

January 2024

# Land East of Courtyard Barn Horseman Side, Brentwood

## Heritage Statement

For Mr J Hibberd

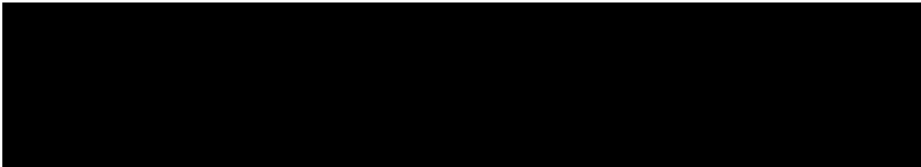


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*Date: January 2024*

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## Executive Summary

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### Project background

Vitruvius Heritage have been instructed to advise on heritage matters relating to the proposed development of the land East of Courtyard Barn, Horseman Side, Navestock, Essex CM14 5SS, comprising the conversion and rebuilding of existing former agricultural buildings into three dwellings and garaging.

The site lies within the setting of two listed buildings: Waterhales Farmhouse (Grade II) and the Barn at Waterhales Farm (Grade II). The farmhouse dates from the 16th, 17th and 19th centuries, and the barn from the early 17th century. Whilst the two buildings originally formed part of the same landholding, the barn has been converted to a dwellinghouse and separated from the grounds to the farmhouse with a hedge and fence. It has a separate access to the highway and is now called Courtyard Barn. The significance of the two listed buildings is primarily contained within their historic fabric, internal layout, external elevations and detailing. The buildings each contain a high level of significance, primarily in terms of their architectural, archaeological and historic interest.

It is understood that the buildings on the application site, comprising two pole barns and a former stables were constructed by a local family, named Hawkes, circa 1960/70 for their own use - for stabling horses and storage.

The lack of any association between the application buildings and the two listed buildings means that they fall outside of their listed curtilages. Therefore, whilst they fall within the setting of the listed farmhouse and barn, they were never part of their curtilage and do not form part of their listing. The following identification of the significance of the relevant heritage assets and the buildings on the site, has led to the conclusion of this assessment that the latter makes no contribution to the significance of any identified heritage assets.

The settings to both listed buildings have changed substantially over time, with the change of use of the land from a single agricultural unit to multiple residential units, the erection of boundaries between buildings, the domestication of their grounds and the formation of a new vehicular access. The proposals do not result in any harm to the identified heritage assets: the proposals will not result in any loss of architectural, artistic, archaeological or historic significance of the two listed buildings.

As no harm arises from the proposals, the presumption in favour of this sustainable development remains engaged.

## 1.0 Introduction

### 1.1 Project Background

1.1.1 Vitruvius Heritage have been instructed to advise on heritage aspects in respect to proposals ('the Proposals') for the conversion of an outbuilding (Barn 3) to a three-bed dwelling, replacement of Pole Barn 1 with a three-bed dwelling and replacement of Pole Barn 2 and a carport (former stable block) with a three-bed dwelling and a garage on land East Of Courtyard Barn, Horseman Side, Navestock, Essex ('the Site').

1.1.2 The Site is located in the Borough of Brentwood in Navestock, south Essex, approximately 3 miles northwest of the town of Brentwood and 400 meters east of the M25 motorway. It lies within the setting of the Grade II listed Waterhales Farmhouse and the Grade II listed Barn at Waterhales Farm (known as Courtyard Barn).

