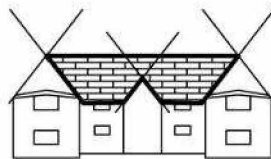




# **Redundant Agricultural Buildings at Newhouse Farm, Hall Road, Great Bromley, Essex. CO7 7TP**

## **Heritage Assessment and Impact Statement**

**September 2020**



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## 1. Introduction

- 1.1. This document presents a Heritage and Impact Statement on the Redundant Agricultural Buildings at New House Farm, Hall Road, Great Bromley, Essex. CO7 7TP.
- 1.2. The historic site comprises of a Grade II listed barn (late C18) to the South-East of Great Bromley House (also Grade II listed) and a series of non-designated but curtilage listed agricultural buildings. There is also a separate complex of 5 No. modern agricultural buildings to the North East of the historic farm buildings group.
- 1.3. The assessment was commissioned by Fisher Jones Greenwood Solicitors in advance of a Planning and Listed Building Application for the conversion of the existing farm buildings into 4 No. residential units and the renovation and alteration of the 2 No. former workers cottages into a single dwelling. To the rear of the historic farmyard, there are 5 No. modern disused agricultural buildings. It is proposed to convert these buildings into 5 No. separate dwelling units utilising Part 3, Class Q.
- 1.4. The Heritage Assessment was carried out by Nicolaas Joubert Historic Buildings Consultant (MSc.)

## 2. Statutory Designations

- 2.1. Great Bromley House and Barn (Newhouse Farm) to the South East of Great Bromley House are designated Grade II listed buildings. The surviving historic farm buildings between Great Bromley House and the listed Barn are curtilage listed and contribute to the group value of the farmstead.
- 2.2. Essex Historic Environment Record – The National Heritage List for England – 2 Results. See listing details in par. 2.4 (<https://historicengland.org.uk>).

2.3. Essex Historic Environment Record – Newhouse Farm, Monument, 3 Results – **SMR No. 2448:** Cremation and Ring Ditch (Middle Bronze Age – 1400 BC to 1001 BC), Ring ditch, excavated in 1962 and found to contain a MBA cremation in the centre, another in the ditch, and fragments of a third also in the ditch. The second was that of an infant. There was little left of the primary burial after levelling and ploughing. <1> Visible as a cropmark, AP's are referenced under site 2447. **SMR No. 2449:** Findspot (Iron Age – 700 BC to 42 AD), Iron Age pottery found in the of the ring ditch and in the topsoil. **SMR No. 2450:** Findspot (Roman – 43 AD- to 409 AD), Fragments of Roman pottery found in the top of the ring ditch and in the ploughsoil.

#### 2.4. **GREAT BROMLEY HOUSE**

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1111449

Date first listed: 27-Mar-1987

Statutory Address: GREAT BROMLEY HOUSE, HALL ROAD

**Map**



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## Location

Statutory Address: GREAT BROMLEY HOUSE, HALL ROAD

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

County: Essex

District: Tendring (District Authority)

Parish: Great Bromley

National Grid Reference: TM 07154 27073

## Details

TM 02 NE GREAT BROMLEY HALL ROAD

3/62 Great Bromley House (formerly known as Newhouse Farmhouse) GV  
II

House. Circa 1780 front range, slightly later rear range. Timber framed. Ashlar line plastered. Grey slate roof. Right and left red brick chimney stacks. Parapet and central band. 2 storeys and attics. 3 flat head dormers. 5 window range of vertically sliding sashes, shutters to ground floor windows. Central flat headed porch supported by circular columns with capitals, pilasters with capitals, reveal panels, 2 panel door with stained glass top light.

Listing NGR: TM0715427073

Legacy

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

Legacy System number: 120101

Legacy System: LBS

**BARN AND ATTACHED CARTLODGE APPROXIMATELY 50 METRES SOUTH OF GREAT BROMLEY HOUSE**

Overview

Heritage Category: Listed Building

Grade: II

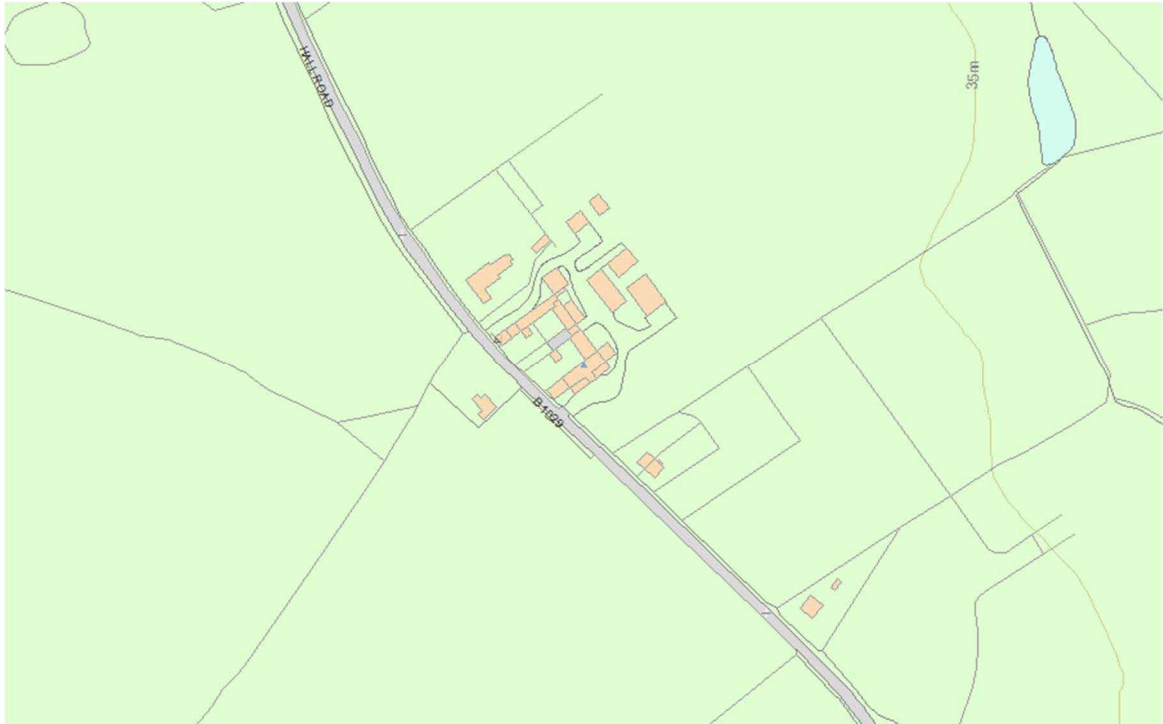
List Entry Number: 1147085

Date first listed: 27-Mar-1987

Statutory Address:

**BARN AND ATTACHED CARTLODGE APPROXIMATELY 50 METRES SOUTH OF GREAT BROMLEY HOUSE, HALL ROAD**

Map



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## Location

Statutory Address: BARN AND ATTACHED CARTLODGE APPROXIMATELY 50 METRES SOUTH OF GREAT BROMLEY HOUSE, HALL ROAD

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

County: Essex

District: Tendring (District Authority)

Parish: Great Bromley

National Grid Reference: TM 07204 27026

## Details

TM 02 NE GREAT BROMLEY HALL ROAD 3/63 Barn and attached cartlodge approx. 50 metres south of Great Bromley House



Barn and attached cartlodge. C18. Timber framed and weatherboarded. Corrugated asbestos roof to barn, grey slate cartlodge roof. Brick plinth. 5 large bays, central gabled midstrey, right and left outshots. That to right a granary, to left with vertically boarded front and open left wall, used as a cartlodge. The single storey cartlodge to left of 3 x 2 bays. Through bracing. Side purlin roof, pegged at ridge.

