

Grange Green Barn, Grange Green, Tilty

RG Heritage Statement



Google Earth Satellite Image

16 November 2023

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Location

Tilty is located about 4 miles north west of Dunmow and 4 miles north east of Stansted Airport.

Tilty, its church (Saint Mary the Virgin), Grange Farm and its farm outbuildings are set to the north of Grange Road, the east to west rural lane, which runs through the parish. Tilty primarily consists of the subdivisions of the historical Grange farm site. The Seven Bay Barn to the West, now known as the Great Barn/Abbey Barn, is at the western end of the Grange Green Farm buildings. The subject of this report is the former farm outbuilding, now known as Grange Green Barn, which sits to the south of the west end of the Great Barn/Abbey Barn. Grange Farm, its Great Barn/Abbey Barn, Grange Green Barn and the other farm outbuildings have now been subdivided into a multiple residential conversion.

Grange Road view of Grange Green Farm Barn

Hedge at SW corner



Grange Road corner



Entry to SW courtyard



Entry to SW courtyard & Barn



Barn, hedge & outbuilding from west

Heritage significance

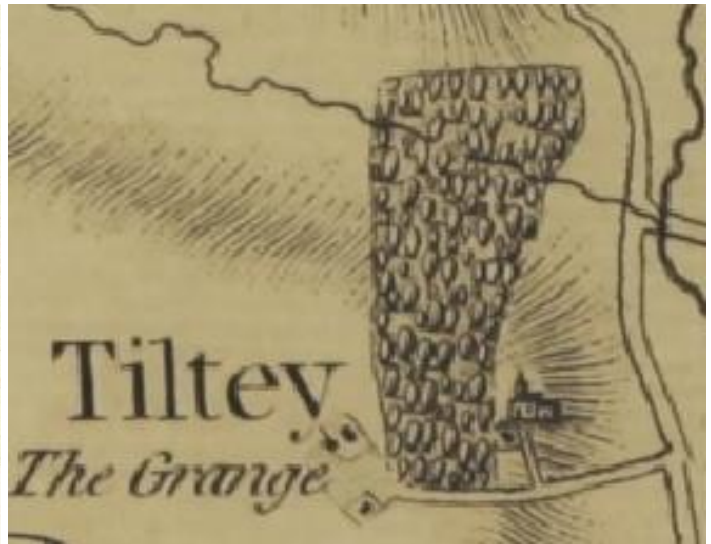
Tilty Grange and The Seven Bay Barn to the west are both designated as grade II Listed Buildings of group value. The Grange was listed in 1952 and the Barn in 1981.

Grange Green Barn, the former outbuilding to the south of the western end is one of the buildings within the historic curtilage of the Listed Buildings. For this reason care has been taken to assure that any alterations to the building or possible effect on the setting of the Listed Buildings has been carefully considered and minimised.

Historic maps



Agas map 1594 (ERO)

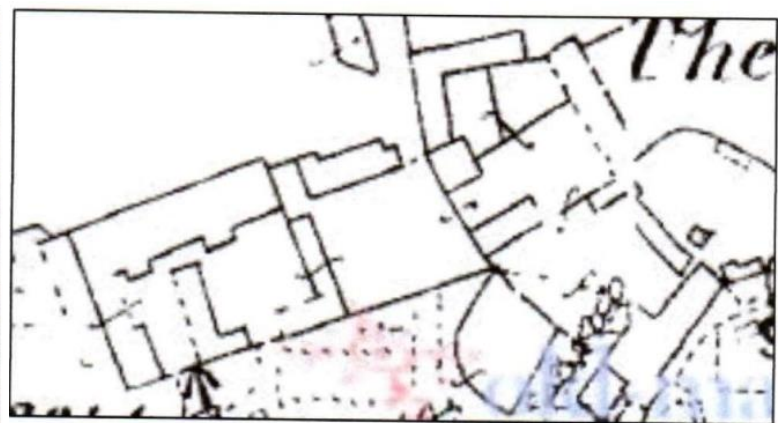


Chapman & Andre map 1777 (ERO)