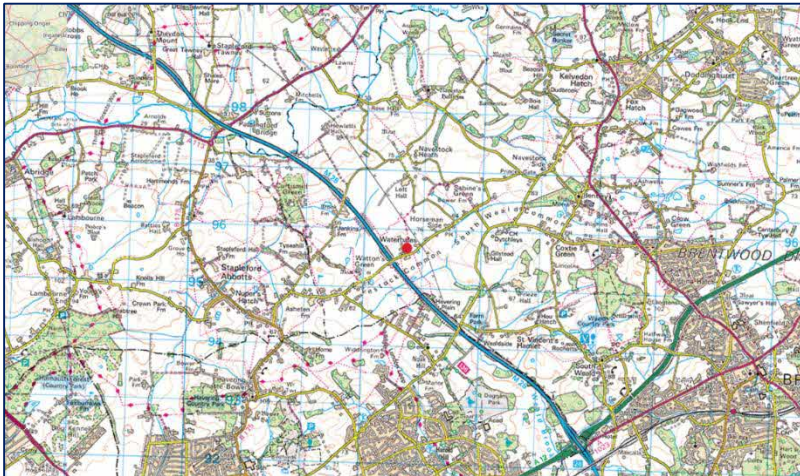


Figure 1: Map of the site location (Source: Ordnance Map)

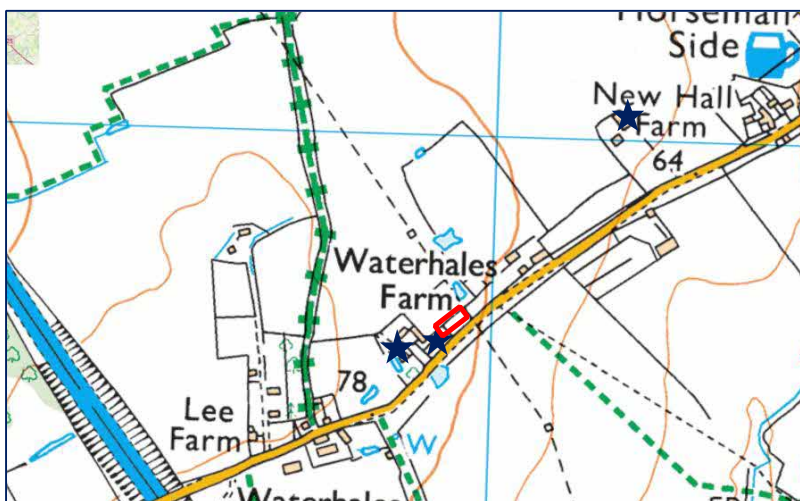


Figure 2: Map of the site, including listed buildings (Source: Ordnance Map)

★ - Listed Building    □ - Site location

- 1.1.3 The Site contains four buildings: a single storey outbuilding converted to ancillary residential use in 2014 pursuant to planning permission 13/00920/FUL; two 'pole' barns previously used for agricultural uses; and a former stable block (pole barn) which is currently a parking port. All of the buildings are single storey and low-level in form. Whilst their appearance is not necessarily harmful to the setting of the listed buildings, the buildings do not possess any architectural or artistic interest. The buildings have a separate access to the east of the main dwellinghouse. The site is set within a rural location, with sporadic development along Horseman Side.
- 1.1.4 The existing floorspace of the buildings totals about 500 sq metres and there is access into the Site directly from Horseman Side. Photographs of the Site are contained in Appendix 1.