Listing NGR: TM0720427026

### **Legacy**

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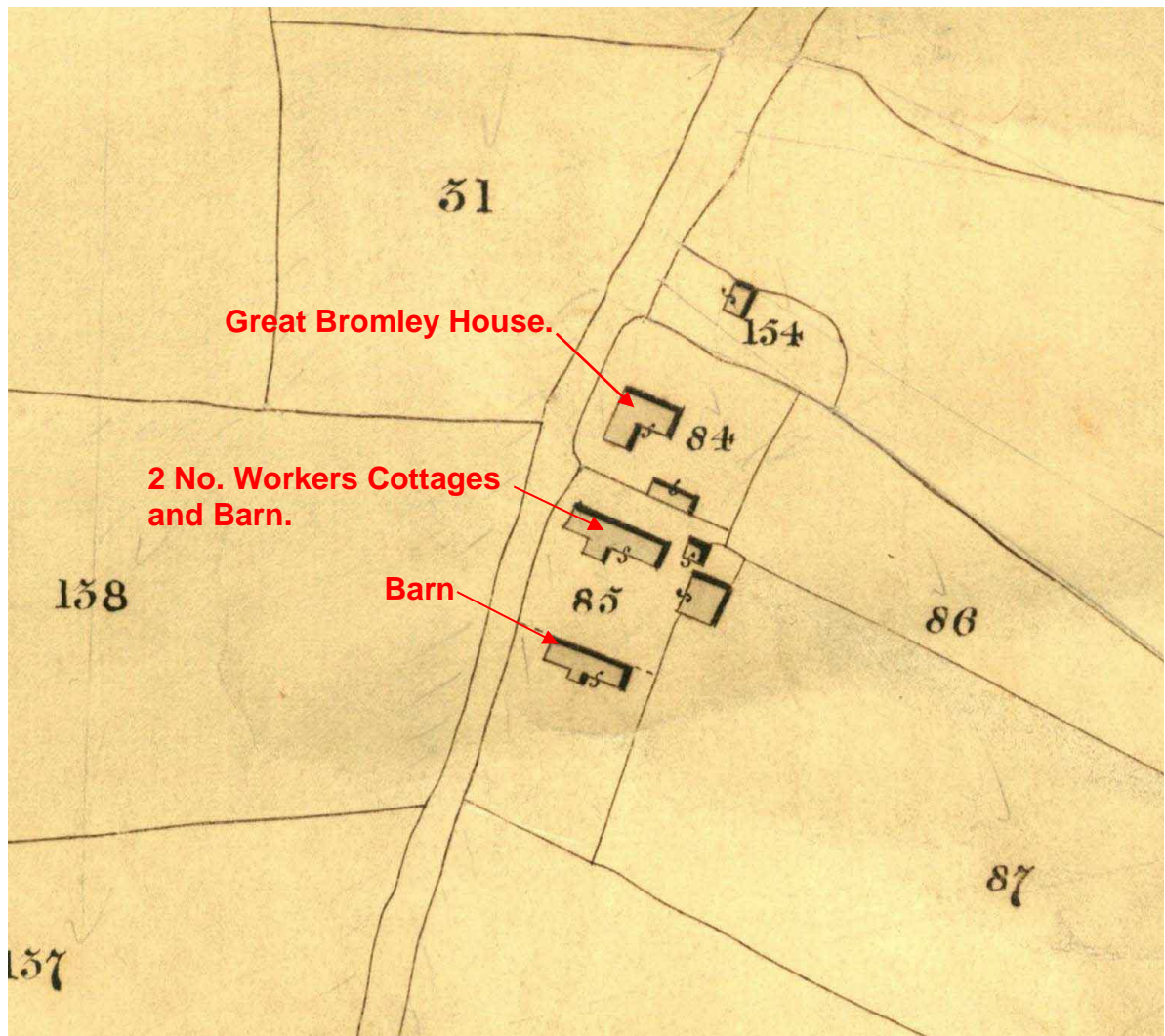
Legacy System number: 120102

