

Debden Village Hall &
Sports Pavilion
The Recreation Ground
Mill Road
Debden
CB11 3LB

September 2023
Job ref: 1905



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Heritage Impact Statement

Application: Full planning application for the demolition of existing pavilion and village hall (retaining village shop) and the erection of a new village hall and associated car parking.

Site: The Recreation Ground, Mill Road, Deben, Essex, CM11 3LB

Applicants: Debden Parish Council

1. Significance/impact on the Local Heritage Assets

The new construction of Debden Village Hall and the Sports Pavilion is situated in the south west corner of Debden Recreation Ground. The position of the new build is approximately where the existing old pavilion is located. The existing pavilion is not listed or on any community asset register and will be demolished to make way for the new village hall and sports pavilion.

There is a mature tree screen running along the recreation ground's southern boundary and the residential properties of Debden, which are further south. There is a village pond to the west, see photograph numbers 1-9 and drawing number 2007|06.

As part of an exercise to understand the significance of the place to which the current applications refer, a search of the Local Heritage Environmental Record (HER) identified 12 records of listed buildings/monuments within an area of 150 meters of the site location (i.e. the old sports pavilion), as follows: *(extract of map from Historic England website)*. One record lies within 50m of the site, six within 100m and five records within 150m.



In assessing the impact and significance of the proposals on the 12 records identified on the HER search and location plan, it can be seen that nine of the records/buildings are either a) a distance of over 75m away from the development site or b) behind other recorded buildings. As a consequence there is minimal impact on them by the proposal therefore the significance of the proposal in all nine cases is deemed to be '1'.

The remain three records/building, The White Hart Inn. Caldwell Cottage and Kelly's Cottage (being within 75m of the development) are assessed individually below:

1.1 **The White Hart Inn, High Street** (within 50m radius of site location)

Extract from listing:

DEBDEN HIGH STREET 1. 5222 (north side) White Hart Inn TL 5533 39/177

II GV

2. Originally a C17 timber-framed and plastered building with a gabled cross wing at the east end. Altered in the C18 and C19. A C19 wing extends to the east of the cross wing. Two storeys and one storey to the main block of the original house. The original block has double-hung sashes with glazing bars and the C19 wing has casements. A modern gabled porch projects on the front. Roof tiled on the original block and slate on the C19 wing, hipped at the east end. (RCHM 22).

Listing NGR: TL5558433428

This property is located to the south of the site, at a distance of approx 26m. It is screened from the proposed development by an existing mature tree/hedgerow screen and its own car park. The proposed use has change from that of a public house to an Indian restaurant known as 'Yuva'. The new village hall and sports pavilion are both single storey in scale with a pitched roof, the south elevation of the hall has minimal openings to the ground floor so will the sports pavilion. The hall also has three rooflights facing south at a high level, there is no overlooking. The development will be glimpsed through the tree screen. The ridge height of the hall is 7.7m high which is less than an average house and the sports pavilion ridge height will be less due to its smaller width.

There is some impact on this building but of a medium degree.

Significance: 4 (0=no impact, 10=major impact)

1.2 **Caldwell Cottage, Denes Road** (within 60m radius of site location)

Extract from listing:

DEBDEN DENES ROAD 1. 5222 Caldwell Cottage TL 5533 39/1058

II GV

2. Small C18-C19 timber-framed and plastered building with weather-boarding on the south front. One storey and attics. Small casement windows. Roof thatched, with one dormer.

Listing NGR: TL5563033429

This property is located to the south east of the site, at a distance of approximately 60m. It is also screened from the proposed development by an existing tree/hedgerow screen. It is further way from the village hall, the larger of the two buildings, being closer to the sports pavilion. The ridge height of the single storey sports pavilion being approximately 7m. The end gable of the the sports pavilion will be glimpsed through the tree/hedgerow screen at an acute angle and consequently the building's length will be reduced.

There is some impact on this building but of a reduced medium degree.

Significance: 3 (0=no impact, 10=major impact)

1.3 **Kelly's Cottage, Denes Road** (within 70m radius of site location)

Extract from listing:

DEBDEN DENES ROAD 1. 5222 Kelly's Cottage TL 5533 39/1059

II GV

2. Small C18-C19 timber-framed and plastered building set back from and at right angles to the road. One storey and attics. Small casement windows. Roof thatched, hipped, with one dormer on the east side. Renovated.

