
Heritage Statement

for

Slate Hall Farm, Pale Green, Helions Bumpstead

Application: Replacement of hay barn



Smith Green
Heritage Consultancy

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Introduction

1. This Heritage Statement has been prepared by Smith Green Heritage Consultancy to accompany an application for a replacement to the hay barn at Slate Hall Farm. This Heritage Statement is a proportionate response to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on the significance, as per paragraph 194 of the NPPF.
2. Slate Hall Farmhouse is a Grade II listed building (see Appendix 1 for list entry). The application site includes a C20 hay barn located to the north west of the Farmhouse. The proposals are not considered to have any potential to impact on the Grade II listed building, Krikseys, (list no.:1338348) located to the south east, owing to the intervening buildings and distance.
3. The Heritage Gateway has been accessed to provide a summary of information contained in the Essex Historic Environment Record (see References for further sources consulted).
4. Based on the potential for the proposal to impact on the Grade II listed Slate Hall Farmhouse, the provisions of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is therefore applicable. As a designated heritage asset, as defined in Annex 2 of the National Planning Policy Framework (NPPF, 2021), any works to the site requiring permission will therefore need to follow the policy guidance set out in Section 16 of the NPPF. In local policy terms, policy LPP57 Heritage Assets and their Settings in Section 2 of the Braintree Local Plan 2033, is relevant. Historic England's 'Statements of Heritage Significance: Analysing Significance in Heritage Assets, Advice Note 12' has been followed throughout in producing this document.

Background History of the Site

5. The 1841 tithe award for Helions Bumpstead shows that Slate Hall Farmhouse, described as homestead and planation, was part of apportionment 219 with the owner and occupier being James Lofts. The main Farmhouse is believed to be the building opposite the pond. The immediate setting of the Farmhouse was three barns with a pond located alongside the road.
6. By the 1887 OS map, Slate Hall Farmhouse is shown with both the north east and north west extensions present. The main focus of farming has shifted to the north east of the Farmhouse where there is a courtyard of farm buildings. There are additional buildings dotted around the Farmhouse to the north, west and south, including a square planform barn to the immediate north west of the farmhouse and a further structure to the west of the Farmhouse beyond a pond. These are the nearest two structures to the application site. On this map, the main farmyard, the rear garden associated with the Farmhouse and also an area in front of the Farmhouse can all be discerned.
7. By the 1903 map, the Farmhouse is divided into two separately occupied buildings. There are two linear outbuildings, seemingly association with the Farmhouse. The buildings to the north east forming the courtyard, have been added to and extended as well. A barn located to the immediate north west of the farmhouse appears to have been extended and now has a rectangular footprint running east to west. The barn to the west of the western pond is no longer present.
8. Historic mapping in 1921, shows the addition of some smaller barns to the wider site but has not been recreated here. By the 1990s most of the traditional farm buildings on the site were demolished and replaced with modern farm structures. The extract from Google Map imagery below shows how the site

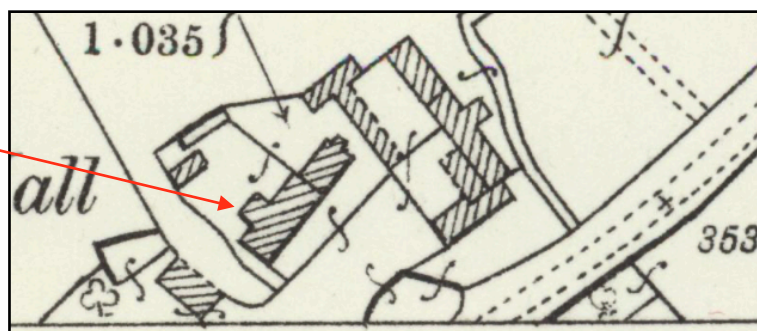
has changed including these extensive 1990s changes. The focus of the farm buildings has shifted from the north east part to the north west area. The linear forms have been replaced with larger, bulkier structures and much of the former layout has been lost. The wider farm includes a pig farm, arable farming, caravan storage and caravan club. The application site is a large barn to the north west of the Farmhouse. It is partly screened from the listed building by trees and vegetation. The application site throughout the historic mapping was a field beyond the immediate farmyard and no outbuildings were located on this until the 1990s. However, as referenced above, in the late C19 and early C20 historic maps, much narrower, traditional planform buildings were located in the vicinity of the site to the west and north west of the Farmhouse.