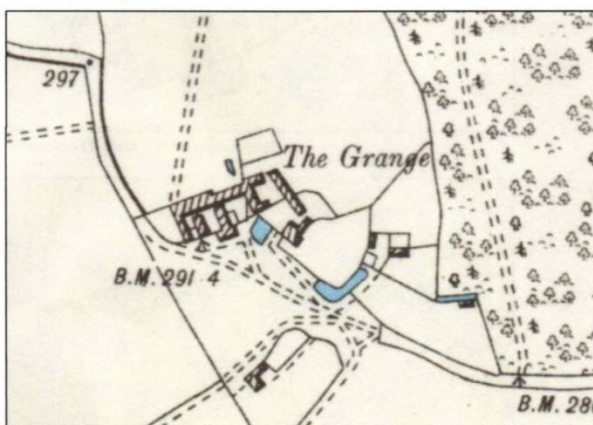
There are several sequential estate maps which indicate a variety of functional farm outbuildings and attachments around the three southern farm barn courtyards. Although some of the forms of the ancillary outbuildings are consistent, several vary in their plan form, width, length and indication of open sides. These include the main 7-bay Great Barn/Abbey Barn and in later maps dotted (open sided) structures. There are outbuilding structures extending to the south and west, including the L-plan south central range which can be identified today and on the 1876 estate map, a similarly dotted parallel form at the west end of the main Barn (which no longer exists). This is shown as an open sided structure, attached to the west end of the main barn and extends to the west of the north end of the south west outbuilding (the site), Grange Green Barn.



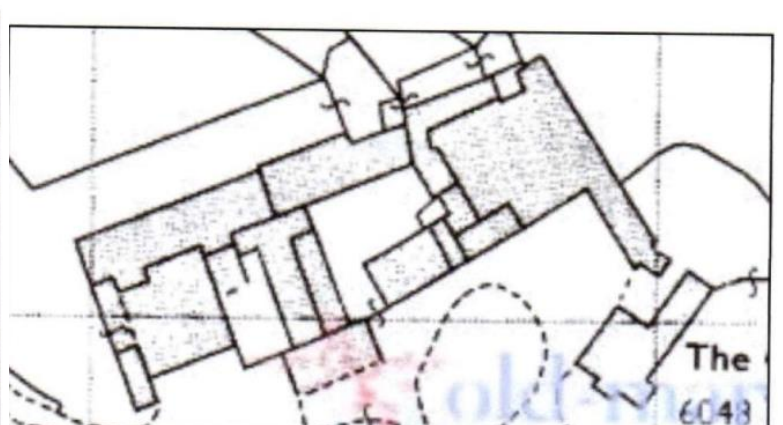
1st edition OS map, 1881 (surveyed 1875-6)



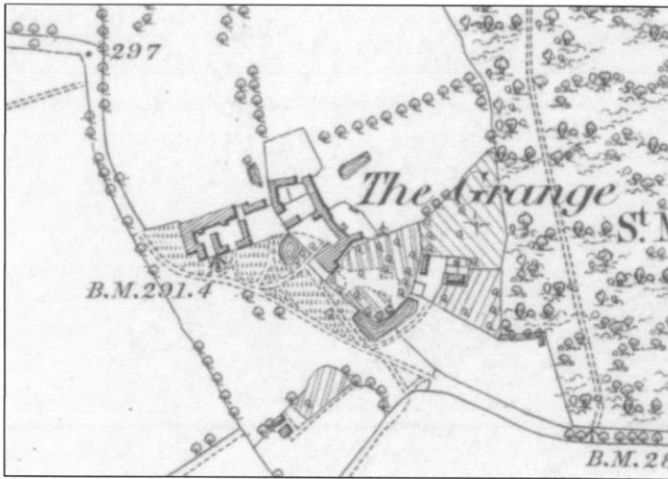
1876?