Listing NGR: TL5564533450

This property is located to the south east of the site, at a distance of approximately 70m. It is also screened from the proposed development by an existing tree/hedgerow screen. It is further way from the village hall, the larger of the two buildings, being closer to the sports pavilion. The ridge height of the single storey sports pavilion being approximately 7m. The end gable of the the sports pavilion will be glimpsed through the tree/hedgerow screen at an acute angle and consequently the buildings length will be reduced.

There is some impact on this building but of a further reduced medium degree.

Significance: 2 (0=no impact, 10=major impact)

2. **Impact on the Listed Buildings and its setting**

In identifying the significance of the site in relation to the designated heritage assets (listed buildings/monuments), the scheme in its position, form, scale and materials has been carefully considered to preserve and enhance the character and appearance of the recreation ground and this end of Debden village. It preserves the setting of the designated heritage assets.

The significance can be summarised as follows:

The proposed development of the new village hall and sports pavilion has very little impact on the nearest listed buildings due to the tree screening and other listed buildings. It does not affect the historic structure of the village which can still be clearly read.

Appendix 1

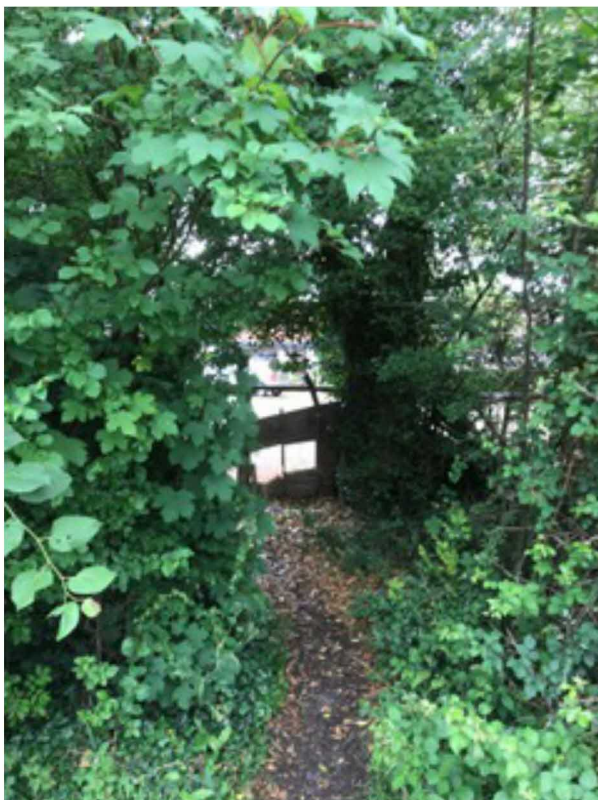
Existing Site Plan,
showing photograph positions - 2007|06



Photograph 1
Looking east over the village pond towards the Indian restaurant.



Photograph 2
Looking SSE over the car park towards the Indian restaurant, sports pavilion on the left.



Photograph 3
Gap in hedgerow connecting the parish car park to the restaurant car park.





Photograph 4
Looking south from the restaurant car park to the rear of the restaurant building.



Photograph 5
Looking west from the recreation ground towards the restaurant and southern boundary of the recreation ground.



Photograph 6
Looking SSE into the entrance of the restaurant showing tree/hedgerow screen.





Photograph 7
Looking east along the main road in Debden, Indian restaurant on the left.



Photograph 8
Looking ENE to the front of the Indian restaurant.



Photograph 9
Looking ENE at the entrance to the Indian restaurant.



Appendix 2

Photographs

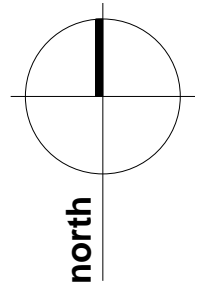
notes

Written dimensions are to be taken in preference to scaled dimensions. The contractor is responsible for checking all dimensions before ordering or starting work.