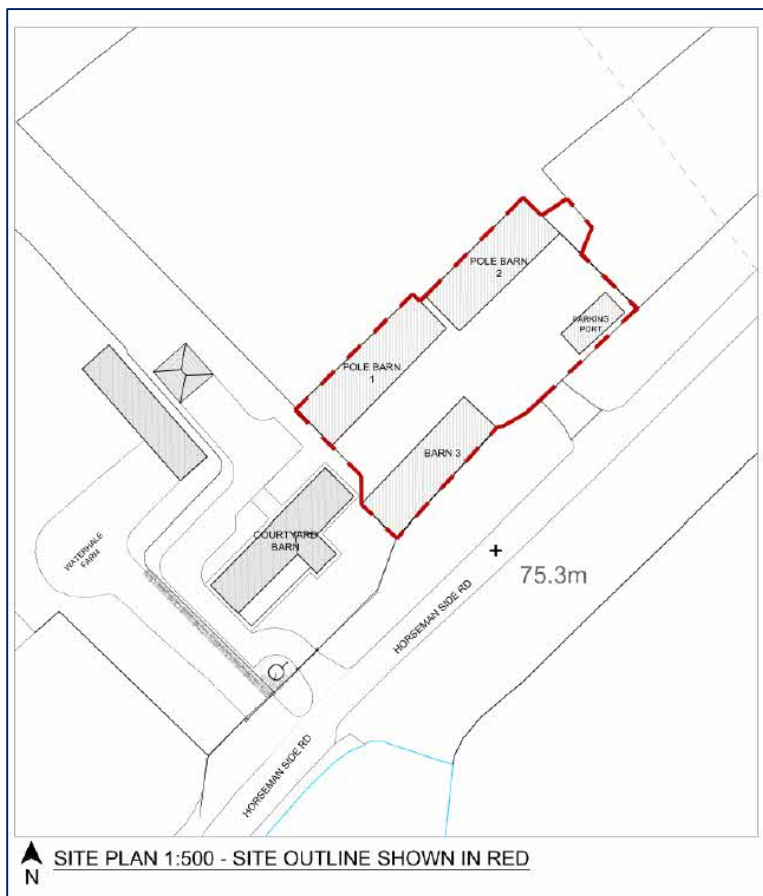


Figure 3: The Site Plan

- 1.1.5 This Heritage Statement has been produced to meet the requirements of the National Planning Policy Framework (NPPF) and identifies the significance of all heritage assets that have the potential to be affected by the proposals and assesses the impact of the proposal upon the identified significance. Professional expert opinion has been used to assess built heritage significance, based on historic, archaeological, architectural, or artistic interest, taking into account past changes which may have compromised significance.

## 1.2 Proposed Development

1.2.1 The proposed development comprises the conversion of the outbuilding called "Barn 3" on the plan to a three-bed dwelling, replacement of the Pole Barn 1 to three-bed dwelling and a carport link, and replacement of the Pole Barn 2 and a carport (former stable block) to three-bed dwelling and a garage with associated amenity space, communal space, parking and landscaping.

1.2.2 The site lies within a rural context with farmstead vernacular buildings. It is situated to the north of Horseman Side in Navestock, within the immediate setting of two Grade II listed buildings - Waterhales Farmhouse and the Barn at Waterhales Farm (known as Courtyard Barn), dating from the 16<sup>th</sup> and 17<sup>th</sup> centuries. "Barn 3" of the proposed development is adjacent to southeast to the Courtyard Barn.

1.2.3 The NPPF places good design, enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development in rural areas (paragraphs 82-84, 131-141, 195-214). Paragraph 196 stresses the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of the place.

1.2.4 The design of the proposal aligns completely with the farmstead vernacular style of the setting and is an improvement on the contribution made by the existing buildings. The main features of the proposed dwellings comprise:

Tight arrangement of buildings in the shape of a courtyard.

No repetition of the design of the buildings.

All buildings are designed to be one storey in height but vary in roofscape.

Traditional farmstead vernacular style details: traditional verge, sprocketed eaves with exposed rafter feet, traditional fenestration with shutters, simple truss roof construction, clay pantiles, etc.

Local materials.

## 1.3 Aims and Objectives

1.3.1 The aim of this report is to identify the significance of any heritage asset that has the potential to be affected by the Proposed Development and to assess the impact upon that significance by:

- 1) Providing a heritage statement to understand the historical background of the Site and the Setting;
- 2) Identifying the significance of heritage assets concerned; and,
- 3) Formulating an assessment of the impact of the proposal and its effects on the significance of the heritage assets.

1.3.2 The overall objective of the proposal, the subject of this planning application, is to reuse and replace the agricultural buildings of no historic interest with dwellinghouses, which are carefully and sympathetically designed and add to the farmstead rural setting.

## 2.0 Methodology and Sources

### 2.1 Heritage Statement

2.1.1 This Heritage Statement has been carried out in accordance with the requirements and guidance set out within the following:

Department for Levelling Up, Housing and Communities, published in March 2012, last updated in December 2023, National Planning Policy Framework

Historic England, 2017, The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.

