



HERITAGE STATEMENT FOR

**BRAMLEYS,
CHILDERDITCH STREET,
WARLEY
CM13 3EG**

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1. INTRODUCTION

Corrie Newell Historic Buildings Consultancy (CNHBC) provides this heritage assessment of significance and impact of proposals for the replacement, conversion and extension of existing outbuildings to provide a residential annexe at Bramleys.

This Heritage Statement is to be read in conjunction with the revised Planning Application by 2-4c including existing and proposed plans and other supporting documentation of October 2023.

Corrie Newell is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation, and has over 30 years' experience working with listed buildings.

2. SUMMARY OF PROPOSAL

- 2.1 The Site comprises the outbuildings and garden at Bramleys. The proposals are to provide an annexe dwelling formed by converting an existing garage and rebuilding a redundant pool house so the elder family members can reside and support the current occupants and their young family. The Planning Statement from ET Planning provides further detail.
- 2.2 This Heritage Statement identifies the considerations for development at Bramleys resulting from nearby heritage assets.
- 2.3 This application provides an amended design which seeks to address the previous refusal reason R2 of 22/01180/FUL as follows:

“The proposed development by virtue of its proposed design, spread and urbanisation would detract from the setting of the Grade II listed building 'THE FRUIT FARM, CHILDERDITCH STREET'. This would be the detriment of the character, appearance and visual amenity of this area contrary to the requirements of policies BE14 and BE16 of the Brentwood Local Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.”

- 2.4 The comments from the Heritage and Conservation Officer regarding the previous assessment, design and proposals to mitigate harm are relevant:

“Thank you for consulting on this application which pertains 'Replacement outbuilding and garage and conversion to form annexed dwelling including glazed link.

The proposed development is located within the setting of the Grade II listed building of THE FRUIT FARM, CHILDERDITCH STREET. List entry 1205832. The submission is accompanied by a proportionate Heritage Statement. This confirms the application site has no national designation in itself, as a C20th dwelling it has merit at its frontage and is prominent upon the rural lane, the curtilage is intervisible with the adjacent Heritage Asset.

From my assessment whilst I concur there is distance between the listed building and the development site, I find the impact here would be to the detriment of setting, this spread of development will have a degree of harm to upon a rural characterful lane, such character is a component of setting. I refer to Paragraph 197c of the NPPF and advise should the principles be accepted here for ancillary accommodation, the spread and urbanisation (dormers etc) should be minimised to negate the low level of harm I highlight.”

- 2.5 The revised design follows the advice given by the statutory consultee to the Council on 22/01180/FUL.

3. HERITAGE SIGNIFICANCE

Designation

- 3.1 Bramleys dates from the late C20 and has no heritage designation. It is potentially within the wider setting of The Fruit Farm, previously also known as Meadow View, a Grade II Listed Building, which is offset on the opposite side of the road.

- 3.2 Heritage Gateway identifies further heritage assets on the northern section of Childerditch Street, comprising Childerditch, a Scheduled Ancient Monument, and two further Listed houses, Rosebrook and Woodlands, which are more than 170 metres away. Intervisibility is not possible with Childerditch SAM and Rosebrook as they are on the opposite side of the road, surrounded with woodlands and mature hedging. Glimpses of Woodlands may be possible from third party views, but these are limited and not visible in conjunction with the street frontages.
- 3.3 The buildings are not within a Conservation Area or its setting.
- 3.4 This study therefore concentrates on the setting of The Fruit Farm, which is approximately 50 metres distant. This approach has been agreed by the statutory consultee responding to 22/01180/FUL.
- 3.5 The Fruit Farm (1205832) was first included on the list on 24 May 1993, at Grade II. The latest revision of the entry was on 9 December 1994, as follows:

“House. Late medieval and C17. Timber-framed, part weatherboard, part render and part brick. Low pitched gabled slate roof with substantial central ridge line stack. 2 single-storey lean-to extensions on rear where main eaves line varies in height. Shallow projecting stair tower on rear. Of 2 storeys but ground slopes away to rear. Patterned pargeted panels on upper part of rear elevation. INTERIOR: N part of house has remains of late medieval, former jettied cross-wing with cambered tie-beam. This was enclosed in early-mid-C17 to form regular box frame 2-storey dwelling. The rear of this has projecting lean-to roofed stair tower, the winder stair and central newel post of which survives. Contemporary central stack with salt cupboard recess. Framing generally of good quality but some elm. C19 replacement roof with remnants of C17 rafters still in situ. Floor over former cross-wing suggests this was a former 3-storey.

