

Heritage Statement



Little Warley Hall Farmhouse, Little Warley Hall Lane, Little Warley, Brentwood,
CM13 3EN

June 2023

Introduction

This document provides a brief heritage statement for Little Warley Hall Farmhouse. Paragraph 189 of the NPPF requires any proposals for development which affect the historic environment to be supported by a heritage statement:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (NPPF para 189, 2019)

Demolition of the existing garage and a replacement outbuilding is proposed, and this statement assesses any potential impacts on the historic built environment.

Historic Background

The Parish of Little Warley lies 3 miles south of Brentwood, between Great Warley and Childerditch. The Parish is about 3½ miles long, sloping from a wooded ridge down towards to the Thames plain. The parish was historically rural and thinly populated until the 19th century.

St Peters Church lies in the south of the parish, in a small group with Little Warley Hall and its farm buildings. This combination of an isolated parish church with a manor house is typical of the Essex landscape.

The parish expanded from the late nineteenth century. It is now bisected by the A127 and the London to Southend Railway Line.

The Application Site

Little Warley Farmhouse lies just off of Warley Hall Lane, south of the junction with the Southend Arterial Road (A127). St Peters Church (grade I listed) is to the southeast and Little Warley Manor (grade II*) to the south.

The farmhouse has a thatched gable roof. It was built in the early twentieth century, sometime between 1915 and 1938.

The site has a rural character, but the context includes the busy A127, the Esso petrol station and the Virgin Active sports centre.



First Edition OS map, surveyed 1865/6, published 1872.



Site context (green dot – application site, aqua dot - St Peters Church, pink dot – Little Warley Hall).

Significance of the Heritage Assets

St Peters Church lies to the south east of the application site. It comprises a brick tower dated 1718, fifteenth century nave, early sixteenth century chancel and a south porch of c.1500. It displays high quality craftsmanship and historic evolution. The church is justifiably grade I listed on account of its special architectural and historic interest.

The setting of the church includes its churchyard and its wider context, including views to the tower from the wider area. The rural character of the area contributes to its significance, but this has partly been compromised by the intrusion of the A127 and other modern development in the context.

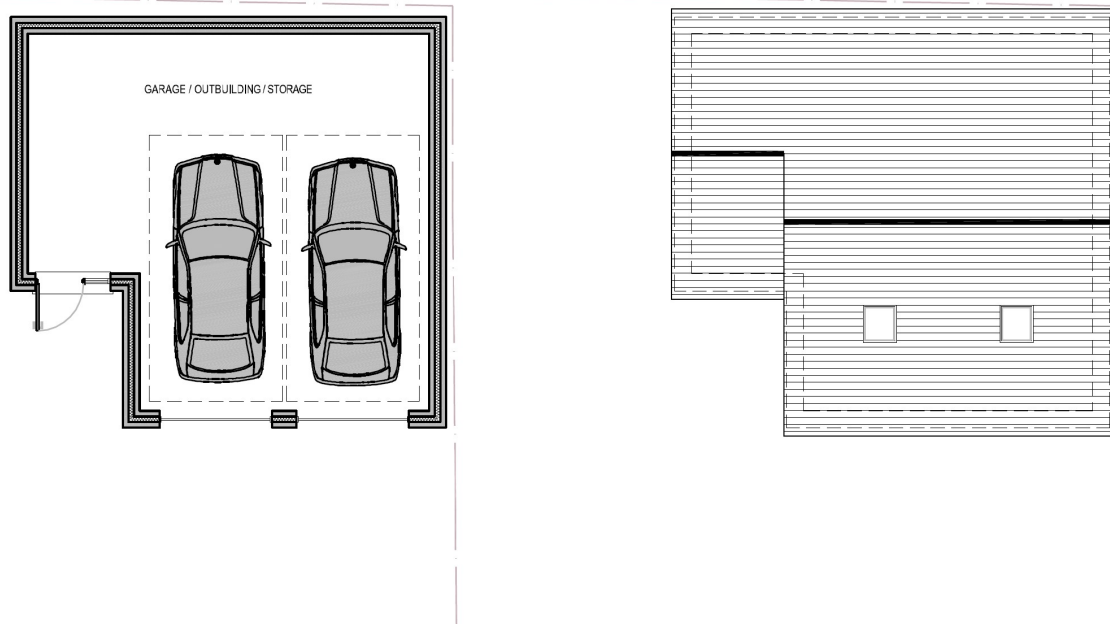
Little Warley Hall is located to the south. It is the remains of a larger hall, dating from the early sixteenth century. It is grade II* listed, justifiably so for the quality of its brickwork and other features.

The rural context and the historic farm buildings form part of the setting to the hall. The relationship between the church and hall are also important to their settings'.

Little Warley Hall Farmhouse dates from the early twentieth century. Whilst it is unusual for a thatched roof to be used on a building of this date, the building possesses no heritage interest.

The Proposed Development

The proposed scheme involves demolition of the existing garage and construction of a new outbuilding, including a garage and store. The building would be on the site of the previous garage. It would have a pitch roof and a projecting store to the north side.



Impact of the development

The proposed outbuilding would replace an existing garage. The garage is a late twentieth century structure of no interest. The new building would be on the site of the existing garage. This location is largely screened from the listed buildings and the churchyard by the Farmhouse itself, Inglenook (the house to the south) and existing vegetation. The outbuilding would be approximately 55m from the Church and 115m from the Hall. There would be no change to key views of the listed buildings. The inconspicuous position of the outbuilding, its low form and the distance from the listed buildings mean that there would be no impact on how their settings' are experienced. There would be no harm to the significance of the listed buildings.

Conclusion

Little Warley Farmhouse is not a heritage asset itself, but forms part of the setting to St Peters Church (grade I listed) and Little Warley Hall (grade II* listed). The rural context, their group value and visibility in the landscape contribute to their settings'.

The proposals replace a modern garage with an outbuilding, incorporating a garage and store. The position of the building set away from the listed buildings and its low form, mean that it would be largely screened and would be inconspicuous in the setting of the listed buildings. There would be no impact on the significance of the two nearby listed buildings.