

Millers, Dunmow Road, Takeley



Aerial photograph (Google)

RG Heritage Statement

9 March 2021

Index	1
Location	2
Historic maps	3
Heritage Significance	3
Millers	3-4
Former stable range to east of Millers	5
Church Lane	5-6
The Proposal	6-7
Setting of the Listed Buildings	7
Local Authority comment	7
Appendix 1 Historic England List Descriptions	8-9
Appendix 2 Local Authority Letter – Heritage extracts	9-11

Location

Setting - B1256 main road



B1256 & South Estate



Millers, Neighbours



Stables, Neighbours & setting



South Estate



Millers, Stables and Neighbours



Millers, Stables and Neighbours



Church Ln Entrance & North Estate



Church Ln & Neighbours



North Estate & Church Ln

Millers is located on the northern side of the B1256 at the junction with Church Lane (a rural cul de sac) 4 miles east of Bishops Stortford and 5 miles west of Dunmow. This would now be considered to be about 3 miles to the east of the M11 junction with the A120 and a mile to the south east of Stanstead Airport.

Takeley has recently expanded and infilled between older properties with modern residential estate development. The north western of the Takeley expansions reaches to Church Lane on its east side. Millers, a historic house, is on the west side of Church Lane. Church Lane itself leads north to Holy Trinity Church beyond a cleared area used for car parking. Beyond this there are fields to the north and west.



Chapman & Andre map 1777



OS 25" map 1892-1914

The 1777 Chapman and Andre map shows a windmill located a short distance to the west, set above the descent to the Pincey Brook, which flows south into the Hatfield Forest on the south side of the main road. There was a lane on the east side of Millers leading to the north to Holy Trinity Church to the north. Interestingly the Parsonage was located on the main road frontage close to the minor road crossroads to the east.

The 1892-1914 Ordnance Survey map indicates a series of ribbon development properties along Stane Street which collectively are referred to as Takeley. Millers is at the western end of the Brewers End section which is west of the main road junction just north of the former railway station. This area had increased the presence of roadside properties to a loose group to the east of Millers by the beginning of the twentieth century. The roadside group included the Vicarage on the north side of the main road.

Millers House was located at the west side of the junction with the lane leading to the Church. Millers ownership is shown and includes this as an orchard area contiguous with the house. The church and its yard are shown and also a property neighbouring close to its south boundary and in between the church and Millers. This has been left as an informal unpaved area which seems to be used for vehicle turning and parking. Today there are still a couple of treed hedgerows and a field in between Millers and the church.

Millers has a wide strip of land east of the portion formerly indicated as an orchard. This strip is located parallel and adjacent to the lane and contains the hedgerow beyond the ditch on the west side of the lane. This strip would remain as an open space without structures behind the hedgerow and adjacent to the lane. The proposed development would be to the west of this strip.

Heritage Significance

Two of the curtilage buildings at Millers are designated as Listed Buildings. The main residential property known as Millers and the Stable range to the east. There is also a Grade I Listed Church, Holy Trinity, which is located about a quarter of a mile further north along the single track rural cul-de-sac Church Lane. These are referred to in the correspondence from the Local Authorities.

Millers



Church Lane, Stables & N. Estate



Stables east façade & Church Lane



Stables North and East facades



Stables west façade





Stables north façade



Millers south and east façades



Millers and Stables



Millers east façade



millers north façade



millers north façade



Millers north east



Stables north façade and outbuilding



Outbuilding & proposed site



Proposed site & millers



proposed site

Millers is an early 19th century house. It is seen as a grand residential property when viewed from the main road. It is set back within a large formal front garden which is dominated by a copse of mature trees on the western side. The front area is formal with a central drive and modern curved entry gate post and walled gateway. The main range is two storeys and constructed with red brick walls and has a hipped slate roof with chimney stack at the hip ridges. The main south façade is a symmetrical composition around central round headed door. It is three bays wide with sash windows. At ground floor there are hipped roof bay windows on either side. The side façades continue the sash windows but in a non-symmetrical manner. The rear north side has single storey dual pitched service ranges perpendicularly attached to the two storey rear facade.