Listing NGR: TQ6154690010”

Statutory Protection

- 3.6 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be paid to the desirability of preserving the listed building or its setting or any features of architectural or historic interest which it possesses.

Local Plan Policy

- 3.7 The refusal reason confirmed the relevant policies are BE14 and BE16:

Policy BE14 is a design policy for Creating Successful Places. Although the policy does not mention historic buildings, it is preceded by paragraph 5.122 which states that, although visual appearance and the architecture of individual buildings are very important factors, high quality and inclusive design go beyond aesthetic considerations and address the connections between people and places and the coherent integration of new development into the natural, built and historic environment. Paragraph 5.123 advocates that the Essex Design Guide 2018 is a useful starting point for a development.

Policy BE16 states that great weight will be given to the preservation of a designated heritage asset and its setting. Development proposals affecting a designated asset, including a listed building, will be required to sustain and wherever possible enhance the significance of the assets and its settings.

A Heritage Statement is required, to provide sufficient information on the significance of the heritage asset (according to its importance), the potential impacts of the proposal on the

character and significance of the asset and its setting, and how the proposal has been designed to take these factors into account. The Statement should make an assessment of the impact of the development on the asset and its setting and the level of harm that is likely to result, if any, from the proposed development.

Development proposals that would be likely to cause either less than substantial or substantial harm to, or loss or partial loss of, a designated asset or its setting will be assessed in accordance with the statutory framework and national planning policy.

Significance of the Historic Development of the Site and Context

- 3.8 For clarity, in the map sequence the undeveloped site which became Bramleys is circled red and The Fruit Farm is circled purple. The Fruit Farm was also known as Meadow View¹, referring to its location overlooking the water meadows.
- 3.9 The earliest map from the 18th Century shows that the Fruit Farm developed first as one of a group of scattered farms and cottages along Childerditch Street. The Street followed the land contours and valley of the Childer Ditch just south of Little Warley Common.



Figure 1. Chapman and André map of 1777. Digital reproduction Tim Fransen 2018.

- 3.10 In 1777, The Fruit Farm was shown as a linear building set back, with an outbuilding north of this on the road edge.
- 3.11 The 1837 Tithe Map below provided more detail, showing The Fruit Farm as an L-shaped house, with a group of farmbuildings to its north, including one on the roadside. These were all part of

¹ A History of the County of Essex: Volume 8. Originally published by Victoria County History, London 1983. Page 17.

the *Homestead*, numbered 55. On the accompanying schedule, this was owned by Thomas Ray and the occupier was William Thompson.