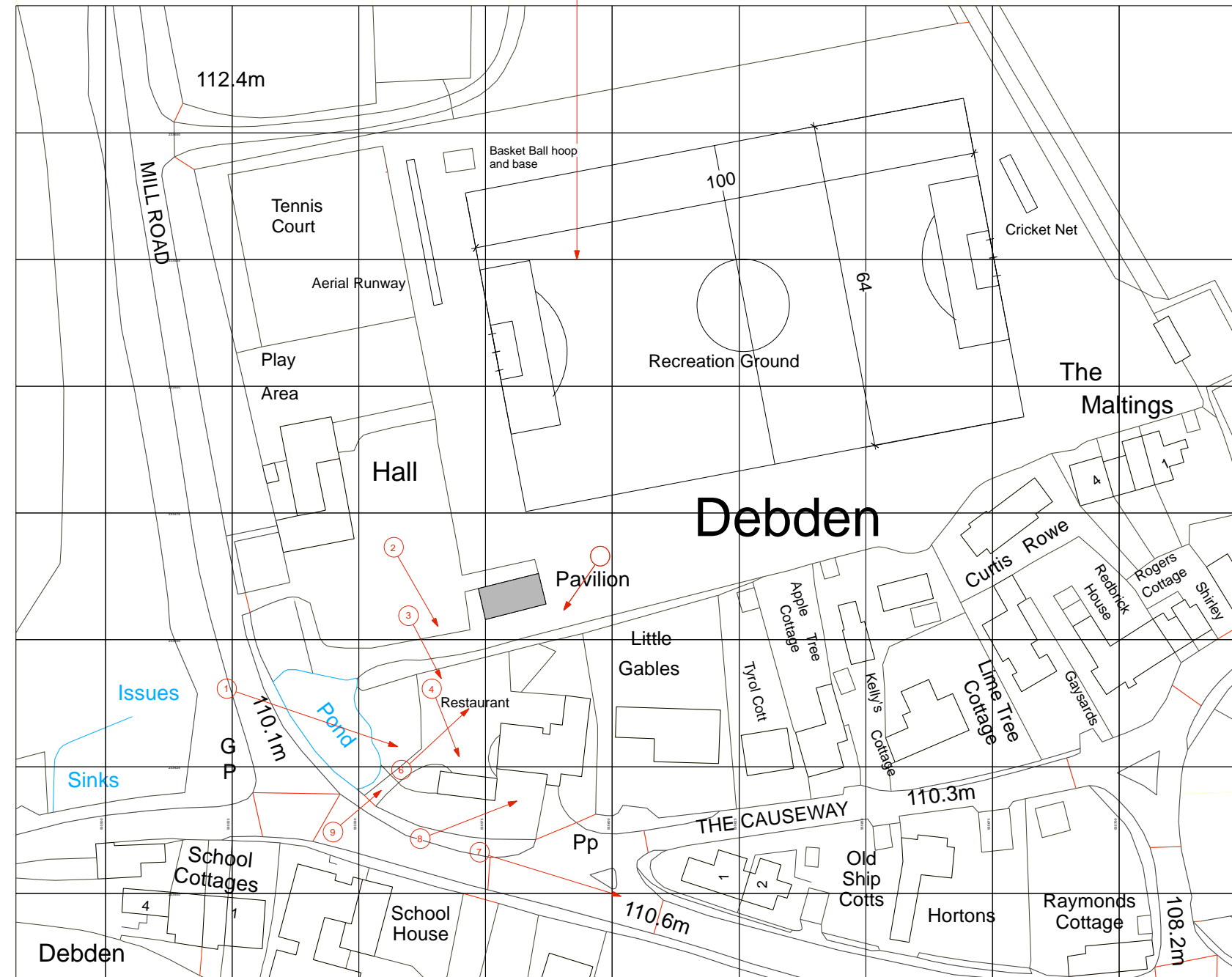
These drawings are to be read in conjunction with all the relevant Structural Engineer's, Service Engineer's and Specialist drawings, plus the specifications and calculations.

The works described and specified in this drawing and associated drawings shall be undertaken in accordance with all current Health and Safety Legislation.

IF IN DOUBT ASK



The Site



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Location Plan. Scale 1:500

Photograph position and direction.