The former Stable range to the east of Millers.

The former Stable range sits offset to the front of the main house on the south east corner of the plot. The single storey brick walled front range sits on the near the main road at the corner with Church Lane. The single storey brick wall continues at a perpendicular angle to return to the north up Church Lane. It continues for the length of the range. The south front range has a dual pitch pantile roof and rises to a two storey northern range clad at first floor with black painted weatherboard. There is a modern brick wall entrance into the site beyond the former stable range. There is a modern brick walled entrance at the end of the north range.

Church Lane Photographs



East entrance to millers



Church Car Park



Church, track & graveyard



Holy trinity Church



Graveyard, car park, field and Millers boundary



Car park and Church Lane



Car park



Field & millers boundary



Church Lane, field & Millers entrance



Church Lane



Church Lane & Millers entrance



Church Lane & millers entrance



Proposed site



North estate & boundary



North Estate & Church Lane



North Estate & boundary



North estate & stables

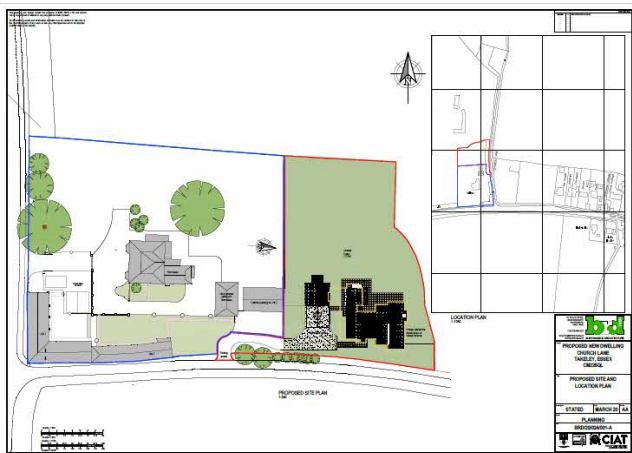


Church lane & stables east facade

Church Lane proceeds as a single track lane which is dominated by its historic field hedges. The south section of Church Lane is between the former stable range of Millers on the west and the side or rear gardens of the modern housing estate immediately to the east. The side hedgerows continue alongside with Millers ownership to the west. The Lane reaches a cleared area on the west side which was shown as a building on OS maps until the 1970s. This seems to be an unmaintained car park area before the church yard. The Medieval grade I Listed Church sits towards the northern end of its churchyard in an isolated rural landscape.

Church Lane is bordered by ditches and hedgerows which would not be disturbed. Although the hedgerows are not maintained there are glimpses through (especially in the winter months) to the fields and the housing estate to the east. There are treed hedgerows on all sides of Miller's rear former orchard plot.

The Proposal



BRD Design Proposal

The proposal would introduce a respectful residential building set back behind the strip immediately west of the lane. The proposal would have an east facing front façade in order that this area would retain the open landscape. This would differ from the functional fenced rear gardens in the residential areas to the east of the lane. The proposal would respect, retain and manage the existing hedgerow planting and retain the strip area towards the

lane as an open front area with a landscape character. Following discussion with the local authority simplification of design and detail are proposed.

Setting of the Listed Buildings.

At present Millers can be seen or glimpsed from the distance through the trees and hedgerows from the churchyard. The proposal site has existing trees and hedgerows, these would remain, be managed and reinforce the glimpsed across fields setting. Although at present the church and churchyard are relatively distanced from the roadside spread. It is worth noting that there was a building close to the south side of the churchyard shown on maps until the 1970s which is now the roughly cleared area. Until recently there wasn't an uninterrupted field relationship between the listed buildings. Even in winter the lane and field hedgerows screen Millers, its outbuildings and the main road side housing estates from more than glimpses.