Legacy System: LBS

### 3. Historical Background

#### 3.1. Historical Maps

**Extract from the Tithe Map of the Parish of Great Bromley in the County of Essex, 1839 (IR 30/12/53)**



**Figure 1: Extract from 1839 Tithe Map of Great Bromley.**

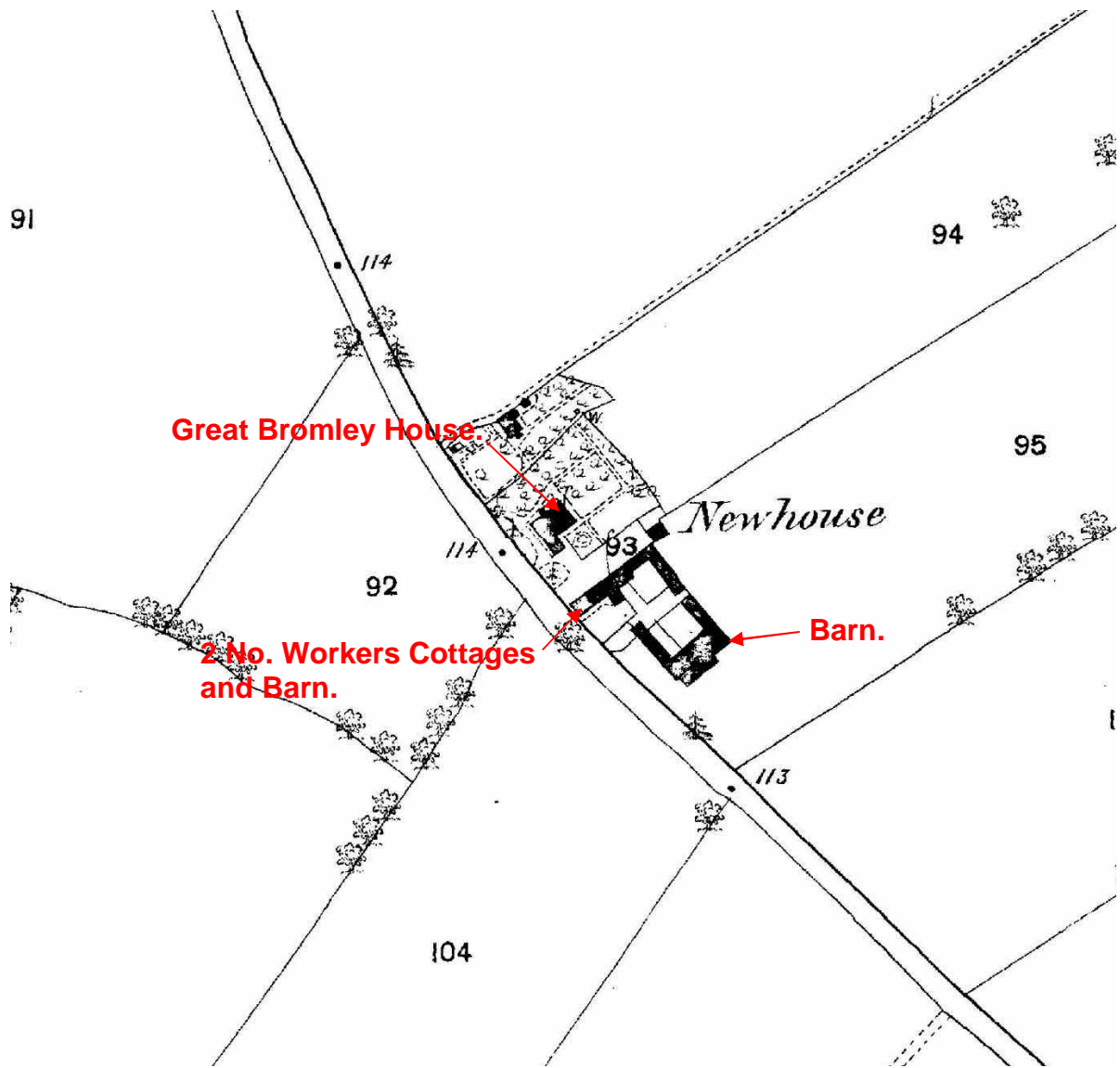
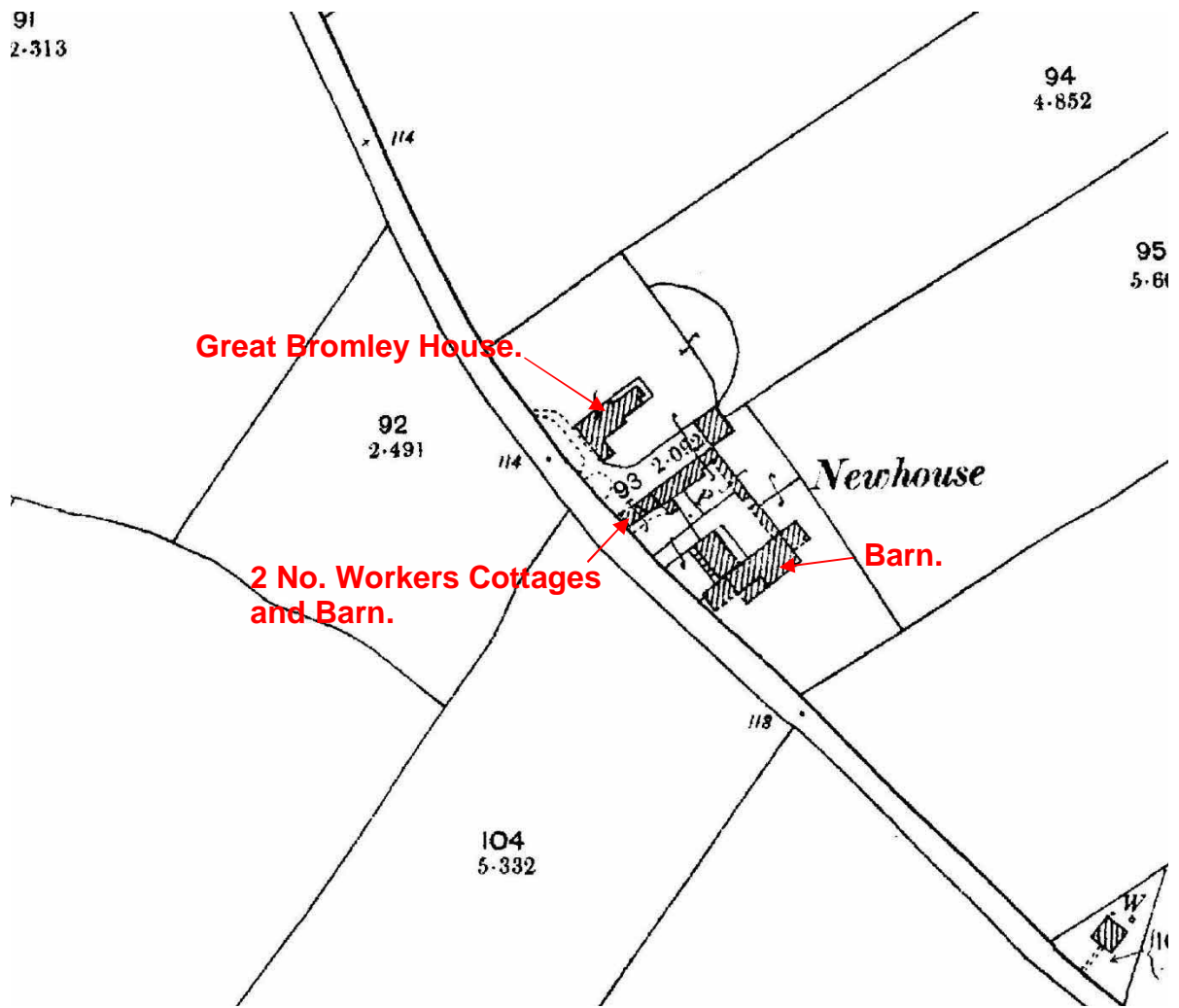