Historic England, 2019, Advice note 12: Statements of significance.

2.1.2 A broad range of standard documentary, reports and cartographic sources were examined in relation to the site to determine the significance of the known designated heritage assets which comprise the immediate and wider setting. The table below provides a summary of the key data sources.

2.1.3 The principal sources are tabulated below:

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Department for Levelling Up, Housing and Communities	National Planning Policy Framework	It constitutes planning policy for the consideration of planning applications by local planning authorities and decision makers.
Historic England	Farmstead Assessment Framework;  The Adaptive Reuse of Traditional Farm Buildings;  Historic Farmsteads Preliminary Character Statement: East of England Region	The reports provide guidance on England’s traditional farmsteads, including a summary introduction and a structured framework for understanding their historic development, landscape and settlement, building types, materials and details.
Brentwood Borough Council	Courtyard Barn Planning Application, February 2022	The details on the Courtyard Barn (the listed building within the site) change of use Planning Application: 88/00515/COND/1   Discharge of conditions 10 (surface materials) of application BRW/515/88 (Change of use of redundant timber framed barn to private dwelling and internal & external alterations. Proposed double garage).

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Courtyard Barn Waterholes Farm Horseman Side  
Navestock Essex CM14 5SS

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Online sources	Web-published local history	Many key documentary sources, such as local and specialist studies are now published on the web and can be used to inform the archaeological and historical background.
Application and Supporting Documents	Proposals, Planning Applications; Supporting Reports;	The documents from the client comprise: Site plan, existing plans and elevations, proposed plans and elevation drawings

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## 2.2 Legislative, Planning Policy and Guidance Framework

2.2.1 The following section provides a summary of the legislative, planning policy and guidance context relevant to the proposals.

### Legislation

2.2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings and conservation areas. It also sets out two duties (Sections 66(1) and 72)) which, following numerous legal reviews, have had implications for the application of planning policy and the weight to be given to heritage assets in the planning process.

### National Planning Policy Framework

2.2.3 The Government issued a revised version of the NPPF in December 2023 (MHCLG 2021). The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. It sets out a proportional approach to the conservation of the historic built environment: the more important the heritage asset, the greater the need for conservation and the greater weight that should be given to its conservation in the planning process.

2.2.4 The Site’s immediate surroundings host two designated heritage assets. This report aims to fully understand the significance of these assets and, most importantly, to discern the elements which contribute to their significance, as relevant to the consideration of the proposals.

### Brentwood Local Plan

2.2.5 The Brentwood Local Plan was adopted in March 2022 and covers the period of 2016 to 2033. The Local Plan includes the Policy BE 16: Conservation and Enhancement of the Historic Environment, the requirements of which are met by this proposal. The new Local Plan is the starting point for determining planning applications.

## 2.3 Assessing Heritage Significance

2.3.1 The NPPF defines significance as “The value of a heritage asset to this and future generations because



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of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting. For World Heritage Sites, the cultural value described within each Site's Statement of Outstanding Universal Value forms part of its significance."

- 2.3.2 The determination of the significance of a heritage asset is based on its assessment in line with Historic England guidance and professional judgement against these interests. The definition of these interests is provided in the NPPF glossary and reproduced in full below:

**Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

**Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

## 2.4 Assessing the Contribution of Setting

- 2.4.1 The assessment within this statement takes into account the contribution that the setting makes to the significance of the identified heritage assets.
- 2.4.2 Setting is defined in the NPPF as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral" (NPPF, Annex 2: Glossary).
- 2.4.3 Setting is how an asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).
- 2.4.4 Guidance produced by Historic England (The setting of heritage assets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017) has been used to adopt a stepped approach for settings assessment. This sets out five steps:

Step 1: asset identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out

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those assets which would be unaffected, typically where there are no views to/from the site.

Step 2: assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.

Step 3: assess change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).

Step 4: mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).