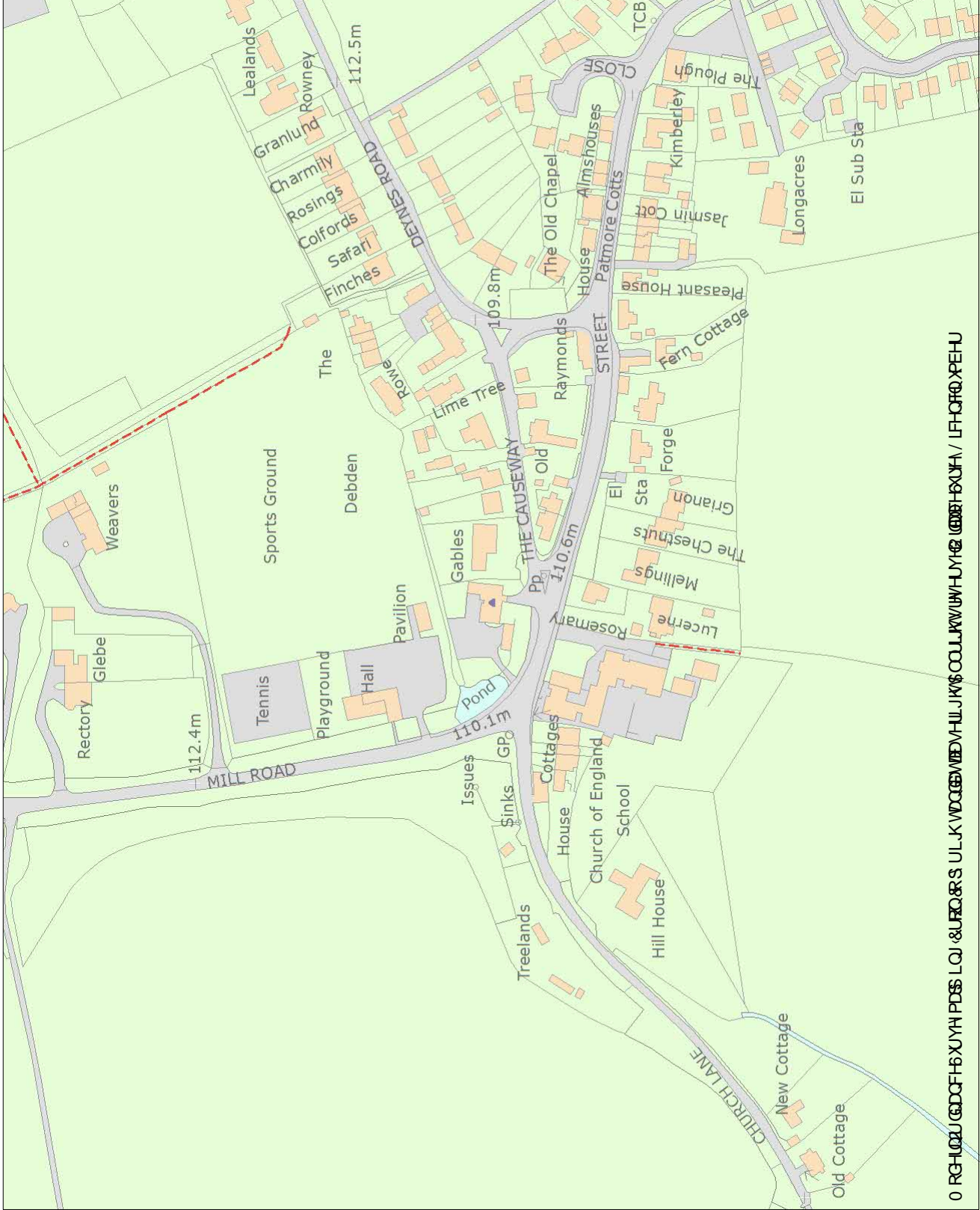
Please Note

This drawing was drawn on a A1.size sheet,therefore if the drawing is printed at a different size,A2,A3 or A4 use the scale bar on the drawing to check dimensions.