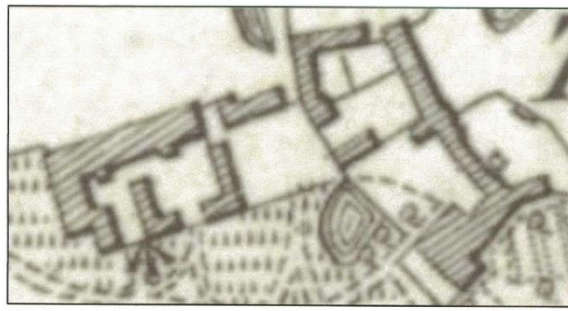
2nd edition OS map, 1898 (revised 1896)



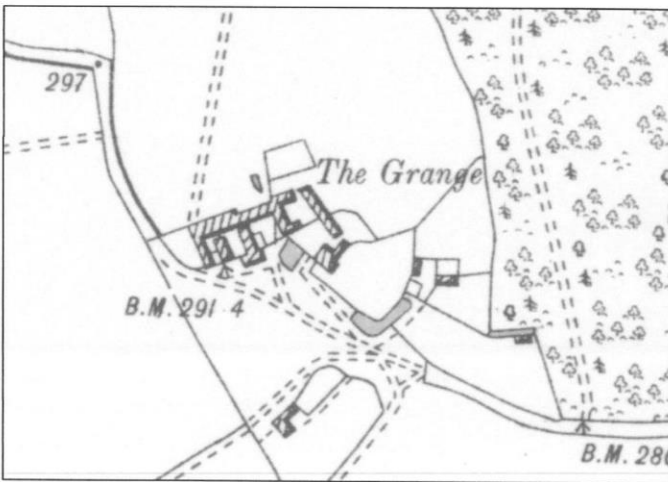
1896?



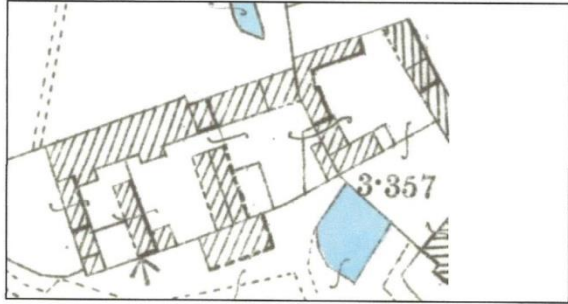
1st edition OS map, 1881 (surveyed 1875-6)



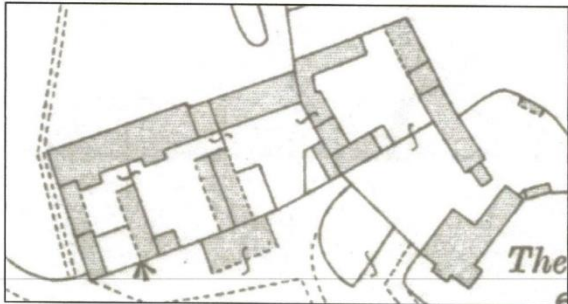
1st edition OS map, 1881 (surveyed 1875-6)



2nd edition OS map, 1898 (revised 1896)



2nd edition OS map, 1897 (revised 1896)



3rd edition OS map, 1920 (revised 1919)

Tilty Grange

Tilty Grange (Grade II listed) is located about a hundred yards to the east. The list description describes Tilty Grange as an early 16th century house. It is two storeys and is plastered with a red plain tile roof and has two red brick chimney stacks with attached diagonal shafts. The Agas map of 1594 shows a building here. The intervening outbuildings, shrubs and trees between the Grange and the Grange Farm outbuildings and the western barn, provide an effective screen to its setting.

The Seven Bay Barn - The Great Barn/Abbey Barn

Barn & south west courtyard



S façade west end



South façade centre



South façade east end

Grange Green Barn (Outbuilding South West of the Great Barn/Abbey Barn)- East (court) facade



SW range east facade



SW range east façade north end



Gap from Barn



S central range- W facade

The list description describes The Seven bay Barn to the west (The Great Barn/Abbey Barn) as an early 17th century timber framed and weatherboarded barn with a corrugated asbestos roof. The roof cladding has now been replaced with handmade red clay tiles. There were gabled midstreys on the south façade, which are now smaller lean-tos. There are seven bays and aisles on the north side. The Agas map of 1594 shows this building here. There are now modern windows of various sizes on the facades. The windows are full height on the south façade midstreys bays.