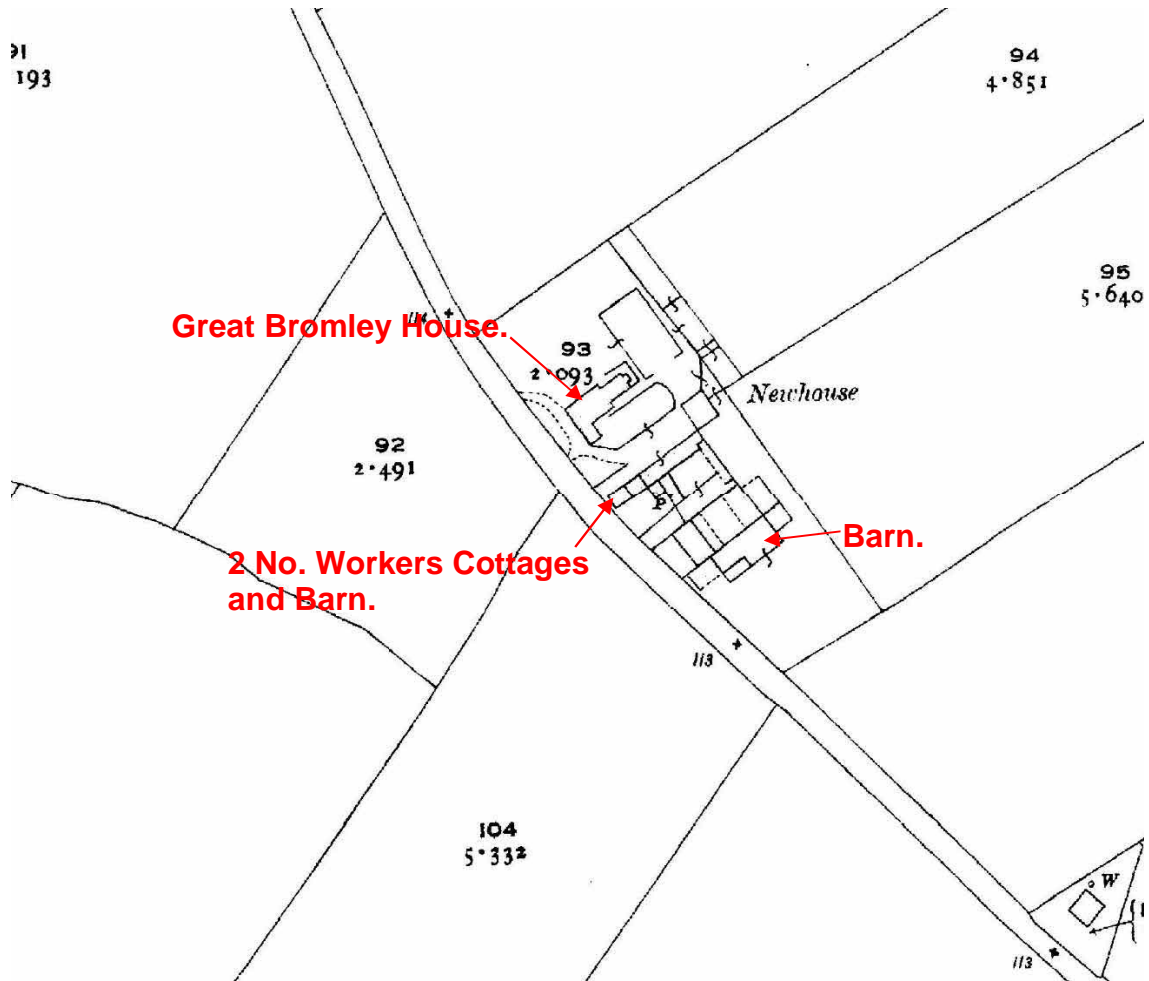
Figure 2: Extract from the Ordnance Survey Map dated 1875.

**O.S. County Series: Essex 1:2,500 1897**



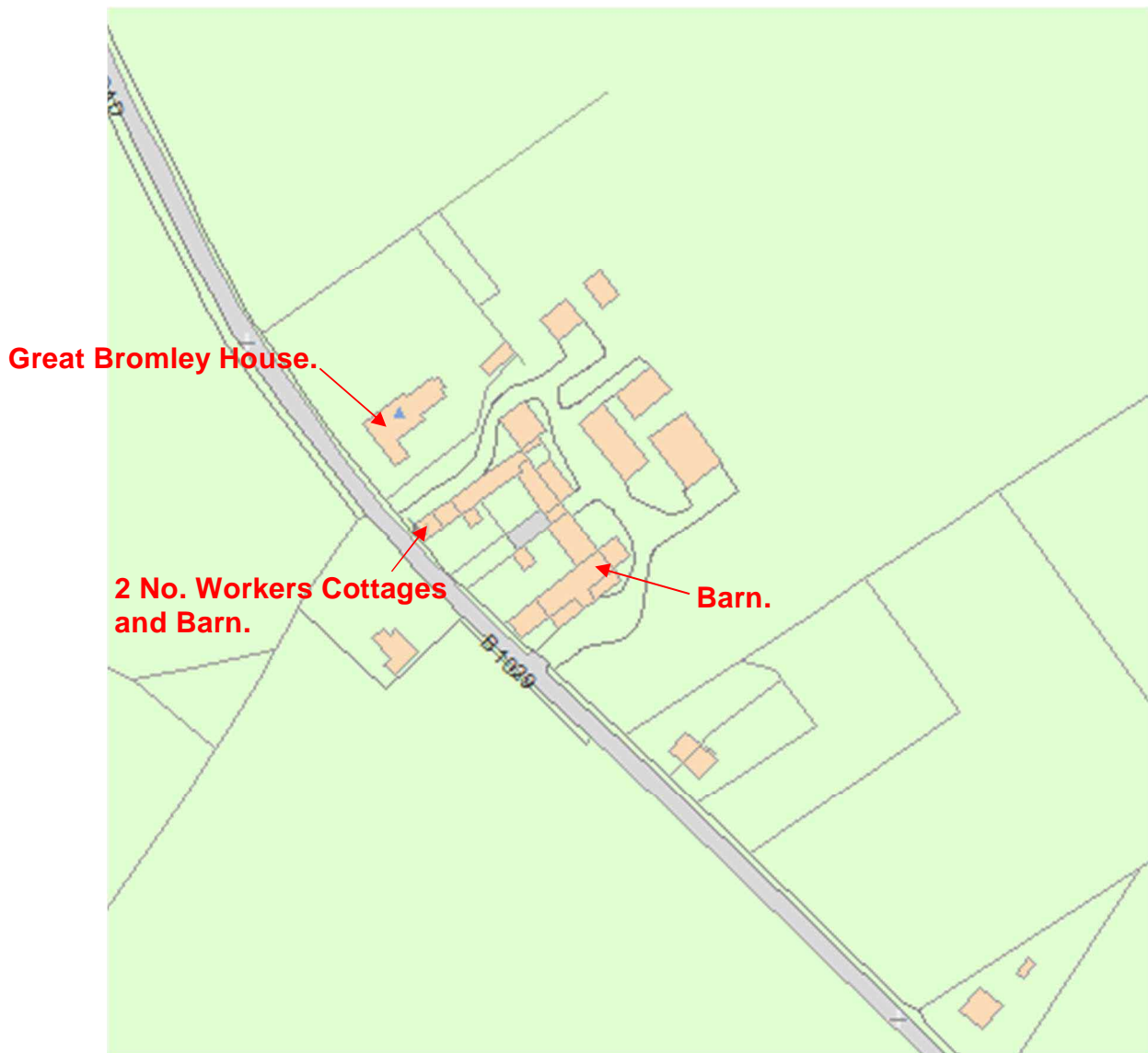
**Figure 3: Extract from an Ordnance Survey Map dated 1897.**