1841 Tithe map showing Slate Hall (arrowed). (Source: Genealogist reproduced courtesy of the National



Extract of OS map, surveyed 1876 -1885, published 1887. Slate Hall Farmhouse arrowed.



1901 map, published 1903, OS map extract. Slate Hall Farmhouse arrowed.



Google maps extract, 2022. Slate Hall Farmhouse arrowed.

Assessment of Significance

9. Historic England's 'Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets' (2nd ed. 2017) makes it clear that setting is not a heritage asset in itself and can only contribute towards the significance of a heritage asset. This document sets out two categories of attributes that may be appropriate to consider when assessing significance: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.
10. As a Grade II listed building, Slate Hall Farmhouse is considered to have high heritage significance.

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11. Slate Hall Farmhouse is considered to have moderate **archaeological interest**. Archaeological interest is derived from what the building may reveal about past cultures. As such, the building has potential to hold information about past building methods.
 12. The building has high **architectural interest**. It is of timber frame construction with a rendered exterior and handmade clay tiles to the roof. The early C19 extension to the north east is of red brick construction in a Flemish bond, with a slate roof. This extension has a more elegant appearance, with greater verticality, a taller ridge, a traditional sash window still retained to the ground floor, a fanlight over the door and materials such as mass produced slate and a shallower pitch. There are four chimney stacks to the building and three sets of likely C20 windows each to the ground and first floors of the rendered part of the property, including ground floor bay windows. Extensions to the rear include two pitched linear projections and a conservatory. Architectural interest is therefore derived from the vernacular character, remaining historic fabric and evidence of a Farmhouse that has evolved over the centuries with a more polite addition representing the style and fashion of construction.
 13. The building has high **historic interest** owing to its C17 and early C19 origins. The building provides material evidence of an historic vernacular property and could hold information about how people lived and building techniques. Slate Hall provides evidence of a vernacular building that was extended with a more polite addition and reflects the historic development of a farmstead over the years.
 14. The immediate **setting** of Slate Hall Farmhouse includes two rear garden areas (one associated with the main Farmhouse and the other with the C19 extension) and the larger open area to the front. To the immediate north east is a large modern agricultural building that is experienced as a high brick wall in the front garden. To the south east, in front of the above mentioned modern building, is a brick workshop. To the south west of the Farmhouse is an open fronted barn. These structures flank either side of the Farmhouse and provide the immediate context. Beyond the Farmhouse's rear gardens are the other modern late C20 farm structures. To the west of the Farmhouse is a grassed field associated with the caravan club which is largely screened by tress. Beyond this, is the application site which consists of an open hay barn.
 15. The Farmhouse is experienced within a rural, largely modern farm complex. The presence of the two more traditional barns frame the north and south views and provide legibility of the historical layout/associations. This immediate setting, along with the breathing space afforded by the gardens and rural outlook, make a moderate positive contribution to the significance of the Farmhouse. However, the site has changed extensively with the main farming focus shifting from the north east of the Farmhouse, to the north west. These modern structures are out of keeping with the scale and proportions of the Farmhouse and the farm as it would have been. However, the modern farm buildings retain an agricultural aesthetic and reinforce the agricultural purpose of the Farmhouse and immediate setting, which may reduce some of the negative impact of these. Owing to their scale, mass, materials and design, these modern structures make a negative contribution despite providing a continuity of an historic use on the site. The hay barn is one such modern building, albeit it is screened in some views from the rear of the listed building and therefore its impact is reduced. The hay barn makes a minor negative contribution to significance owing to scale, mass, materials and design. Therefore, the contribution which setting makes to the significance of this listed building ranges depending on the area of the site from negative to moderately positive.



View from Haverhill Road looking at main elevation of Slate Hall Farmhouse, along track towards hay barn and to rear.



View of rear of Slate Hall Farmhouse.