Great Barn/Abbey Barn, (Seven bay barn): residential subdivisions and plot allocations



Outbuildings and residential subdivisions



Historic England Listing map

There were several former attached single storey outbuildings which have now been removed or disconnected. There were several ranges extending south east from the main barn, which have been extended, altered or removed, dependent on function and reusable form. To the south of the Barn, the south west entry court has single storey structures on both the west and east sides. The neighbouring east outbuilding has a roof form with a valley gutter between two double pitch roofs. This roof is similar to the proposal.

The main farm barn buildings had three accesses to farm courts on the south side. These remain as access to the current uses. The residential conversion introduced related radiating ownership gardens or plots, where previously there was further farmyard to the north and west, including the south west corner. The residential conversion introduced fences, hedges, physical boundaries and minor related outbuildings on the north and west sides. The radially extending plots have produced one or two ancillary small residential outbuildings which are single storey, are in traditional forms and materials and are respectful of and in harmony with the significance of the dominant main barn. They do not detract from the character, significance or setting of the former farm building characters. The Residential Subdivision and the Listing maps also show the 20th century outbuilding to the west of the Great Barn/ Abbey Barn.

Grange Green Barn (Outbuilding South West of the Great Barn/Abbey Barn)- west (garden) facade



Outbuilding & Barn West facade

west façade N- end – brick wall

west façade S- end - board wall



West façade – retained doorway



retained doorway



Tie beam, brace & doorway



slot for boarding



Mid post



tie beam& braces



corner post



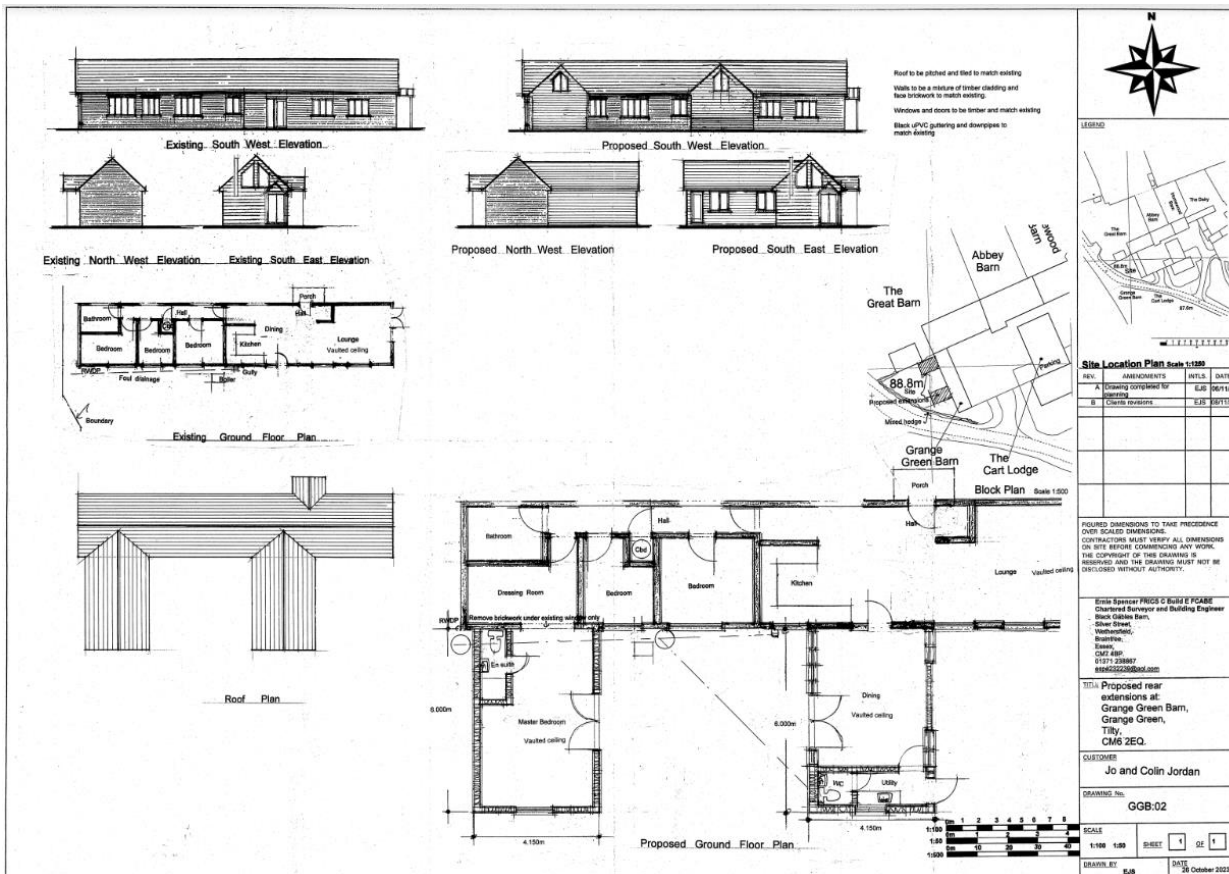
S wall plates and modern side purlins roof above