**O.S. County Series: Essex 1:2,500 1923**



**Figure 4: Extract from an Ordnance Survey Map dated 1923.**

**Current O.S. Survey Map of Newhouse Farm**



**Figure 5: Extract from a current Ordnance Survey Map.**

### **3.2. Notes on the Historical Development of the site and Maps.**

3.2.1 The earliest Map available for this study is the 1839 Tithe Map of Great Bromley. According to the 1844 Tithe Apportionments of Great Bromley (IR 29/12/53), Great Bromley House (formerly known as Newhouse) and Newhouse Farm were at the time in the ownership of Mary Jacobs (b.1771) a landed proprietor. Great Bromley House was occupied by her brother William Jacobs. According to the Census records Mary Jacobs was residing at Great Bromley House with her brother by 1851. In 1844 Newhouse farmstead and cottages were under the tenancy of Nathaniel Wendon. By 1861 the property was under the tenancy of his brother John Wendon, a farmer of 200 acres. By 1878 Newhouse Farm was in the ownership of John Edward Alston at Great Bromley Hall.

3.2.1 In 1839 the arable farm extended to just over a 125 acres. Newhouse is shown with an L-shaped footprint projecting to the North East, and there is an outbuilding range to the South East of the house, probably a cartshed and garden store. Newhouse farm was under a separate tenancy at the time as illustrated in par. 3.2.1., and consisted of two cottages with an attached washhouse and barn located at the North-West end of the farmyard and two farm buildings to the East of the latter and a large barn to the South East with a central midstrey. The large barn faced North West towards the cottages as suggested by the midstrey on the South East elevation of the barn.

3.2.2 As illustrated on the 1875 Ordnance Survey Map of Great Bromley, the farmstead was significantly redeveloped between 1839 and 1875. In 1844 Newhouse Farm was an arable farm; however, by 1875, it is clearly evident that the farmstead was diversified into arable, beef and milk production. The farmyard was formed around a central courtyard which was subdivided into smaller enclosures or cattle yards. Each cattle-yard was attached to a covered shelter shed which was open to the yard. The 1875 O.S. Map shows two such ranges attached to the North West elevation of the barn, each with a separate enclosure within the courtyard. A lean-to structure is shown attached to the South-East elevation of the barn on the



South-West side of the Midstrey. The North-West corner of the courtyard was enclosed by an L-shaped covered shelter shed attached to the North-East corner of the upper barn. The two cottages and washhouse are shown with a single garden enclosure to the South-East elevation. There is a small pre-1839 square shaped structure at the North-East corner of the farmyard which can be seen on the 1839 Tithe Map. There is a small enclosure to the North-West elevation of the building suggesting that it was an animal shelter of sorts. There was another larger structure to the South of this which was demolished when the covered open fronted shelter sheds were constructed. This building was likely a large wagon lodge with granary over. Great Bromley House is shown with extensive gardens and pleasure walks surrounding the house. A porch was added to the North West elevation of the house between 1839 and 1876.

3.2.3 A comparison between the 1876 and 1897 1:2500 Scale Ordnance Survey Maps shows several alterations to the farmstead. An additional lean-to range is shown on the South-East elevation of the barn, attached to the North-East elevation of the midstrey. The barn was extended to the South-West with a cartlodge which is open-fronted to the South-East. An additional range, which was open fronted to the South-East was added to the North-East gable end of the barn. The earlier North-West projecting range attached to the North-West elevation of the barn was replaced by a range with a wider but shorter footprint. Attached to the South-West elevation of this range there are a series of smaller enclosures. These are typically associated with a piggery. The open fronted range at the North-East end of the same elevation of the barn appears to be narrower on the 1897 map. This also applies to the in-line opposite range. The 1897 O.S. Map shows only slight changes to the earlier enclosures within the courtyard. The two cottages, washhouse and attached barn at the North-West end of the farmyard remained unaltered; however, an extension was added to the North-East gable end of the barn. All of these alterations were carried out in the 16 years between 1881 and 1897. The pre-1839 shed on the North-East corner of the farmyard was demolished and replaced by a larger square structure before 1881. Great Bromley House was extended to the North-



East on the rear projecting wing after 1881 but before 1897. As illustrated on the 1839 Tithe and 1875 O.S. Map there was an earlier cottage to the North-West of Great Bromley House. The cottage was demolished between 1881 and 1897 and the land incorporated into the garden land to the North-West of the house.

3.2.4 A comparison between the 1897 and 1823 Ordnance Survey Maps show a number of alterations to the farmyard. The piggeries at the South-West end of the large barn was altered between 1897 and 1898. An open shelter shed was formed along the North-East elevation of this range and the pig pens demolished. The open-fronted shelter shed at the North-East end of the barn was demolished and replaced by a much larger shed which was open fronted to the South-West and shared a single courtyard with the opposite open shelter shed. Another large structure was constructed on the North-east elevation of the same range. This structure was open fronted to the North-West. The extension at the North-East end of the attached barn was enlarged to the North-East.

3.2.5 The farmyard remained largely unchanged during the first half of the C20. However, a narrow lean-to range was added to the North-East elevation of the post-1839 open shelter shed range at the North-East end of the farmyard. The former piggery and open shelter shed at the South-West end of the large barn was demolished or collapsed at some stage during the latter part of the C20 or later. Only a small section of the former has survived. It appears that both open shelter sheds forming the North-East boundary of the courtyard was rebuilt during the C20 reusing some of the earlier timbers. The historical farmyard became redundant during the later part of the C20 at which point a new group of 5 No. modern farm buildings were constructed to the North-East of the earlier farmyard.

## 4. Newhouse Farm agricultural buildings.

### 4.1. *South-East Barn & Cartshed (Building 1)*



Figure 6: South-East elevation of the barn.



Figure 7: North-East elevation of the barn.



**Figure 8: North-West elevation of the barn.**

4.1.1 The large South-East barn dates to the late C18 and is probably contemporary in date with the 1780 works to Great Bromley House.

The 5-bay timber-framed and weatherboarded barn is seated on a high redbrick plinth wall and has an original central midstrey with a double draft doorway opposite the main barn doors in the North-West elevation of the barn. The original threshing floor which extends through the length of the midstray was laid with Gault bricks set on edge. The original floor is still in situ. The bays to left and right of the central threshing bay are roughly equal in size, and all of the bays are open to the roof.

The frame assemblage contains very few reused timbers. The wall framing is very typical for the period and is made up of a central principal stud flanked by common studwork with diagonal primary bracing extending from the head of the principal posts to the base of the principal studs. The bracing is tenoned and pegged into principal posts and wallplates. Only the principal members are pegged but all of the common studwork are tenoned into the wall and soleplates. The wallplates are jointed with face halved and bladed scarf joints.