Impact Assessment

16. This assessment considers the impact of the proposed works on the significance of the Grade II listed Slate Hall Farmhouse including the contribution which setting makes.
17. The existing hay barn is a modern building constructed since the 1990s. It is open on all sides, formed of a metal portal structure with a shallow metal roof. It is partly screened from the Farmhouse by trees, a silo and part of the existing other modern farm buildings to the immediate north. As such, despite the existing scale of the building, it is largely only glimpsed from the rear of the Farmhouse. It therefore makes a minor negative contribution to significance.
18. The proposal is to demolish the existing hay store and replace it with a structure fit for an agricultural purpose but significantly reduced in footprint, scale and bulk and providing greater security. The design and form would be linear and traditional, broken-up with with a lean-to, cross-range and lower animal feed/workshop area. Traditional barn doors are shown to the south-east and north-west elevations to allow farm vehicles access. The materials are proposed to be a red brick plinth, black stained horizontal timber boarding and clay tiles to the roof. The form and scale of the proposed structure have referenced evidence from the historic map regression which shows by the early C20, a linear barn running east-west to the north west of the Farmhouse. The proposal, reflects this alignment and has sort to reference the historic character of the layout therefore, as far as possible, within the constraints of the farming needs. The resulting design uses narrower forms and smaller proportions to emulate a more traditional barn. As such, the gable ends are not overly wide, the volume is significantly reduced, the roof has a much steeper pitch with lower eaves and the materials reflect these traditional proportions. The barn can be accessed from the existing pig pen barns to the east and a farm vehicle turning area has been allowed for.
19. Whilst the existing structure has open sides which reduces some of its bulk and potential visual impact, the proposal will result in an enhancement owing to the reduced scale and traditional form, design and materials. The layout has also been informed by and responded to the historic development of the site, as referenced above in the historic map regression section. There is a degree of intervening vegetation and distance between the proposed structure and the Farmhouse, which will slightly reduce the extent to

which the replacement structure will enhance the setting of the Farmhouse. However, given the extent of improvements from the proposal over and above the existing structure, the scheme will result in an enhancement to the contribution which setting makes to the significance of the listed building. The retention of an agricultural use and the proposed traditional scale, design and materials will ensure a continuation of the agricultural character to the site in a manner wholly appropriate with the wider setting of the listed building and its historic origins.

Conclusions

20. This Heritage Statement has been prepared to accompany an application for a replacement barn at Slate Hall Farm. This report has considered the contribution which setting makes to the significance of the Grade II listed Slate Hall Farmhouse and the potential impact from the proposal.

21. It is considered that the proposal will result in an enhancement to the contribution which this part of the site makes to the significance of the Farmhouse. The proposal retains the agricultural connections of the site and will improve any visual impact of the structure in the wider experience of the listed building. The potential impact is slightly limited by the intervening silo and trees, which reduce direct views through to and from the listed building.

22. The application is consistent with the requirement of section 66 of the Planning (Listed Building and Conservation Area) Act 1990 that requires decision makers to have special regard to the desirability of preserving the building and its setting or any features of special architectural or historic interest which it possess. This overarching statutory duty for the desirability to preserve has been met. Therefore, the proposal is also consistent with Braintree Local Plan 2033 policy LPP57.

23. The application is also therefore compliant with the NPPF, including paragraph 199 which states that:

When considering the impact of a proposed development of 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).

24. Paragraph 206 of the NPPF advises that:

Local planning authorities should look for opportunities for new development within [...] the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve these elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

25. This proposal fully responds to both the historic character of the site and how it has evolved for farming purposes. This assessment has shown that, the proposed replacement barn has been developed utilising historic map evidence, including referencing the east to west alignment and linear, traditional layout of previous barns in the immediate vicinity. As such, the proposal would be a wholly more appropriate building than the existing, given the historic farmyard and evidence of previous buildings in this part of the site. The proposal would be consistent with the agricultural character the site. The proposed reduced scale and traditional form, design and materials would also all result in an enhancement within the setting. The proposed replacement structure is considered to better reveal the traditional farming character of the

farmyard and therefore also better reveal the contribution which setting makes to the Farmhouse's significance, as per paragraph 206. Therefore, the proposal fully meets the requirements of both local and national policy and legislation.

26. In summary, this report has demonstrated that the proposed development would result in an enhancement to the contribution which the setting makes to the significance of Slate Hall Farmhouse and would respond to the agricultural character of the site.