Step 5: reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

- 2.4.5 In accordance with Historic England guidance (GPA 3, 2017), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how any heritage assets are currently experienced and understood through their setting, in particular views to and from the asset and the Site, along with views, and the extent to which setting may have already been compromised.

## 2.5 Assessing Harm and Benefit

- 2.5.1 The NPPF sets out a presumption in favour of sustainable development. But this presumption is disengaged in the event that harm to a designated heritage asset arises from the proposed development, unless it is demonstrated that the harm is outweighed by public benefits<sup>1</sup>. Any harm must be given considerable importance and weight. The planning system therefore requires an assessment of whether any harm will arise from a proposal.

- 2.5.2 Professional judgement is used to consider the impact of proposed development on the significance of a heritage asset. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance'. The following levels of harm may be identified during this assessment:

**Substantial harm:** The Planning Practice Guide discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed';

**Less than substantial harm:** the broad spectrum of harm that lies immediately above 'no

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<sup>1</sup> Forest of Dean v SoS(CLG) [2016] EWHC 421 (Admin)

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harm', includes 'negligible harm' up to the point just below 'substantial' harm; and

No harm (or 'preservation'), such that the attributes identified within the statement of significance of the heritage asset have not been harmed.

- 2.5.3 As well as the potential to cause harm, development proposals can also result in heritage benefits. The PPG provides examples of heritage benefits<sup>2</sup>:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
  - reducing or removing risks to a heritage asset; and
  - securing the optimum viable use of a heritage asset in support of its long-term conservation.

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<sup>2</sup> PPG(2019) Paragraph: 020 Reference ID: 18a-020-20190723

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## 3.0 Statement of Significance

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### 3.1 Introduction

3.1.1 The Site does not include any identified heritage assets. Historic England identifies historic farmsteads as potential heritage assets, where they make a contribution to both landscape character and local distinctiveness through their varied forms, use of materials and the way that they relate to the surrounding landscape and settlement. Most traditional farm buildings date from the 19th century, rarely before, and only a very small proportion - usually older and more architecturally significant buildings - are protected through listing. The vast majority form part of farmsteads which include other traditional buildings.<sup>3</sup> The Site, however, contains relatively modern buildings which do not contribute to the sense of an historic farmstead: the only remaining evidence of which, is the farmhouse and listed barn.

3.1.2 This chapter sets out a brief background to the historical development of the area, identifies those heritage assets that have the potential to be affected by the proposal, and then focuses upon the significance of each of the relevant heritage assets.

### 3.2 Historical Background

3.2.1 The County of Essex was once one of the greatest arable farming areas in the country, with a high concentration of farmstead buildings, often containing timber-framed barns. The earliest map of the area is a Tithe Map, which shows the location of the Proposal site along the Horseman Side adjacent to the listed barn. This map is not significantly different to that which existed more than a century later.

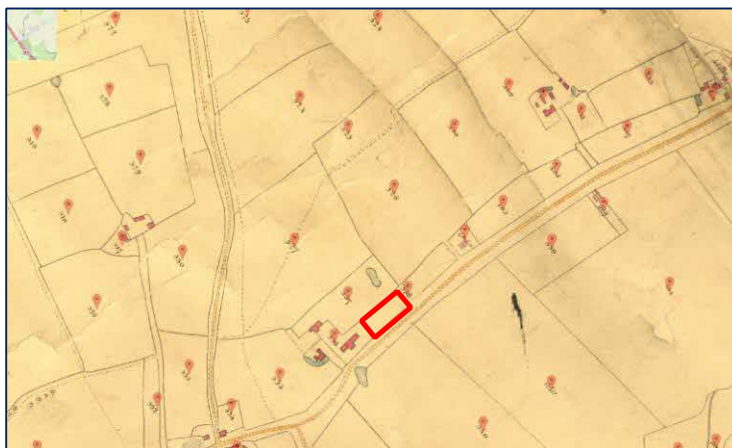


Figure 4: Tithe Map of the Horseman Side (1836-1851)  
(Source: The Genealogist online)