There are two traditions of transverse bracing over the barn. The trusses flanking the threshing bay has traditional long straight braces tenoned and pegged into the tiebeams and principal post. The remaining trusses have kneebracing which became more widely used during the C18.

There is an inserted pedestrian doorway in the North-East gable end of the barn.

The barn was constructed with a clasped side purlin roof structure with collars lapped and pegged into the flanks of the rafters.

There are two outshots attached to the South-East elevation of the barn. The outshot at the South-West end of the barn was built between 1839 and 1875. It appears to have served as a cartshed. There is a pitching door in the South-West elevation of the outshot suggesting that it contained a loft floor. The outshot at the North-East end of the barn was constructed between 1875 and 1881. The lean-to is divided into two sections. The North-East end section contains a granary with external access. The other section adjacent the midstrey appears to have served as a chaff house and later a workshop/office which was accessed through a doorway in the North-East wall of the midstrey. The granary and workshop are timber-framed with brick nogged infill panels.

The barn and outshoots are covered with corrugated asbestos roof sheeting.

There is a 3-bay timber-framed cartshed attached to the South-West gable end of the barn. The cartshed was constructed between 1881 and 1897 and is open fronted to the South-East. It was constructed with a clasped side purlin roof structure and covered with slate tiles.





**Figure 9: South-West internal elevation of the barn.**



**Figure 10: North-East internal elevation of the barn.**



**Figure 11: Internal view of the midstrey on the South-East elevation of the barn.**

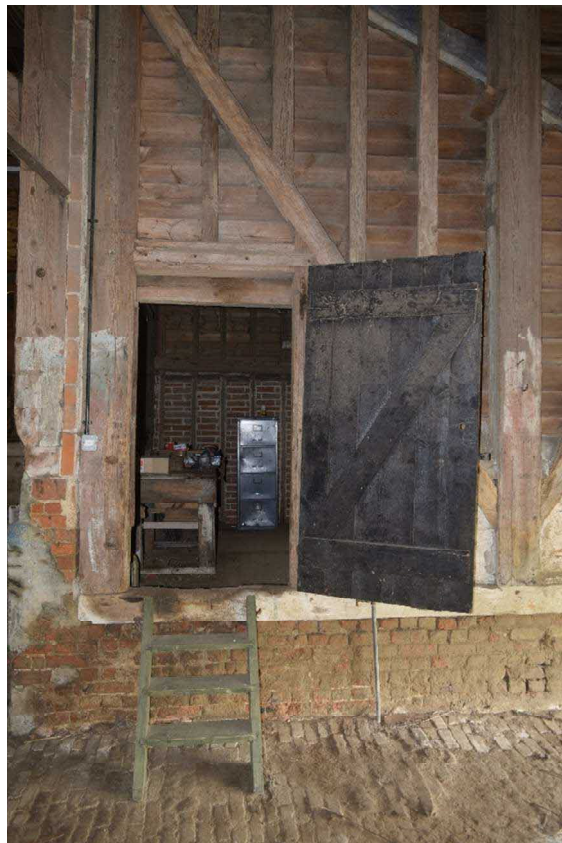


**Figure 12: Carshed outshot on the South-East elevation of the barn.**





**Figure 13: Granary outshot on the South-East elevation of the barn.**



**Figure 14: Workshop outshot on the South-East elevation of the barn.**

## **4.2. Workers Cottages, Stable Barn, Shelter shed & workshop (Block 2)**

4.2.1 **Workers Cottages** – At the North-West end of the farmyard there are two semi-detached workers cottages dating to the late C18 or early C19. The cottages face towards the South-East and into the farmyard but are enclosed by a brick boundary wall. The range of cottages was constructed in red brickwork with a Flemish bond and double roll clay tiles to the roof. The doors and windows at ground floor level have arched brick heads. The surviving cross casement windows at ground floor level are boarded up. The range has horizontal sliding sash windows at first-floor level. These windows typically date to the late C18 or early C19.

The range is in a very dilapidated state of repair, and the South-West end cottage is inaccessible. The floor layout of the cottages match. At ground floor level there is a living room and kitchen separated by a partition wall with back-to-back fireplaces. There are stick baluster staircases to the rear walls in each cottage and two bedrooms each at first-floor level. There are 4-panel doors to the first floor, which is also typical for the period. The redbrick washhouse and coal store for the cottages were constructed on the South-West elevation of the attached barn. The washhouse contains two brick coal and wood-fired copper water heaters. The building is in a poor state of repair





**Figure 15: South-East (front) elevation of the workers cottages.**



**Figure 16: North-West (rear) elevation of the workers cottages.**

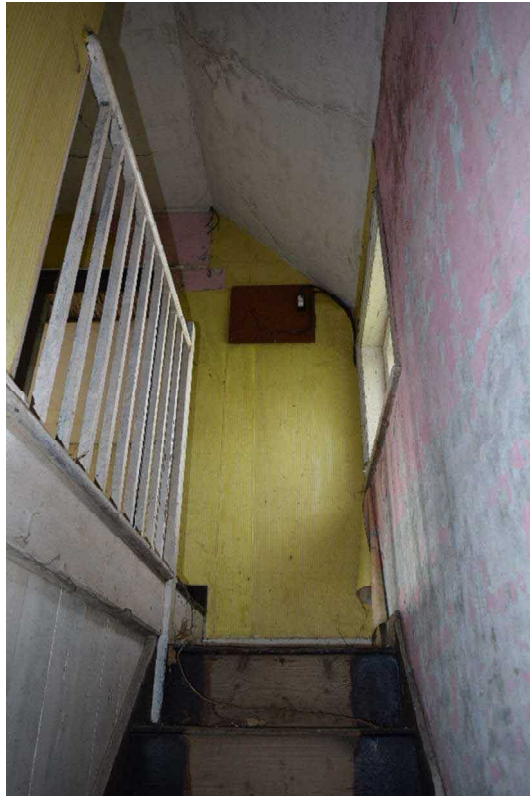




**Figure 17: South-West gable end of the workers cottages.**



**Figure 18: Ground Floor of cottage 2 (kitchen).**



**Figure 19: Stick baluster staircase on the rear wall of cottage 2 (kitchen).**



**Figure 20: First Floor bedroom over cottage 2 (kitchen).**

4.2.2 **Stable Barn** – The 4-bay timber-framed stable barn is the earliest surviving agricultural building on the site. The assemblage of the barn appears to suggest a C17 date of construction. The barn was constructed with midrails, primary braced studwork, jowled principal posts and arch braces to the tiebeams. The framing of the barn was repaired and altered in places. The barn was constructed for the purposes of both animal housing and threshing. The two bays at the North-East end of the barn served as a neat (calf) and cowhouse as suggested by the low level of the original headrail to the barn door in Bay 3 from the South-West. There is a midrail in the opposite wall rather than a draft doorway which confirms that this section of the barn was used for animal housing. There was likely a partition wall between bays 2 & 3 which was later removed and a hayloft over bays 3 & 4. The floor of the barn was formed with brick, some set on edge to form drainage channels. Sections of the barn floor was later covered with concrete. Only a small section of the original flooring is evident in bays 3 & 4. The front and back walls to Bay 2 locate the original threshing floor and barn doors. The original barn door openings were later blocked and a partition wall inserted to form a stable and cross passage with opposite pedestrian doorways in the South-West end of the barn. A hayloft with a ladder stair was inserted over the stable. The roof over the barn was constructed with a clasped side purlin roof structure with diagonal bracing between the tiebeams and principal rafters. A good proportion of the original common rafters have survived but appears to have been rearranged during a repair phase to the barn. The roof is covered with corrugated asbestos roof sheeting. The barn is clad in weatherboarding but cement rendered was applied over the cladding on the exterior of the barn.