Appendix 3

HER Listing Information



+ HJWUJ HED WJURU / LVMQJ
 / LVMQWU1R
 * UDGH

& RXQM(VPH
 ' LVMF VMDH VRG
 3 DUMK HEBQ

) RUDQWUJHSU GEDVQJ SBL QPIS VEDDVL RD O
 JUCUH HUKFH GCRW RBSUWR VWR ILE DO HRGR
 DVMEX LOBQ QWKFV HVMF PDSKHUHQ GWH
 CDWRCOLLGH HUF HDU HCH DVWG URPWEL VMCWU
 LOMFR I LBD DHR GEDGCH GDUWU MEGOMIL RVLRQ
 RVHSUL CE SDOUWREKLOE QREXLOEQJ V
) RUDQWUJHSU GEDVQJ SBL QPIS VEDDVL RD O
 KUHEDG WEDMURKDUJUGL HUFGR RUSDUWRUWH
 RILEFDHFRUG QWKFV HVMF PDSKHUHQ GWH
 JUCUH HUKFH HDU HCH DVWG URPWEL VMCWU
 QWNGEXL QREXLOEQJ SDOUWREKLOE QREXLOEQJ
 FROMGVRCZ VRWUHL QRPDM RCDWUHLRUG
 \$ Q REWFRUWAKXUHL HGRWKSJLCE SOKLO QRU
 EXLOEQJ VEDDVL QWKFV HVMF PDSKHUHQ GWH
 RVWEX LOBQ QWKFV HVMF PDSKHUHQ GWH
 IRUP VSDUWRUWEDG GDUWU MEGOMIL RVLRQ
 -XOLVE CDZMREH WUBW HBSOUR WFDLVWNG
 EXLOEQJ
 7 KLVFD SZD/GLO YHIG QHWRKJEDODKHSUL QWNG
 P D QWFRVWEDDVL QWKFV HVMF PDSKHUHQ GWH

/ LVMQWU1*5 7/
 0 DSGFDCH
 3 UQWDWH - XCH

+ LVRUJF(QJDCGRUJN

0 RGHUJUCEDQCFHGXVYH PDS LQJ & UPRRS ULK VDCWEDVHVLJKS COOLLKVVUWUJYH QZ QDHFHXUHA / LFHQHQ XPHU

7 KLVFD SZD/GLO YHIG QHWRKJEDODKHSUL QWNG P D QWFRVWEDDVL QWKFV HVMF PDSKHUHQ GWH

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Historic England

Search the site 

WHITE HART INN

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1322493

Date first listed:
22-Feb-1980

Statutory Address:
WHITE HART INN, HIGH STREET

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/292500/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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Location

Statutory Address:

WHITE HART INN, HIGH STREET

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

County:

Essex

District:
Uttlesford (District Authority)

Parish:
Debden

National Grid Reference:
TL 55587 33428

Details

DEBDEN HIGH STREET 1. 5222 (north side) White Hart Inn TL 5533 39/177

II GV

2. Originally a C17 timber-framed and plastered building with a gabled cross wing at the east end. Altered in the C18 and C19. A C19 wing extends to the east of the cross wing. Two storeys and one storey to the main block of the original house. The original block has double-hung sashes with glazing bars and the C19 wing has casements. A modern gabled porch projects on the front. Roof tiled on the original block and slate on the C19 wing, hipped at the east end. (RCHM 22).