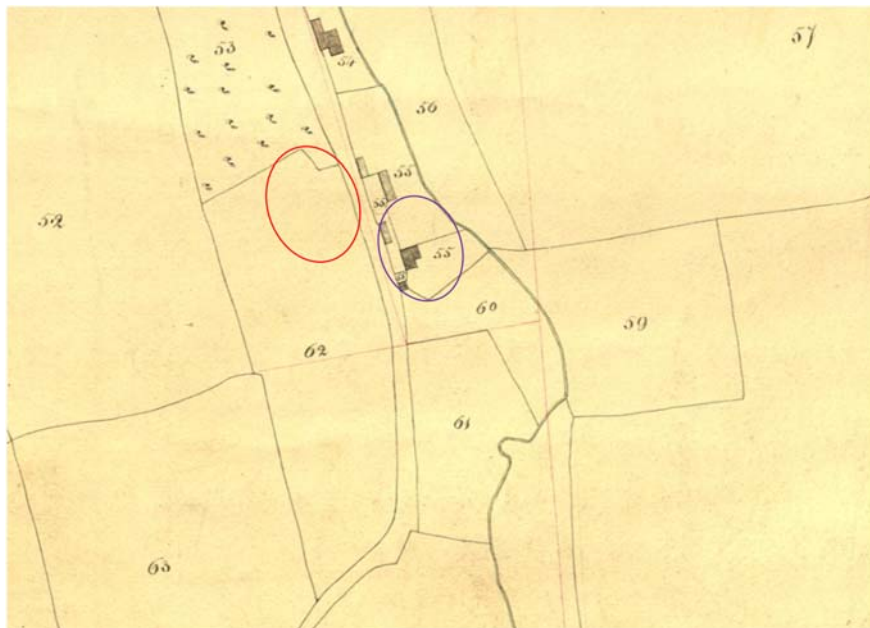


Figure 2. The 1839 Tithe Map and Schedule extracts.

| LANDOWNERS. | OCCUPIERS. | Number referring to the Plan. | NAME AND DESCRIPTION OF LANDS AND PREMISES. | STATE OF CULTIVATION. | QUANTITIES IN STATUTE MEASURE. | Amount of Rent Charge apportioned upon the several Lands, and payable to the "Tenant". |
|------------------------------|------------------|-------------------------------|---|-----------------------|--------------------------------|--|
| Parishioners of Childerditch | Owen Rufus | 54 | A House and Yard | | 1 2 | |
| Ray Thomas | Thompson William | 55 | Homestead | | 3 24 | |
| | | 59 | Great Meadow | Grass | 2 1 6 | |
| | | 60 | Middleton Meadow | | 2 35 | |
| | | 61 | Middleton Field | Arable | 1 1 | |
| | | 62 | Bassetts Field | Grass | 3 1 20 | |
| | | | | | 2 2 5 | 2 5 A O A |

The National Archives Tithe Commission and successors: Tithe Apportionments IR29/12/78.

3.12 The farmstead comprised:

(55) Homestead

(59) Great Meadow

(60) Middleton Meadow

(61) Middleton Field and

(62) Bassetts Field.

The application site forms part of the former Bassetts Field.

3.13 The Right Honourable Lord Petre owned much of the surrounding land including Woodlands, as part of the neighbouring Thorndon Hall Estate.

3.14 The Ordnance Survey maps of the late 19th Century show the development of the orchards and of the farmstead, whilst the Farmhouse footprint was unaltered.

3.15 The Fruit Farm courtyard was lost by 1866 and the Farmhouse garden was extended northwards along the stream. The former yard was redeveloped as small buildings within separate enclosures, which indicates diversification of the farm.



Figure 3. 1881 Ordnance Survey. Surveyed 1866. 6 inch.

3.16 By 1895, the built footprint of the farmstead had extended southwards, with a building on the frontage of the next field. The orchards are also likely to have extended into the southern fields, following the opening of the nearby railway station in 1886 at (West) Horndon, which provided access to London markets.

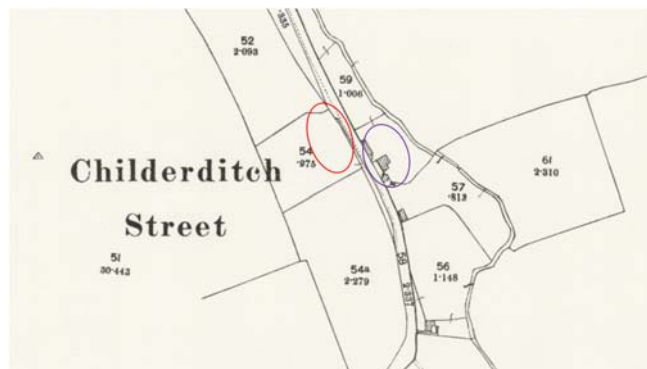


Figure 4. 1896 Ordnance Survey. Surveyed 1895. 25 inch.

3.17 The first building on the Bramleys site was shown on the 1915 Ordnance Survey. It included a greenhouse and accompanied a substantial orchard. At the same time, the Fruit Farm was redeveloped, extending southwards, and the previous farmstead nearer the site was lost. The roadside building was rebuilt, to a smaller footprint.



Figure 5. 1920 Ordnance Survey. Surveyed 1915. 25 inch.