**Figure 21: South-East elevation of the stable barn.**



**Figure 22: North-West elevation of the stable barn.**



**Figure 23: Interior view of the stable barn towards the South-West, showing the inserted partition wall.**



**Figure 24: Wall framing assemblage.**





**Figure 25: Stables at the South-West end of the barn with hayloft over.**

4.2.3 **Shelter Shed** – The primary braced timber-framed open-fronted shelter sheds which formed the North-East boundary of the courtyard were rebuilt during the C20. The shelter shed at the South-East end of the yard was entirely rebuilt. The opposite shed was enlarged to the North-West and the roof structure raised. At the North-East end, the shed is attached to an enclosed animal shed. The latter was formerly open to the shed but was later enclosed. The shed housed chickens during its last use. The shed was subdivided into two sections. The South-West section is attached to the C17 stable barn, and there is a pedestrian doorway leading from the shed into the barn. The roofs over both sheds are covered with corrugated asbestos roof sheeting. There is a C20 3-bay timber-framed and weatherboarded animal shelter attached to the rear elevation of the North-East shelter shed. It was probably in use as a piggery or cowshed. The roof structure is covered with corrugated metal roof sheeting but is in a dilapidated state.



**Figure 26: C20 Open fronted shelter shed formerly attached to the barn.**



**Figure 27: C19/C20 Open fronted shelter shed partly rebuilt.**





**Figure 28: Shed attached to the North-East end of the C19/C20 open-fronted shelter shed.**



**Figure 29: 3-Bay animal shelter attached to the rear of the North-East end shelter shed.**

4.2.4 **Workshop** – The redbrick and slate covered workshop and storage building was constructed between 1875 and 1881. The building formerly served as a cartshed, stable and storage building to Great Bromley House. However, there is evidence suggesting that the rear part of the building was also used as an animal shelter during the C19 and C20. The frontage of the building contains two double garage doors to right and a pedestrian doorway to left. The latter leading into a stable, now store, which has a 16-pane sash in the North-West elevation of the building. In the same elevation there is a doorway to left leading into a store, used as an animal shelter at some stage. There is a doorway and three small windows in the North-East elevation of the building. The rear store was also originally used as an animal shelter. The two rear rooms are interlinked. During the C20 the cartshed was used as a garage and workshop as suggested by the pit in the left hand side of the garage. The garage is lit by a small double casement window in the South-East wall of the building. The underside of the roof structure was lined with matchboarding.



**Figure 30: South-West elevation of the Workshop.**





**Figure 31: North-West facing elevation of the workshop.**



**Figure 32: North-East and South-East elevations of the workshop.**



**Figure 33: Interior of the workshop.**



**Figure 34: Interior of the stable.**





**Figure 35: Animal shelter to the rear of the garage.**

## 5. Statement of Significance

- 5.1. A heritage asset is defined within the NPPF 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” (NPPF Annex 2: Glossary)
- 5.2. The significance of the heritage assets within the proposed site require assessment in order to provide a context for, and to determine the impact of, the current development proposals. Significance is defined as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* (NPPF Annex 2: Glossary). The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings. Impact on that value or significance is determined by considering the sensitivity of the receptors identified and the magnitude of change.
- 5.3. Table 1 below sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The table below provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued – which may be judged by other aspects of merit, discussed from Paragraph 5.4 onwards.

### **SIGNIFICANCE**

#### **Very High**

### **EXAMPLES**

World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives.  
Grade I, Grade II\* and Grade II  
Registered Parks and Gardens and

historic landscapes and townscapes of international sensitivity.

**High**

Grade I, Grade II\* and Grade II Listed Buildings and built heritage of exceptional quality.

Grade I, Grade II\* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).

**Good**

Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives.

Grade II\* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.

Grade II\* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).

**Medium/ Moderate**

Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association.

Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).

## Low

Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.

Historic buildings or structures of modest quality in their fabric or historical association. Locally-listed buildings and undesignated assets of moderate/ low quality.

Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.

## Negligible/ none

Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

5.4. Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

- **Evidential value** – *“derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.”* (Page 28)



Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

• **Aesthetic Value** – *“Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.”* (Pages 30-31)

Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

**Historic Value** – *“derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.”* (Pages 28-30)

Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

- **Communal Value** – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.”* (Pages 31-32)

Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

5.5. Historic England's Conservation Principles also considers the contribution made by setting and context to the significance of a heritage asset.

- *“‘Setting’ is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”*
- *“‘Context’ embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to*

*assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.” (Page 39)*

- 5.6. In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations, but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 5.7. The Newhouse farmstead dates to the late C18 when it was in the ownership of the Jacobs family; however, there is evidence that the farmstead has an earlier core dating back to at least the C17.
- 5.8. Great Bromley House, formerly known as Newhouse, is a Grade II listed building of medium significance within its local context. The house and its setting are of a medium level of evidential, aesthetic, historic and communal value.
- 5.9. The barn attached to the 2 No. cottages appears to date to the C17 but was altered later. It was constructed to serve as a small threshing barn with neathouse at the North-East end. Within the context of the farmstead the barn is the earliest surviving heritage asset on the site. However, the farmhouse may have an earlier core of similar date. The barn is of medium significance and of a medium level of evidential, aesthetic, historic and communal value.
- 5.10. The 2 No. workers cottages attached to the barn appears to date to the late C18 or early C19 as suggested by the horizontal sliding sash windows and other features. The large barn at the South-East end of the farmyard appears to be of similar date. The barn and workers cottages are of medium significance and of a medium level of evidential, aesthetic, historic and communal value.
- 5.11. The remaining farm buildings within the context of the historical farmyard such as the cartsheds, shelter sheds and workshop are of a lower

significance and of a lower level of evidential, aesthetic, historic and communal value. These buildings do, however, contribute to the group value of the farm buildings.