Local Authority Comment

The Local Authority have discussed the increase in surrounding development, the conversion and reuse of ancillary buildings and the relative subservience of the size and design the proposed development in the setting of the listed buildings. The proposal would be partially screened by vegetation and outbuildings from the settings of the Listed Buildings. The proposal would be in a similar design language to complement Millers. The proposed design would be slightly smaller and would be less ornately detailed to defer to Millers. It would nonetheless be constructed with traditional materials, detailing and be of a complementary traditional design.

The proposed development would be to the rear and would be partially screened by the other outbuildings, hedging and trees from the significant setting of the Listed Buildings. For similar preceding reasons it is doubtful that these proposals could be considered to have a significant impact on the character, significance or setting of the church at the north end of the lane.

The encroachment of modern housing estates which have been located adjacent to Millers to the east of Church Lane and directly opposite the main front façade on the other side of main road, have now created a more cohesive settlement which has now reached Millers. Care has been taken, in coordination with consultation, to protect the character and significance of the lane and its existing historic buildings, despite the proximity of the less sympathetic new estate character.

The Proposed design has been reconsidered to respect the significance of the Listed Building, Millers. The proposal would be set back from the hedgerow a similar distance to the east façade of Millers and would respect the character of Church Lane. The proposals should reinforce the integration of Church Lane and its significant historic Listed Buildings and Lane landscape in a manner which would differentiate it from the recent encroaching estate dwelling character.

This document has been prepared to support the proposals prepared by BRD Design by:

James Ross
RG Heritage Consultants
9 March 2021

Appendix 1



Historic England designation map

Historic England Listing Designation extracts and map:

Statutory Address: MILLERS, DUNMOW ROAD

Heritage Category: Listed Building Grade: II Date first listed: 10-Sep-1981

List Entry Number: 1112242 Listing NGR: TL5549221344

Early C19 house in red brick with grey slate hipped roof. Two storeys. Three window range, double hung vertical sliding sashes with glazing bars. Two C19 bay windows with hipped lead roofs. Centre front recessed. Central doorway with semi-circular fanlight.

Statutory Address: STABLE TO EAST OF MILLERS, DUNMOW ROAD

Heritage Category: Listed Building Grade: II Date first listed: 10-Sep-1981

List Entry Number: 1112201 Listing NGR: TL5551621315

C18 stable range. Timber framed and weatherboarded, with some red brick. Red plain tile roof, 2 storeys. Single storey range to south in red brick with red pantile roof.

Statutory Address: CHURCH OF THE HOLY TRINITY, CHURCH LANE

Heritage Category: Listed Building Grade: I Date first listed: 20-Feb-1967

List Entry Number: 1168843 Listing NGR: TL5552221673

C12 with C13, C14 and C15 alterations and C19 restoration. Flint rubble with limestone and clunch dressings, rendered. Red plain tile roofs. C12 nave has 2 north windows one extensively restored C15, one C16 in brick of 2 four centred lights under square headed outer order. North doorway now blocked with Roman brick in the jambs. Blocked door to rood loft. South arcade, of 4 bays. Part late C13, remainder C14, with octagonal columns, moulded bases and capitals. C13 chancel has C19 east window, with remains of C14 window still visible. North wall has C13 window of 2 lancet lights with external rebate and linked labels. Moulded rear arch with shafted jambs. Similar window in south wall, and C19 window at western end. C13 south door. C19 chancel arch, and C19 organ chamber on north wall. C14 south aisle, incorporates part of C13 south transept. East wall has C15 window of 3 cinquefoiled lights with tracery in a 2 centred head. Hollow moulded reveals. South windows, one C14 of 2 cinquefoiled lights with a quatrefoil in 2 centred head, the other C13 of 2 trefoiled lights with quatrefoil in 2 centred head. Apparently moved from transept. C14 south doorway of 2 chamfered orders. Modern west window. C15 west tower of 3 stages, with diagonal