Listing NGR: TL5558433428

Legacy

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

Legacy System number:
121657

Legacy System:
LBS

Sources

Other

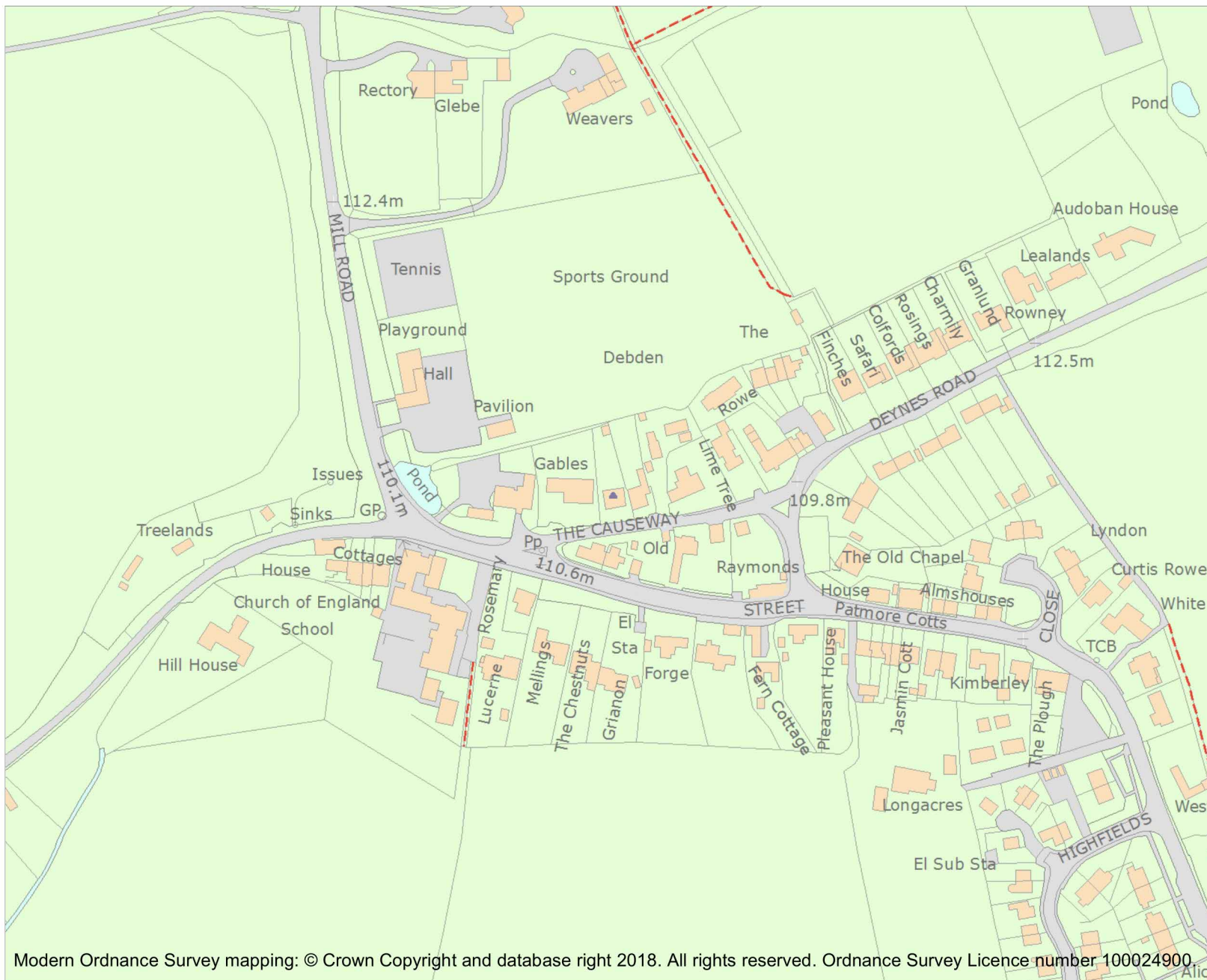
An Inventory of the Historical Monuments in Essex North West, (1916)

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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Heritage Category:

Listing

List Entry No :

1112409

Grade:

II

County: Essex

District: Uttlesford

Parish: Debden

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

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List Entry NGR:

TL 55630 33429

Map Scale:

1:2500

Print Date:

24 June 2020

Name: CALDWELL COTTAGE



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Search the site 

CALDWELL COTTAGE

Overview

Heritage Category:
Listed Building

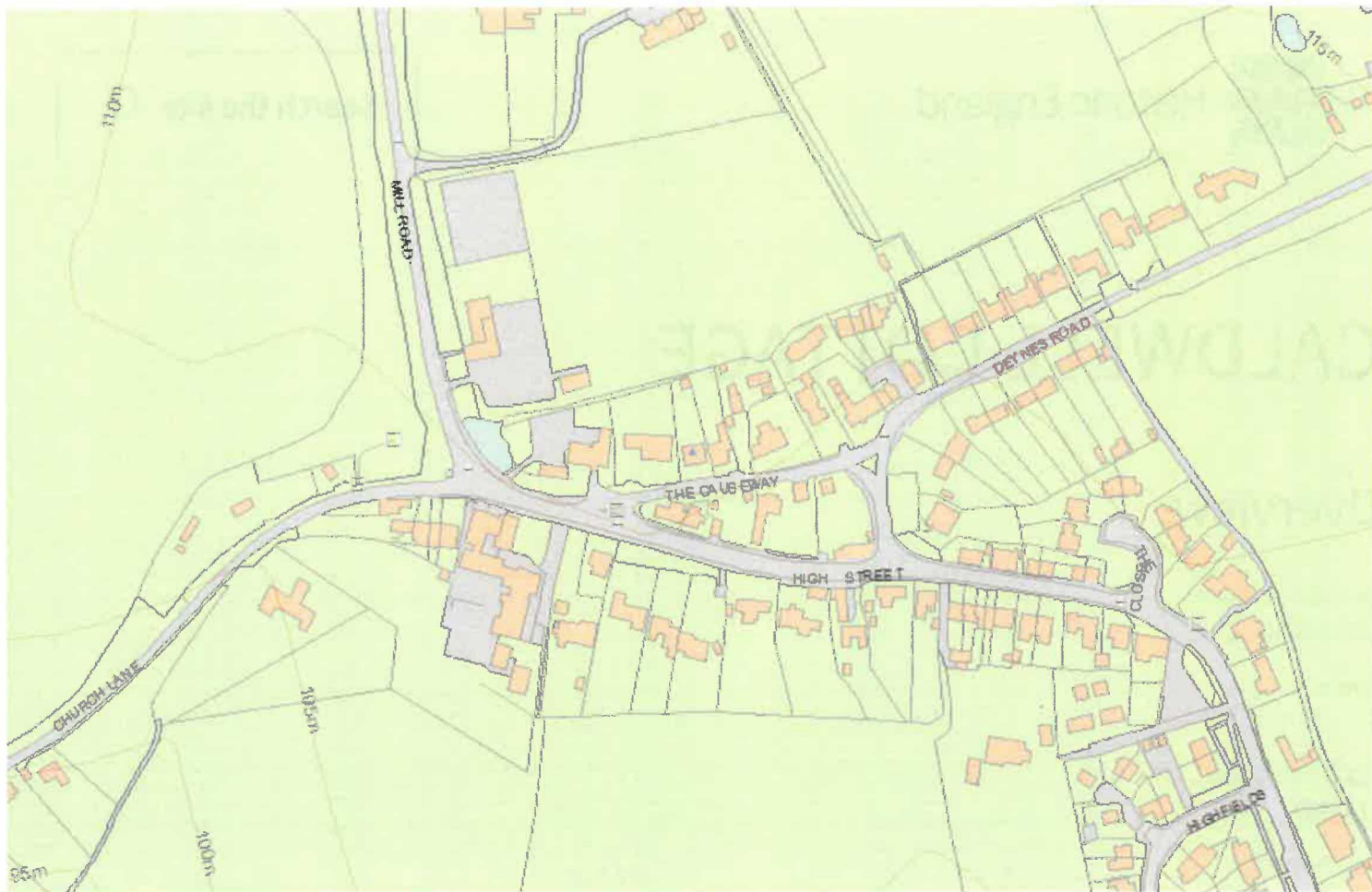
Grade:
II

List Entry Number:
1112409

Date first listed:
22-Feb-1980

Statutory Address:
CALDWELL COTTAGE, DENES ROAD

Map



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Location

Statutory Address:

CALDWELL COTTAGE, DENES ROAD

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

County:

Essex

District:
Uttlesford (District Authority)

Parish:
Debden

National Grid Reference:
TL 55630 33429

Details

DEBDEN DENES ROAD 1. 5222 Caldwell Cottage TL 5533 39/1058

II GV

2. Small C18-C19 timber-framed and plastered building with weather-boarding on the south front. One storey and attics. Small casement windows. Roof thatched, with one dormer.

Listing NGR: TL5563033429

Legacy

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

Legacy System number:
121646

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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Heritage Category:

Listing

List Entry No :

1170874

Grade:

II

County: Essex

District: Uttlesford

Parish: Debden

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For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

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List Entry NGR:

TL 55649 33450

Map Scale:

1:2500

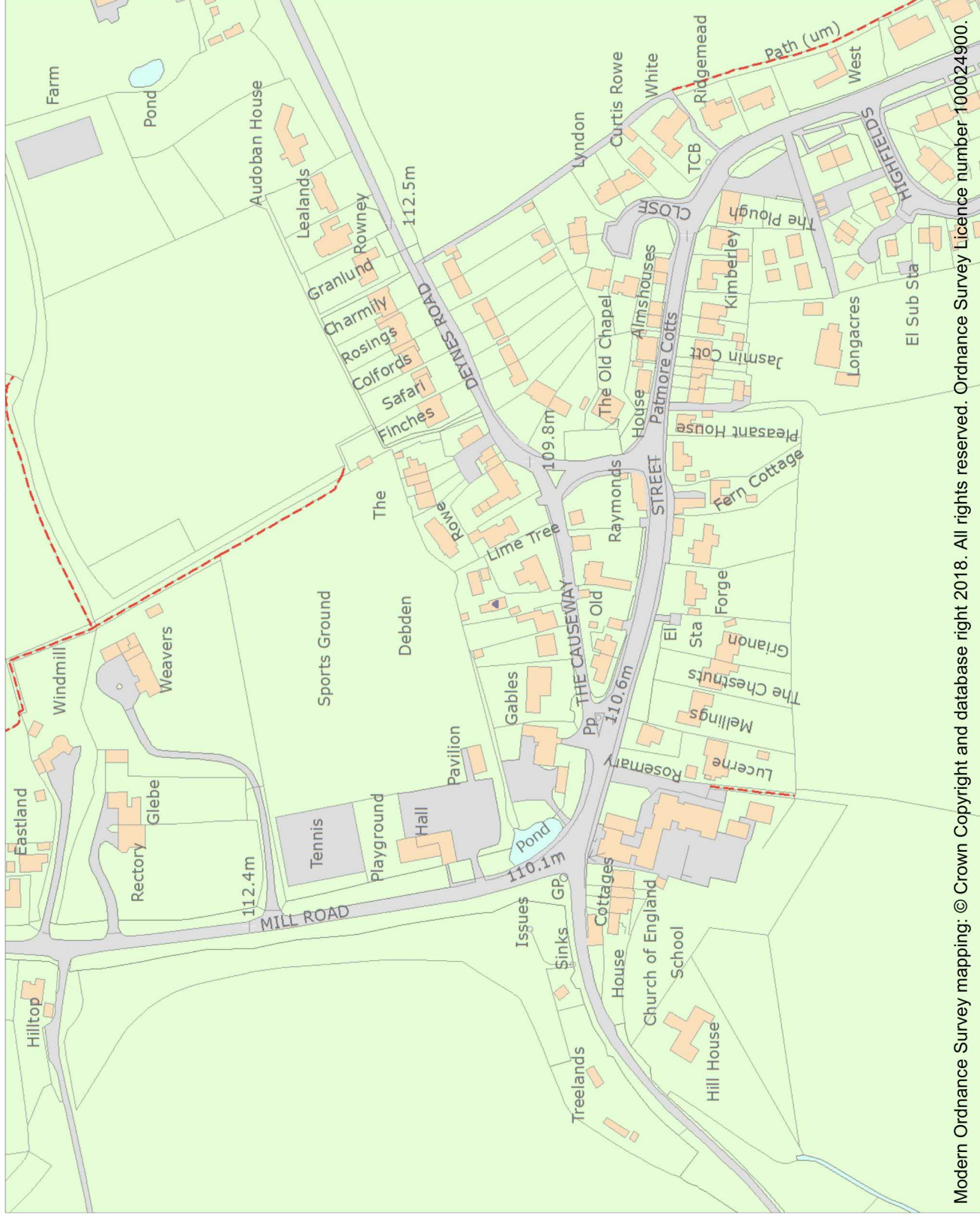
Print Date:

24 June 2020



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Name: KELLY'S COTTAGE



Historic England

Search the site 

KELLY'S COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1170874

Date first listed:

22-Feb-1980

Statutory Address:

KELLY'S COTTAGE, DENES ROAD

Map



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Location

Statutory Address:

KELLY'S COTTAGE, DENES ROAD

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

County:

Essex

District:
Uttlesford (District Authority)

Parish:
Debden

National Grid Reference:
TL 55649 33450

Details

DEBDEN DENES ROAD 1. 5222 Kelly's Cottage TL 5533 39/1059

II GV

2. Small C18-C19 timber-framed and plastered building set back from and at right angles to the road. One storey and attics. Small casement windows. Roof thatched, hipped, with one dormer on the east side. Renovated.

Listing NGR: TL5564533450

Legacy

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

Legacy System number:
121647

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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