5.12. The non-designated heritage assets within the group of historic agricultural buildings are curtilage listed.

5.13. There are 5 No. modern farm buildings to the North-East of the historical farmyard. These buildings are not of architectural or historical interest or value.

## 6. Impact Statement

*Refer to drawings;*

*Existing -*

- **1254/01 – Existing Floor Plan and Elevations – Building 1**
- **1254/02 – Internal Elevations – Building 1**
- **1254/03 – Internal Elevations and Sections – Building 1**
- **1254/09 – Existing Floor Plan – Block 2**
- **1254/10 – Existing Elevations – Block 2**
- **1254/22 – Existing Floor Plan – Building 2**
- **1254/23 – Internal Elevations – Building 2**

*Proposed -*

- **1254/11 – Proposed Ground Floor Plan – Building 1**
- **1254/12 – Proposed First Floor Plan & Sections – Building 1**
- **1254/13 – Proposed Barn Elevations – Building 1**
- **1254/14 – Proposed Floor Plans – Block 2**
- **1254/15 – Proposed Elevations – Block 2**
- **1254/SK 03 – Proposed Site Layout Plan**

6.1. The statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 informs to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which they possess.

6.2. Paragraph 196 of the National Planning Policy framework states: *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’*

- 6.3. Paragraph 197 of the National Planning Policy framework states:  
*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 6.4. It is proposed to convert the existing redundant agricultural buildings into 4 No. residential units and the renovation and alteration of the 2 No. former workers cottages into a single dwelling. To the rear of the historic farmyard there are 5 No. modern disused agricultural buildings. It is proposed to convert these buildings into 5 No. separate dwelling units utilising Part 3, Class Q.
- 6.5. As stated in par. 196 of the NPPF (National Planning Policy Framework) less than substantial harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Determining the public benefits of the proposal is not within the scope of the Heritage and Impact Assessment. Part of the consideration of par. 196 is to establish if the proposed development represents the optimum viable use of the heritage assets. The NPPG does not advise as to how the optimum viable use should be identified; however, to establish if there is no other viable use the National Planning Practice Guidance advises that appropriate marketing is required. The typical optimum viable use would be agricultural, community re-use, commercial or tourist usage as these pose the lowest level of impact to the heritage asset and their setting but also a higher level of public benefit. With this in mind it is my understanding that the applicant has tested the viability of other uses on the open market, which resulted in no public or other interests. The outcome of the marketing effort leads to the conclusion that in this case, residential use is the only viable option and optimum viable use.
- 6.6. The historical farm complex is extensive, and conversion of the redundant agricultural buildings can be achieved while securing a high standard of living accommodation and amenity space. Further, by

respecting the historic importance, character and form of the historical agricultural complex the proposal will enhance the immediate setting of the redundant listed and non-designated heritage assets, which also includes Great Bromley House.

6.7. The Grade II listed barn or Building 1 with an attached cartshed and two outshoots along the South-East elevation of the barn can accommodate the proposed conversion scheme with limited impact on the historic character and significance of the building. It is proposed to largely retain the open ground floor space of the barn with only a single partitioned area to the North-East end of the barn. The midstrey and threshing floor which characterise the C18 barn as a threshing barn will be showcased by the retention of a large 2-bay void over the centre of the barn. Provision for first-floor accommodation was made by the proposed insertion of two 1 ½ bay first-floor structures on either side of the central void. The floor structures will be supported by independent support posts which will reduce structural impact. All windows will be installed on the face of the existing studwork, thus avoiding unnecessary loss of historic fabric. Only a single new door opening will be formed in the North-West gable wall of the barn to allow for access into the existing cartshed. The 3-bay cartshed at the South-West end of the barn will be fully glazed to reflect the open character of the building. Glazing will also be applied to the rear or North-West elevation. Consideration should be given to reducing the scale of the glazing to this elevation as it will significantly change the character of the building. The proposed glazing will be full height, giving the impression that cartshed was historically also open to the North-West. The height of the glazing should be halved. The outshot on the South-West side of the midstrey formerly served as a cartshed. The scale of the glazing to the South-East elevation should be reduced as the combined visual impact of the glazing to both cartsheds will detract from the character of the barn. Consideration should be given to reducing the size (height and length) of the glazed panels in each bay to reflect its agricultural character and subservient character to the barn. The modern lean-to structure attached to the North-East elevation of the barn will be demolished. This will enhance the gabled elevation of the barn.

- 6.8. The C20 open-fronted shelter shed attached to the North-East end of the barn has partially collapsed. This structure will be replaced by a new timber-framed carport.
- 6.9. Block 2 consists of 2 No. workers cottages, washhouse, stable barn, open-fronted shelter shed with C20 shed to its rear elevation and redbrick garage and storage building at the North-East end of the block. It is proposed to renovate and alter the existing 2 No. cottages to form a single dwelling with 3 bedrooms. The cottages are in an advance state of disrepair, and the North-West cottage is inaccessible. The cottages are lawful dwellings. The proposal should be acceptable and will enable significant repairs to the curtilage listed heritage assets.
- 6.10. The washhouse, stable barn and part of the former open shelter shed at the North-East end of the block will form dwelling No. 3 (4-bedroom) . It is proposed to retain the existing layout and partition lines within the existing buildings with a new staircase at each end of the C17 barn. Existing openings will be retained, and new glazing will be installed on the face of the existing studwork. It is proposed to insert a new first-floor structure over the North-East end bay of the barn but retain a void over the central bays. The external agricultural character of the buildings will be retained and along with the improvements to the former worker cottages will enhance the immediate setting of the Grade II listed Breat Bromley House.
- 6.11. It is proposed to extend the redbrick garage and storage building at the North-East corner of the farmyard with a single storey cartlodge-styled extension to form dwelling No. 4 (3-bedroom). This alteration will include the demolition of the C20 animal shelter (stable range) to the rear of the North-East open shelter shed. The extension will not detract from the character or group value of the agricultural buildings but will be in keeping and enhance the immediate setting of the listed and non-designated heritage assets.
- 6.12. The South-East end of the open shelter shed will form dwelling No. 5 (2-bedroom). The open fronted character of the South-West elevation will be retained by the use of glazed panels.



- 6.13. There is a proposal to convert the 5 No. modern and redundant agricultural buildings into 5 No. separate dwelling units utilising Part 3, Class Q. These buildings are separated from the historic core of the farmstead, and the conversion scheme poses low less than substantial harm to the listed and non-designated heritage assets and their setting. The application is a matter to be considered by the Local Planning Authority.
- 6.14. The proposal of 5 No. dwellings (4 conversions, 1 lawful dwelling) will lead to less than substantial harm to the significance, group value and setting of the listed and non-designated heritage assets. The scale of the historic agricultural buildings complex and design of the proposed development enables such a proposal without eroding the historic setting, group value, character and form of the listed and non-designated heritage assets. The proposed scheme will enhance the setting of the listed and non-designated heritage assets.

## 7. References.

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