buttresses and a south-east stair turret, embattled parapet, and a small timber spire. Tower arch of 2 chamfered orders. Half round shafts with moulded capitals and bases. West window of 3 cinquefoiled lights with tracery and 2 centred head. Vest doorway of 2 moulded orders, inner order, 2 centred, outer order, square headed, with quatrefoils and blank shields in the spandrels. Second stage has small single light windows. Bell chamber has 4 windows of 2 cinquefoiled lights with quatrefoil in 2 centred head. C15 south porch with 2 centred arch of 2 orders, with engaged octagonal shafts. East and west windows have square heads with 2 cinquefoiled lights. C15 nave roof with 4 armed octagonal crown posts, with moulded capitals and bases. Brass in chancel, Knollys 1689. Cupboard in south aisle with linen fold panels formerly a late C16 font case. Late C15 font cover, octagonal, spire with tracerised sides. C13 piscina in chancel with shafted jambs and trefoiled head. Late C15 pulpit in oak, hexagonal, with moulded frames and cinquefoiled and pinnacled design. (RCHM1).

Appendix 2

Uttlesford Planning Department Letter (Heritage extracts):

...

Policy ENV2 States that *“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.”*

Due to the proposed dwelling being set within the curtilage of a Listed Building, Conservation input to the proposal will also have to be taken into account.

Conservation’s comments following the site visit can be found in the report below.

.....

DESIGN AND RESIDENTIAL AMENITY:

The NPPF stipulates development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and is visually attractive as a result of good architecture (NPPF, paragraph 127).

Policy GEN2 of the Local Plan seeks, amongst other things, that any development should be compatible with the surrounding area in terms of scale, form layout and appearance of surrounding buildings, reduce crime, energy reduction and protects the environment and amenity. As part of any application, the proposal would need to demonstrate that there would not be any harm to the amenities enjoyed by neighbours in relation to loss of light or overlooking and not be visually intrusive.

The Essex Design Guide sets out the distances required to protect neighbours amenity. Existing openings should be used where possible instead of creating new ones and traditional materials are recommended to be used in the proposal.

Development will not be permitted if it would have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

The revised design of the dwelling is considered to be a well-designed 3 no. bedroom dwelling, that is considered to be more acceptable for this location as a substitute of the originally proposed 5 bedroom dwelling. If the objections by Conservation can be addressed, the LPA would be able to support the design of this proposal.

There are no windows on the flank elevations that could cause overlooking or loss of privacy to the adjacent dwelling ‘Millers’.

There is a requirement of at least 75m² of private amenity space for a 3 bedroom dwelling.

Bin storage areas (if provided) need to be 25m or less from the properties they serve.

CONSERVATION:

This pre-application consultation concerns the proposed construction of a new dwelling within the grounds of the above site. Grade II listed, Millers is an early nineteenth century brick-built farmhouse, with a hipped slate roof (list entry number: 1112242). The stable block associated with the property is individually listed and thought to pre-date the farmhouse, it is timber framed and boarded. Permission has been granted for the subdivision of the site, converting the stable block and additional outbuildings once part of the farmstead into two separate dwellings, reference: UTT/19/1846/FUL & UTT/19/1847/LB. On site, the proposal was discussed as well as the potential options for any new dwelling. The conversion of the stable blocks was determined to be harmful by my former colleague, Nina Ogrodowzyk, who did not support the applications. A subsequent application for an additional dwelling on the site, UTT/20/1431/FUL, was withdrawn and also unsupported by my colleague Paulette McAllister. Undoubtedly the site is challenging and there are numerous elements which cause concern, including the boundary wall which was under construction during the time of the site visit and the alterations to Millers itself, which has clearly been subject to renovations - radiators had been removed from the dwelling and were in the yard at the time of the visit. If these aspects have not been permitted planning permission or listed building consent (as appropriate), they are criminal acts and enforceable, I recommend all existing permissions are consulted and retrospective permission applied for, if necessary. fixtures and fittings can contribute to the significance of a listed building, even if they are not explicitly mentioned within the list description, therefore it is always recommended that the local authority and conservation officer are consulted before any works to a listed building.

The construction of a new dwelling on the site will be harmful to the significance of Millers which once occupied a relatively isolated position. Modern housing built within the last few years has enclosed the building at its southern and eastern edge, the proposed location of the new dwelling will exacerbate this encroachment and further the harm caused by the conversion of the barn and stable block. I appreciate that the new dwellings have changed the setting of the listed buildings, however, I feel this is not sufficient to deem a further encroachment upon the buildings' setting acceptable.