3.18 As a result, the last of the buildings that formed the shared historic setting was removed. Only Fruit Farm Farmhouse survived from the pre 1900 farmstead.



Figure 6. 1945 Ordnance Survey. Surveyed 1940. 25 inch.

3.19 By 1955, the Bramleys site included a group of outbuildings and widened entrance in the location of the current garage. The proportions of the Fruit Farm Farmhouse slightly altered, and this is likely to be the period the single storey lean-to attached to the crosswing was rebuilt.



Figure 7. 1956 Ordnance Survey. Surveyed 1955. 25 inch.

3.20 Since then, the footprint of The Fruit Farm became more complex to include additional single storey extensions at the rear and the garage has been constructed. Both Bramleys and the southern farmbuildings have been rebuilt.



Figure 8. 2022 Historic England map.

Significance Plan

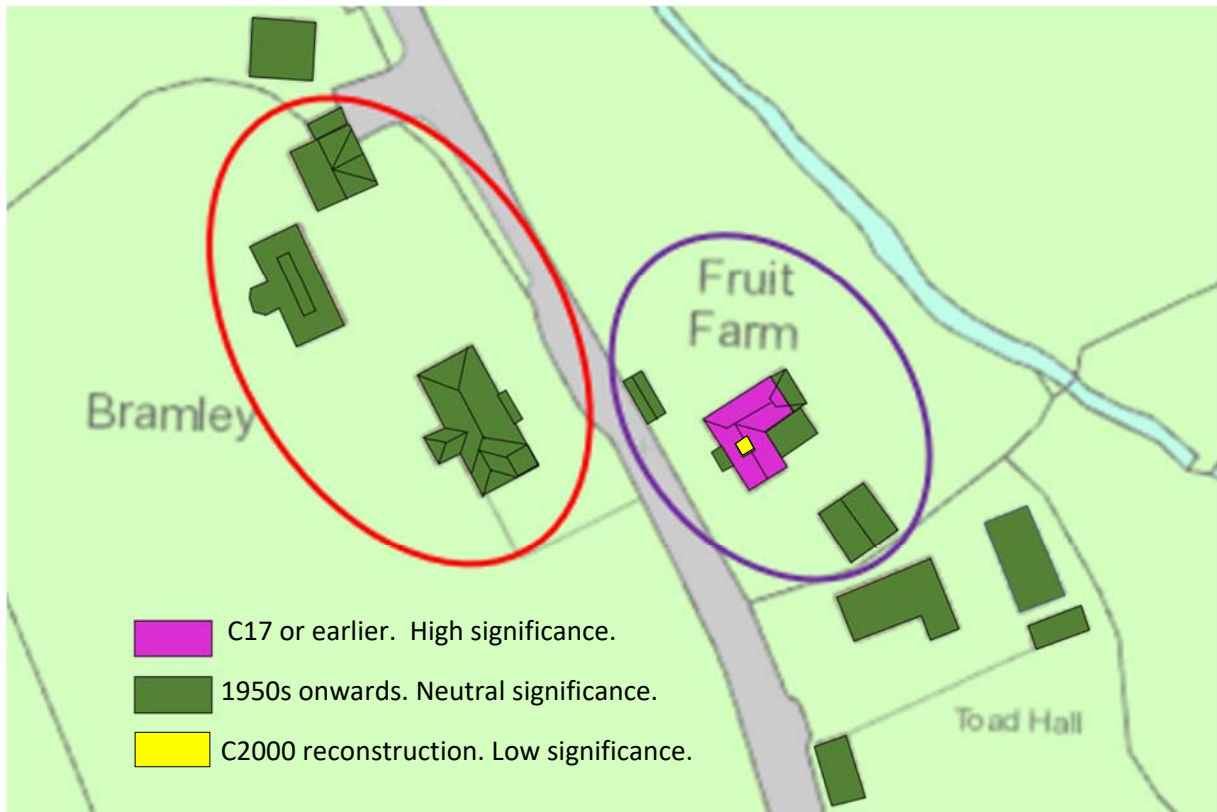


Figure 9. Historic Significance Plan.