References

Chapman and Andre Map of Essex <https://map-of-essex.uk> [accessed on 2 December 2022].

Essex Archives, https://www.essexarchivesonline.co.uk/Result_Details.aspx?DocID=920230 [accessed on 2 December 2022].

Essex Design Guide, Essex Landscape Character Assessment, 2003, [://www.essexdesignguide.co.uk/media/2277/lca_essex_2002.pdf](http://www.essexdesignguide.co.uk/media/2277/lca_essex_2002.pdf) [accessed on 2 December 2022].

Essex Place Names Project, Place Names of Helions Bumpstead, Recorder Neil Langham, 2010, www.essex.ac.uk/history/esah/essexplacenames [accessed on 2 December 2022].

'Helion Bumpstead', in *An Inventory of the Historical Monuments in Essex, Volume 1, North West* (London, 1916), pp. 155-57. *British History Online*, <http://www.british-history.ac.uk/rchme/essex/vol1/pp155-157> [accessed on 2 December 2022].

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Historic England, 'National List for England', <https://historicengland.org.uk/listing/the-list/list-entry/1122353> [accessed 2 December 2022].

National Library of Scotland, <https://maps.nls.uk/geo/find/> [accessed on 2 December 2022].

White's Directory of Essex 1848, <https://historyhouse.co.uk/placeH/essexh13a.html> [accessed on 2 December 2022].

Appendix 1

List Description for SLATE HALL FARMHOUSE

SLATE HALL FARMHOUSE, HAVERHILL ROAD

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1122353

Date first listed: 16-May-1984

Statutory Address 1: SLATE HALL FARMHOUSE, HAVERHILL ROAD

Location

Statutory Address: SLATE HALL FARMHOUSE, HAVERHILL ROAD

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

County: Essex

District: Braintree (District Authority)

Parish: Helions Bumpstead

National Grid Reference: TL 65445 42056

Details

TL 64 SE HELIONS BUMPSTEAD HAVERHILL ROAD 2/16 Slate Hall Farmhouse

II

House, C17, extended in early C19. Timber framed, roughcast rendered, roofed with handmade red clay tiles; extension red brick in Flemish bond, with slate roof. 4 bays aligned approximately NE-SW, aspect SE, with axial chimney stack in second bay from SW end, and wing to rear of it. Chimney stack at NE end, and early C19 extension beyond. External chimney stack at SW end, C19. Conservatory in W angle, C20. 2 storeys. C20 glazed door at front of tiled gabled porch, 3 C20 casement windows on each floor. NE extension has 6-panel door with upper 4 panels glazed, fanlight with radiating tracery in segmental brick arch, one double-hung sash window of 16 lights, all early C19. First floor has one double-hung sash window of 16 lights, early C19, and one C20. The interior of the original building has plain-chamfered transverse beams above the ground floor, and above the first floor transverse and axial beams plain- chamfered with lamb's tongue stops. The wallplates have face-halved and bladed scarfs.

Listing NGR: TL6544542056

Legacy

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

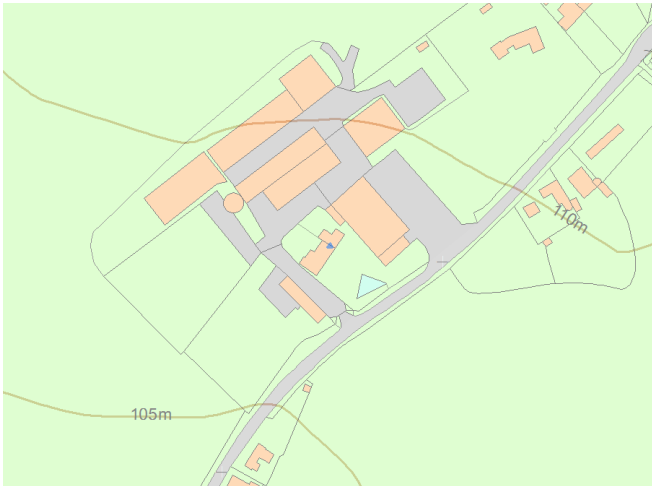
Legacy System number: 114101

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.

Map



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