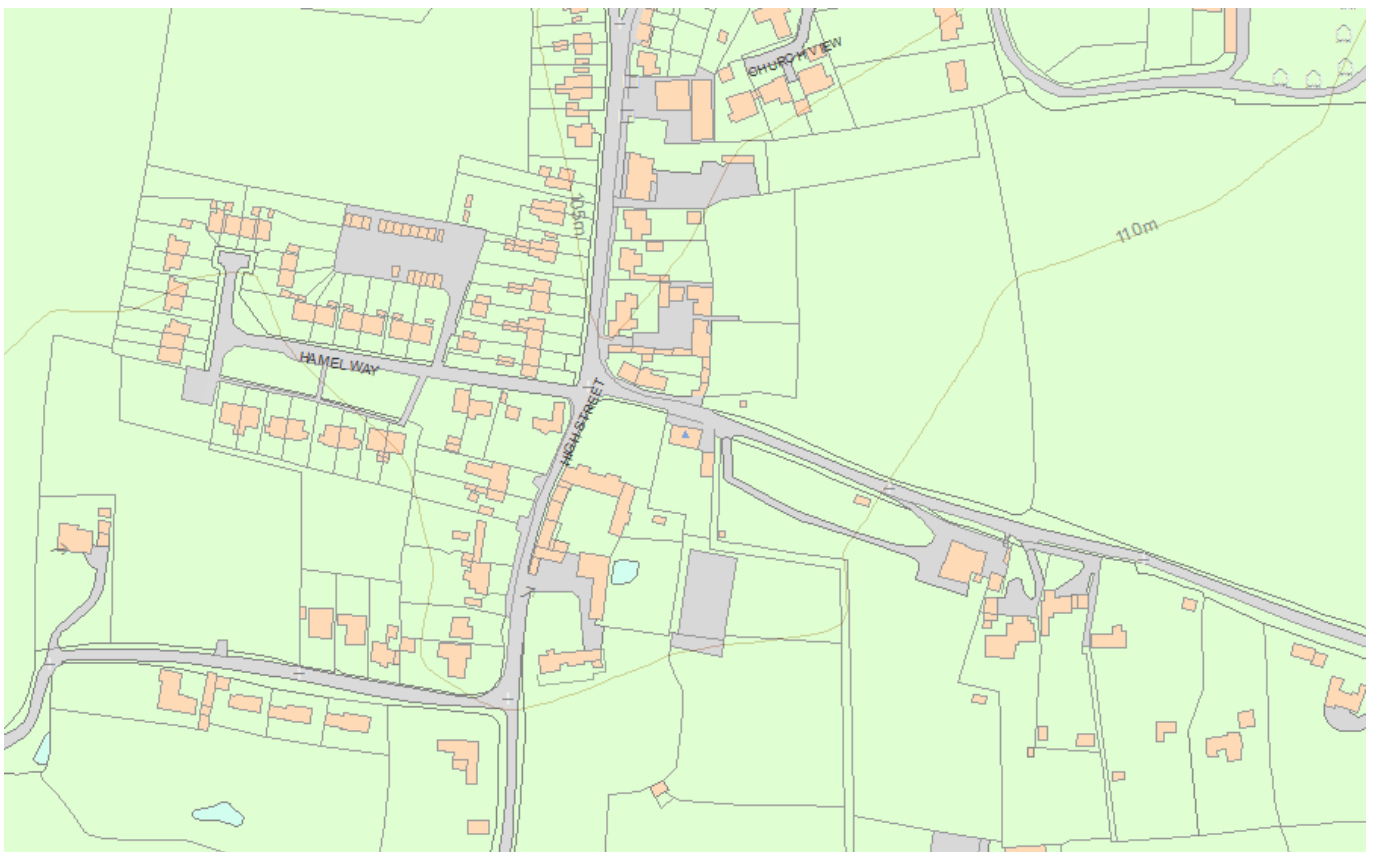
Grade: II

List Entry Number: 1238376

Date first listed: 22-Feb-1980

Statutory Address: WILLIAM THE CONQUEROR, CORNELLS LANE

Map



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Location

Statutory Address: WILLIAM THE CONQUEROR, CORNELLS LANE

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

County: Essex

District: Uttlesford (District Authority)

Parish: Widdington

National Grid Reference: TL 53875 31519

Details

WIDDINGTON CORNELLS LANE 1. 5222 (south side) William the Conqueror TL 5331 42/1478

II GV

2. Early C19 timber-framed and plastered house. Two storeys. Four window range, double-hung sashes with glazing bars. Four-panel door with hood on shaped brackets. Roof slate, hipped at the east and west ends.

Listing NGR: TL5387531519

Legacy

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

Legacy System number: 415867

Legacy System: LBS

Legal

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

End of official listing

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