4. STATEMENT OF SIGNIFICANCE

Level of significance and contribution of features affected by proposals

As set out in NPPG Historic Interest paragraph 006, significance derives from archaeological interest, architectural and artistic interest, and historic interest:

Archaeological interest

- The Fruit Farm farmhouse contains a timber frame of 17th Century and earlier.
- The scale, massing, form and materials reflect the vernacular character of good quality historic rural dwellings in the locality.
- Although altered from the 1950s onwards, the setting remains rural in character.

Architectural and artistic interest

- The Fruit Farm farmhouse is one of the key historic buildings within Childerditch Street and although set back, is a landmark, especially when viewed from the southern approach where the building line allows for longer views.
- The massing, form, detail and substantial brick chimney, although modern in finish, retain architectural interest which enhances the streetscape and skyline.
- The mature green setting and country lane contribute positively to the interest and understanding of the house.

Historic interest

- Although little physical evidence now remains, additional interest is provided by the development of the fruit farm and orchards around the farmhouse and within the surrounding fields during the 19th Century.

5. PHOTOGRAPHS

The Fruit Farm



Figure 10. Looking northwards along Childerditch Street with The Fruit Farm in the foreground, and its 20th Century outbuilding beyond, showing the effect of the mature roadside hedge screening.

The roof and wall finishes, chimneystack, plinth, canopy, door and windows of the listed building in this view are all modern.

Looking along the road, Bramleys is set back beyond the hedges and trees on the left and therefore has very limited effect on the setting of buildings along Childerditch Street.



Figure 11. Looking southwards along Childerditch Street with The Fruit Farm in the foreground, showing the late 20th Century and 21st Century houses and outbuildings now forming its setting. These have greater visibility and effect in the context of The Fruit Farm. In the 19th Century and earlier these were open fields within the same ownership, so are significantly changed, although the setting is still predominately rural in character.



Figure 12. Modern character of recent housing (Holly Lodge) within the immediate setting of The Fruit Farm.

Figure 13. Looking past the Fruit Farm and recent houses (Toad Hall and Holly Lodge), northwards along Childerditch Street, with Bramleys hidden on the left.



Bramleys



Figure 14. From Bramleys' garage looking towards The Fruit Farm, with the main house of Bramleys and mature roadside hedging between.

Figure 15. From the location of the proposed annexe, looking in the direction of The Fruit Farm. The 20th Century main house of Bramleys, the roadside outbuilding, and mature roadside screening ensures there is no significant alteration to the setting of the Fruit Farm.



Figure 16. The 20th Century character of the existing pool building annexe and garage at Bramleys.



Figure 17. The view taken in line with the nearest part of The Fruit Farm, which shows that little of the proposed redevelopment of the existing Bramleys outbuildings will be visible, and if similar to the existing scale and character, will not have significant impact.

6. PROPOSALS

6.1 The proposals comprise:

- Replacement of the existing pool outbuilding to provide a residential annexe (revised scheme).
- Conversion of the existing garage outbuilding to incorporate a living space and games room.
- A minimal (reduced) glazed link between the two outbuildings (revised scheme).

6.2 The proposals have been reduced to retain the outbuilding as a single storey structure. This follows the heritage advice to the Council and significantly reduces the outbuilding's mass and bulk within the street scene and minimises disturbance to the landscape slopes.

6.3 The link section which previously was a room has been simplified and reduced so that it is now a simple glass link, minimising its mass and bulk. The nearest dormer to the main house and listed building has also been omitted.

7.0 IMPACT AND SUMMARY

7.1 The proposals have significantly reduced the bulk and visibility of the annexe in accordance with the advice received from the Council and the Historic Buildings Officer, its statutory consultee.

7.2 The proposals are separated from the listed building by existing modern development. They share Childerditch Street as their context although there is limited intervisibility and they are offset on opposite sides of the road.

7.3 The revised design follows advice to reduce bulk and preserve the rural setting of the nearby listed building, The Fruit Farm, as the position, character, form, frontage, massing and height of the development is substantially the same as the existing.

7.4 As a result, there is no harm to heritage interests and the proposals comply with the statutory framework and local plan policy to assess and comply with national policy requirements.