Certainly, the proposed dwelling, a large detached house, comparable in size to Millers itself is entirely inappropriate for this location. Anything within the site, if found to be suitable for

development by the local authority, would have to be subservient to Millers and the farm buildings in such a way that I feel the aspirations of the applicant could not be met. The design choice proposed by this pre-application is poor, taking no reference from the site itself and misunderstanding the hierarchy of buildings within the locality, as well its historical development and importance.

The first edition OS map indicates that Millers was removed from the core of Takeley Street, on the approach to Takeley Holy Trinity Church. As outliers to the settlement, it can be assumed there was a functional relationship between the Church and the farmstead, although no details have been provided by the applicant as part of this pre-application consultation.

This is particularly important as the Church is Grade I listed (list entry number: 1168843), meaning an additional dwelling on the site has the potential to impact the setting of the Church, disrupting the way it is experienced and viewed. Existing hedgerow shields the Church from the site at present, however this is a transitional feature and perhaps unintended, obscuring how the Church is understood in the present day, relative to its historic function and setting. Further information must be provided by the applicant, if they submit a new application for planning permission. The heritage statement provided as part of application UTT/20/1431/FUL is inadequate.

The Church and Millers are located on a small, rural lane, of which the two listed buildings act as bookends to the lane, separate and both significant. Introducing a new building within the lane would have to maintain the appearance and loose grain of the lane, respecting the hierarchy and form of the church and farmhouse.

Whilst I do not feel that any development of the site is appropriate, I appreciate the local authority may differ on this position, therefore my recommendation is that any new building is small, compact and clearly not as formal or high status as Millers in its outward appearance. This would mitigate some of the harm to the listed building, on a sliding scale within the realms of less than substantial harm.

Thus, the revised drawing received, for a dwelling which mimics Millers, with a central door, porch, classical proportions and hipped roof scale, is still inappropriate. The revised design replicates a high-status dwelling, which would not, and has not, been historically located next to the farmhouse. This disrupts the way in which the farmhouse is experienced and would be harmful to its significance and setting.

Design cues could be taken from the period in which Millers was built, the nineteenth century, looking at smaller residential cottages or farm worker accommodation which served similarly designed farmhouses. Alternatively, a contemporary design could be appropriate, creating a clear visual distinction between the new dwelling and Millers. Again, this would have to be appropriately scaled and could not be comparable in footprint to the host dwelling. The creation of a faux agricultural unit would falsify a relationship with the rest of the site and must be avoided.

New garages have been permitted as part of the approved scheme, which have added to a proliferation of built form on what was once a relatively compact, neat courtyard around Millers. Removal or consolidation of the structures is highly recommended, as discussed on site. A more coherent approach to the area is necessary, if the new dwelling is to be achieved.

Again, I feel a detailed understanding and analysis of Millers, its location and significance is required, in order to achieve an outcome which does not result in a high level of less than substantial harm to the setting of the listed buildings. I recommend a further pre-application consultation prior to the submission of an application for planning permission.

.....
CONCLUSION:

With the Council not being able to demonstrate a 5 year land supply, a substantial amount of new build housing located to the south and east of the site, the proposal being of an acceptable design with good transport links and the dwelling not being in an isolated location. It is considered that the Local Planning Authority would be able to support the principle of a dwelling house of simple architectural design in this location. However due to its proximity to a Listed Building, Conservation would need to be satisfied that there is minimal harm and disruption to the Listed Building and it's setting.

They have recommended that further analysis of 'Millers' is undertaken and that an additional Pre-Application with Conservation is undertaken in order to address the issues raised within their Pre-Application response and to establish what they would be able support within the curtilage of the Listed Building known as 'Millers'.

The proposal at this time is not considered to accord with planning policy and guidance, however if the Conservations concerns can be address and a scheme that they are supportive comes forward then the Local Planning Authority would be supportive.