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<sup>3</sup> "Farm Buildings and Traditional Farmsteads", Historic England

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- 3.2.2 The Waterhales Farmhouse dates from the 16th, 17th and 19th centuries and the Barn from the early 17th century. Initially, the two buildings formed the farmstead complex and the barn served as a functional requirement of the farmer. In the late 20<sup>th</sup> century, the barn was converted to a dwellinghouse and separated from the grounds to the farmhouse with a hedge and fence. It has acquired a separate access to the highway and is now called Courtyard Barn.
- 3.2.3 Courtyard Barn was originally granted approval as a barn conversion in 1988 and later amended in 1997. Its original vehicular access was to be gained through Waterhales Farm that led to a double garage that was to be located in the paddock area to the rear of the pole barn on the left side as you enter the site. Instead, the occupiers of the new Courtyard Barn, from the time of the conversion in 1997, used an existing vehicular access at the front, off Horsemanside to the north-east, that accessed the courtyard area that was surrounded by a number of agricultural outbuildings, including the two existing pole barns and the former stable building, as well as giving access to a paddock area at the rear. This area, whilst in the same ownership, did not form part of the originally approved residential curtilage. However, the dwelling could only be accessed via this area of land. In addition, and also since 1997 one of the pole barns has been used for car parking and informal domestic storage and the stable building was converted to an ancillary gymnasium leisure building.<sup>4</sup>
- 3.2.4 It is also believed that the buildings of the application site, comprising two pole barns and a former stables, were not built for Waterhales Farm but, instead, were constructed by a local family who had a well-known and long-established tiling shop and business based in Romford, Essex, called "Hawkes Tiles", and the property next door to Waterhales Farm was the original family home of the Hawkes family and the application buildings were built for their own use - for stabling horses and storing the tiles for their business.

### 3.3 Identified Heritage Assets

- 3.3.1 Figure 5 illustrates the heritage assets that lie within 1 mile of the site.<sup>5</sup> These are all listed buildings.
- 3.3.2 The separation distances, intervening development and vegetation mean that the proposal will have no potential impact on the setting and significance of the heritage assets that are 500 meters and further away. As such, they do not form part of this assessment. Apart from the two listed buildings within the immediate setting of the Site, there is a Grade II listed house within approximately 500 meters distance – Houghtons (formerly Brentwood Horseman Side). Houghtons is a late medieval hall house built in the mid-16<sup>th</sup> century. Architecturally significant with a number of original significant features (a full listing can be found in [Appendix 3](#)), the Site doesn't lie within the heritage asset's setting and there is no risk of the proposals changing this situation once implemented. Therefore, this asset is not assessed further.

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<sup>4</sup> Andrews, P., Design, Access and Heritage Statement for Courtyard Barn, Navestock, Brentwood, 2014