The former farm outbuilding to the south west, Grange Green Barn, is one of several single storey outbuildings previously attached and now near to the barn. These buildings have historically formed the south western side of the farmyard. The Great Barn/Abbey Barn, (Seven Bay Barn) is dominant, with other lesser single storey outbuildings attached on all sides, including the courtyard to the south. This court is now primarily a communal vehicle access circulation and parking area for the western properties. The surrounding outbuildings are single storey traditional structures. There are a group of reused and modern outbuildings with traditional wall and roof design, materials and cladding.

The former farm outbuilding to the south west, Grange Green Barn, although shown on historic maps as being attached to the west end of the barn complex, is now detached from the barn by a gap of approximately one metre.

The southern section of this building has a 16th century timber frame structure, which is attached to the northern later brick walled section. This has a redbrick west wall (with Flemish bond brickwork). The roof of this outbuilding is a continuous dual pitch with a central ridge.

The Proposal



Existing & Proposed works by E. Spencer

The existing single storey outbuilding structure would be retained intact. It is proposed that there would be two modest single storey attachments added at right angles to the west side which would be self-supporting structures and would butt up against the existing range. The north structure would have a bedroom and an ensuite. The south structure would have a dining room, utility space and WC. The height, span and roof form would be in a similar traditional shape, pitch and materials to the existing ranges. There would be a minor alteration to the existing structure, that being the lowering of a 20th century window sill to ground level to create a new door opening, in the west red brick wall. Matching traditional materials, detailing and forms would be used.

Conclusion

The Seven Bay Barn remains the dominant building and retains its historic significance. Its setting was modified at the time of the residential conversion. At that time the single storey ancillary ranges were detached and the previous single farmstead use was divided into radiating plots. As part of this transition there have been one or two modest single storey additions including a neighbouring modest single storey outbuilding west of the Seven Bay Barn (Great Barn/ Abbey Barn).

The lane to the west bends around the western edge of the site. This area retains its rural hedge which, even in winter, maintains a thick screen such that it is difficult to discern the western end of the barn or any other lower structures. It is only at the entrances that the lower buildings can be noticed with the hedge effectively screening all buildings including the Barn.

The proposal would only add modest ranges to the western edge of the outbuilding group when glimpsed through the west road side hedge. It would not be visible from the south west entrance courtyard to its east. The proposal has been designed to continue and blend in with the traditional farmyard forms and materials, within the existing and historic farmyard group of buildings. This former attached west outbuilding would be marginally extended to the west.

The Barn, the Listed Building, is in separate ownership and is not attached. The historic significance, fabric, setting and character have been respected and retained in accordance with guidance from the Local Authority. There would be no loss of fabric, character or significance of any Listed Building or loss of any significant historic structure. The proposed form is guided by the existing traditional fabric, forms and character previously used by the lesser farmyard structure forms and would use traditional materials and detailing, which would be agreed with the Local Planning Authority.

