

## **Heritage statement for Foxvane, 14 Millside, Stansted Mountfitchet, CM24 8BL**

### **Background to the application**

I purchased and moved into Foxvane in April 2023, prior to that it had been empty for some time and had previously been rented for many years. The house is suffering from a lack of maintenance and investment. A first priority is to make the house more energy efficient. The EPC rating is E with a potential to be B. The rating for the single glazed windows is “very poor” with a recommendation to replace them with energy efficient double-glazed windows. The intention is to maintain, sustain and enhance the appearance of this historic property whilst, where appropriate, incorporating energy efficient materials.

### **The list description (taken from Historic England)**

List Entry Number: 1221436

Date of Listing: 9th January 1976

STANSTED MOUNTFITCHET MILL SIDE 1. 5222 No 14 TL 5024 47/923 9.1.76 II GV

Early-mid C19 stuccoed house with a later wing extending to the east at the north end. Two storeys. The windows are partly double-hung sashes with glazing bars and partly casements. The east wing has 2 two-storeyed canted bays. Boarded doors. At the south end there is a weather-boarded addition with a garage entrance. Roofs slate.

Listing NGR: TL5095524733

### **A brief history of the building in so far as it is known, including planning history**

The exact date of the property is unknown, but according to the listing on Historic England website, it was built early-mid C19 and a later wing extension was added at the north end, the date of this is unknown.

Previous planning applications:

- Nov 1973 Use of premises as artist’s studio and office – refused.
- Jan 1977 Demolish one chimney stack, redecorate exterior, extend garage and install up and over door – approved with conditions.
- Nov 1981 Conversion of outbuilding to garage and domestic store, widening of existing access – approved with conditions.

### **Key elements of the building which contribute to its significance**

The building is significant for two reasons:

- 1) Its age as it is an early/mid C19 timber framed house (Essex HER)
- 2) Its proximity to Stansted Mountfitchet windmill which is a scheduled ancient monument.

### **The statement of significance**

Foxvane is a historical asset due to its proximity to a scheduled ancient monument, and this is reflected in the grade 2 listing. It occupies a prominent position next to the windmill and it is therefore important that its heritage is recognised and its appearance enhanced so that future generations can continue to appreciate and enjoy the historical area surrounding the property.

### **List of key elements affected by the application, ideally identified visually through plans and photographs etc.**

The listing recognises the heritage of the windows which are partly double-hung sashes with glazing bars and partly casements, while the east wing has 2 two-storeyed canted bays. The proposed plans will not alter the style of the windows and will honour their heritage, whilst making the property more energy efficient.

### **Assessment of impact on significance and measures taken to mitigate this**

The plans will have a positive visual impact on the property. The windows will maintain their historic appearance and will be in keeping with the history of the house. The current overall appearance of the property will benefit from improvement after years of neglect. In addition, not all of the windows are original: at least one of the windows is a 1960s replacement, and many have cracked panes and are in a poor state of repair. Sensitive replacement, as shown in the plans, will enable the property to be conserved and enhanced with the important benefit of conserving energy and improving security.