<sup>5</sup> National Heritage List extract – Historic England

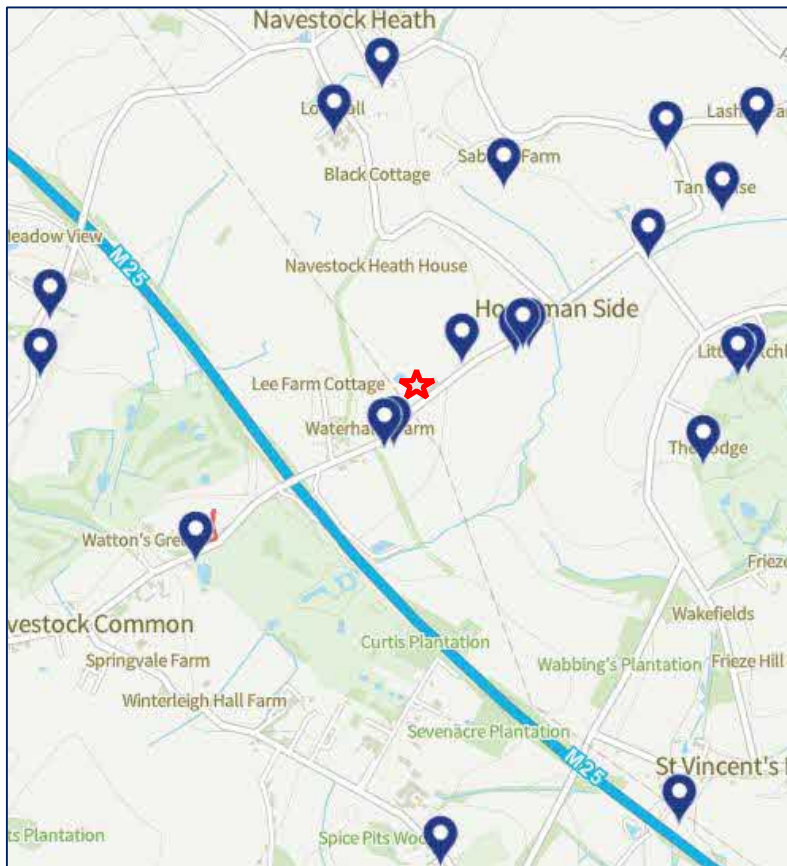


Figure 5: Map of the listed buildings approximately 1 mile within the site

3.3.3 Only two listed buildings lie within the immediate setting of the Proposal. This statement identifies the significance of and then assesses the impact of the proposals upon the following designated heritage assets:

- Waterhales Farmhouse (Grade II)
- Barn at Waterhales Farm (Grade II) (Known as Courtyard Barn)

### 3.4 Significance of the Identified Heritage Assets

3.4.1 The importance of a heritage asset in the planning system is proportional to the amount of significance that it contains. Both heritage assets identified in this assessment are designated heritage assets and listed buildings. Their significance by virtue of being listed is high.

3.4.2 In order that the statutory tests set out at Sections 66(1) and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 are met, it is necessary to identify what is the heritage interest of each of the heritage assets as defined in the NPPF.

#### Waterhales Farmhouse (Grade II)

3.4.3 Waterhales Farmhouse forms a group with the Waterhales Farm Barn. It is situated less than 40 meters south-west of the Site. Waterhales is a two-storey timber-framed farmhouse with two window range, rendered walls and a peg-tiled roof dating from the sixteenth century with alterations and

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additions in the late seventeenth and early eighteenth centuries. The building was statutory listed in February 1976. A copy of the listing entry is provided at [Appendix 1](#).



Figure 6: The photo of the Farmhouse

#### 3.4.4 The significance of this building comprises:

**Architectural and Artistic:** The architectural significance of the heritage asset is derived from its 16<sup>th</sup>-century timber framing and the vernacular details inherent to the late medieval elements of farmhouse. The timber-framed dwelling is of mid-16<sup>th</sup> century origin with east-facing, gabled, and once jettied crosswing. Evidence has been found of two large projecting (Oriel) windows to both stories of the formerly jettied front. A prominent brick stack, flanking the south wall, is constructed in Tudor bricks arranged in English bond. It has tumbled offsets externally and serves fireplaces on both floors. A second, 17<sup>th</sup> century brick stack is located on the north elevation. Within the westernmost part of the dwelling, there is a 17<sup>th</sup> century timber-framed extension containing the staircase. In the 19<sup>th</sup> century, the brick-built filling was added at the North-West corner, with dentil eaves detail. In the 20<sup>th</sup> century, the windows were replaced by sliding sashes, with glazing bars and horns. The pillared porch, with side lights, and a panelled door were fitted were also added at this time. Its architectural and artistic interest is high.

**Historical:** The farmhouse is a good example of a well-preserved 16<sup>th</sup>-century Essex timber-framed farmhouse. It is the earliest building to be constructed as part of this rural farmstead, together with the barn and other agricultural buildings. As such, it has had a long period of association with the surrounding farmland and interrelationship with it. The house does not historically relate to the pole barns (the Proposal Site) and has no historical association with them. Its historical interest is high.