For the above reasons it should be considered that the proposal should only be considered to have a modest effect on the setting of Grange Green Barn, the single storey south west former outbuilding range, would not be considered to detract from, but should be considered to be a complementary additional variation of the former farmyard group. Accordingly the proposal should not be considered to have an adverse effect on the significance, setting or character of The Great Barn/Abbey Barn (the Seven Bay Barn to west) or Tilty Grange, the nearby Listed Buildings.

This report has been prepared to support the proposals submitted by Ernest Spencer by:

Ra Goss and James Ross

Ross Goss Heritage Consultants
16 November 2023

Appendix 1

Historic England Designation statements of Listed Buildings – extracts:

SEVEN BAY BARN TO WEST OF TILTY GRANGE, GRANGE ROAD

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

List Entry Number: 1112184 Listing NGR: TL5952726521

Early C17 timber framed and weatherboarded barn, with corrugated asbestos roof. Gabled midstrete to south. Seven bays, aisled on one side only, the frame is virtually complete, with braced tie beams, side purlin roof and intermittent collars.

TILTY GRANGE, GRANGE ROAD

Heritage Category: Listed Building Grade: GV II Date first listed: 07-Feb-1952

List Entry Number: 1169130 Listing NGR: TL5959526495

Early C16 house, timber framed and plastered, with red plain tile roof. Gabled crosswing at west end. Two storeys. Two window range, leaded casements. C17 porch, with plain tiled gabled roof. Circular plaque depicting stag. C17 extensions at rear. Two storeys with red plain tile roofs. Internally much of the original frame is exposed, and there are C17 and C18 doors. Two original red brick chimneys with attached diagonal shafts. (RCHM3).



UTTLESFORD DISTRICT COUNCIL
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- Within 250M of Ancient Woodland: Homewood Tilty
- Within 250M of Local Wildlife Site: Home Wood, Tilty
- Outside Development Limits

Listed Building Advice:

This pre-application consultation concerns two proposed single storey extensions at the above site.

Curtlage listed, and associated with the Grade II listed Tilty Grange, an early sixteenth century farmhouse (list entry number: 1169130), Grange Green Barn is a single storey farm building, now in residential use. The building forms the western flank of a larger farmstead, north west of the farmhouse. Judging by its appearance, I imagine Grange Green Barn was once used for housing livestock, although no details have been provided by the applicant. On the northern side of the farmstead, abutting Grange Green Barn, is a Grade II listed, two storey, seven bay timber framed barn, also now converted, forming four domestic dwellings (list entry number: 1112184).

Comments from the Conservation Officer (Place Services, Essex County Council):

"I do not support the proposals, which will add two gabled projections to the rear of the building, extending beyond the historic extent of the farmstead. The linearity of the building is part of its significance, adding the additional projections will distort the distinctive plan of the farmstead and add domestically designed encroachments onto what is, at its core, a simple, functional building. Furthermore, the gables will detract from the prominence of the listed barn and likely require the loss of some historic fabric, by dropping the windowsills, widening the openings and attaching the extensions at roof level. No heritage statement has been provided at this stage, however an internet search of the property's sales history provided images which indicate the building is timber framed and likely contemporary in age to the listed barn, despite alterations and its brick exterior. The affect on the roof will be high (assuming the building was not re-roofed as part of the conversion and historic rafters survive) and, coupled with the proposed incongruous design, harm the significance of the building."

In my opinion, the feasibility of extending this dwelling is low as any extension will distort its distinctive rectangular form. It is unclear from the submitted drawings if the windows in the apex of the gable on the south eastern elevation are existing or proposed. However, if this is a proposal, I would also be unresponsive of this element which would introduce incongruous glazing into a building which, historically, would have little or no fenestration."

Planning Consideration:

The site is outside of development limits and therefore countryside as defined in the Uttlesford Local Plan adopted 2005. Countryside protection policy S7 would therefore normally apply.

Policy S7 of the adopted Uttlesford Local Plan (ULP) states that "the countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries. In the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area.

Policy ENV2 seeks to protect the fabric, character and setting of listed buildings from development that would adversely affect them. This includes any buildings within the curtilage of the listed building to ensure the character and setting of the Listed Building is not harmed as a result of any development. This policy reflects the thrust of the statutory duty in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Consequently extensions and alterations to listed buildings are strictly controlled to fulfil the requirements of the Act.

Ernest J Spencer 07 December 2020
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Little Easton
Dunmow
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CM6 2JL
Email: Aemanuel@uttlesford.gov.uk

Mr Ernest J Spencer

LOCATION: Grange Green Barn, Grange Green, Tilty, Dunmow, Essex, CM6 2EQ

PROPOSAL: Two single storey rear extensions to form larger bedroom with en-suite and garden room

I refer to your pre application submission received on the 21st July 2019 regarding the above proposal, and apologise for the delay in providing a response.

The starting point for any planning decision is the Local Plan, which can be viewed online at www.uttlesford.gov.uk/localplan. The following saved policies are relevant:

- S7 – Countryside
- GEN2 – Design
- H8 – Home Extensions
- ENV2- Development Affecting Listed Buildings
- GEN8 – Vehicle Parking Standards

The following documents are relevant to the interpretation of the above policies:

- The Essex Design Guide
- Parking Standards: Design and Good Practice (2009)
- Uttlesford Local Residential Parking Standards (2013)

The following documents are also relevant to the planning assessment:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
 - o Design

Constraints of the Site:

- Protected Lane: Tilty – Grange Farm
- Grade II Listed Building
- Archaeological Site
- Oil Pipeline Hazardous Installation: 500m Consultation Area
- Within 6KM of Stansted Airport

S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The National Planning Policy Framework and Policy ENV2 of the Uttlesford Local Plan (2005) are material considerations

Local Plan Policies H8 and GEN2 as well as the Supplementary Planning Document (SPD) - Home Extensions indicate that development should respect the appearance of the existing dwelling with regard to size, design and appearance, in addition the SPD requires that all development should respect the scale, height and proportions of the original house.

The proposed two storey rear extensions are considered to detract considerably from the traditional aesthetic of the existing dwelling. The proposed heights of the additions are not subservient to the ridge height of the host dwelling adding to the overall dominating nature of the proposed development. The two gables will interrupt the continuous form of the rear elevation and will significantly and irrevocably impose upon the design and appearance of the dwelling therefore diluting the historic value of the dwelling. The extensions will also project further into the garden space of the plot, removing the linear form of the property. It is considered that the gables will appear oppressive and overbearing to the historic character of the dwelling and will modernise the dwelling.

Policy S7 seeks to protect the countryside from development which may harm the character and appearance of the countryside, seeking to protect the intrinsic beauty of the countryside and the development within it. It is considered that the development is contrary to S7 as the design of the development would result in the degradation of a dwelling which is currently considered to add to the quaint and traditional aesthetic of the surrounding settlement.

As it stands there is unlikely to be support for this application as the proposed additions are considered to impose upon the host dwelling's character and form. It is also considered that any extensions to the property may be looked upon unfavourably due to the distinct singular and linear form of the building's potential to be impacted upon as a result of any additions on this elevation.

You will appreciate that the views expressed in this letter are those of an Officer which will be in no way binding upon the Council or any of its Committees when considering any formal application.

Applications can be made on-line via the Planning Portal www.planningportal.gov.uk. Alternatively application forms, together with the appropriate guidance notes can be downloaded from the Council's web site www.uttlesford.gov.uk. If you require hard copy forms to be sent please telephone 01799 510510.

In addition to requiring planning permission your proposal may have to be considered under Building Regulations. If you would like to contact the Head of Building Surveying, Uttlesford District Council, London Road, Saffron Walden, Essex CB11 4ER or telephone 01799 510539/541, they will be pleased to advise you.

Yours sincerely

Alishba Emanuel
Planning Officer