**Archaeological:** Trenches in the garden have revealed brick foundations of the hall house extending to North. In addition, the building includes physical evidence, such as its building materials and techniques that could potentially provide an insight into the ways in which the building was constructed and used. Its archaeological interest is moderate.

Contribution of Setting: The house reads as a nucleus of this farmstead complex. However, its setting has changed substantially over time, with the change of use of the land from a single agricultural unit to multiple residential units, the erection of boundaries between buildings, the domestication of their grounds and the formation of a new vehicular access. The Site does not make any material contribution to its significance due to the visual separation and lack of any functional and historical relationship between them.

#### Barn at Waterhales Farm (Grade II) – Courtyard Barn

- 3.4.5 The 17<sup>th</sup>-century threshing Barn at Waterhales Farm (or Courtyard Barn) was listed in August 1987. Externally, the barn is two-storeys height, timber-framed, and weatherboarded construction that has a prominent partial clipped peg-tiled roof. Whilst the two listed buildings originally formed part of the same landholding and the barn served a functional requirement of the farmer, the barn has been converted to a dwellinghouse and separated from the grounds to the farmhouse with a hedge and fence. A copy of the registry entry is provided at [Appendix 2](#).



Figure 7: The photo of the Barn

- 3.4.6 The significance of the barn comprises:

**Architectural and Artistic:** This 17<sup>th</sup>-century barn has a well-preserved timber structure. Internally, it is divided into 6 bays, 5 bays comprising the barn itself and one bay divided off as a stable. Its walls have primary braces that are slightly curved, and the roof structure has joggled side purlins, raking queen struts and curved wind braces. The partial outshut (extension) at the west end of the south side of the barn is a much later addition. Its architectural and artistic interest is high.

**Historical:** It is a good example of 17<sup>th</sup>-century heavy timber-framed farmstead building and traditional Essex barns. Although converted for domestic use, the historic fabric and detailing of the timber frames are in good condition, therefore, making it possible to trace the historical carpentry features of the area and the given period. Its historical interest is high.



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Archaeological: The building includes physical evidence, such as its building materials and techniques, and its historic floor plan. Its archaeological interest is moderate.

Contribution of Setting: The barn is a prominent feature of the farmstead. At the same time, as mentioned above, the settings to both listed buildings have changed significantly over time, due to the change of use of the land, the erection of boundaries, the domestication of the grounds and a creation of a new vehicular access. Therefore, with the additional fact that there is no historical relationship between the building and the Site, the latter does not make any material contribution to the barn's significance.

### 3.5 Summary

- 3.5.1 The significance of both listed buildings is primarily contained with their age, architectural features, historic fabric, internal layout and details, association with the local farming history and the formation of the farmstead. The buildings include well-preserved 16<sup>th</sup> and 17<sup>th</sup>-century timber frames that are of great architectural and historic interest.
- 3.5.2 The settings to both listed buildings have changed substantially over time, with the change of use of the land from a single agricultural unit to multiple residential units, the erection of boundaries between buildings, the domestication of their grounds and formation of a new vehicular access. The effect of these changes is that the immediate settings of these two buildings now make a very limited contribution to their significance. The overall contribution of their settings to their significance has reduced over time, with the majority now coming from the wider, rural setting of the countryside. The buildings on the application site do not make any material contribution to the significance of these listed buildings.

## 4.0 Assessment of Impact

### 4.1 The Proposal

4.1.1 The proposal has been the subject of pre-application discussions and positive feedback. In addition, the proposals have been developed with the benefit of scrutiny and review at regular team meetings attended by all relevant parties.

4.1.2 The proposed scheme comprises:

- the conversion of the "Barn 3" outbuilding to a three-bed dwelling;
- replacement of "Pole Barn 1" to a three-bed dwelling with a carport link to Barn 2;
- replacement of "Pole Barn 2" and a carport (the former stables) to the three-bed dwelling with the garage;

The detailed design concept and approach of each individual dwelling is set out in the "Design and Access Statement" of this application.

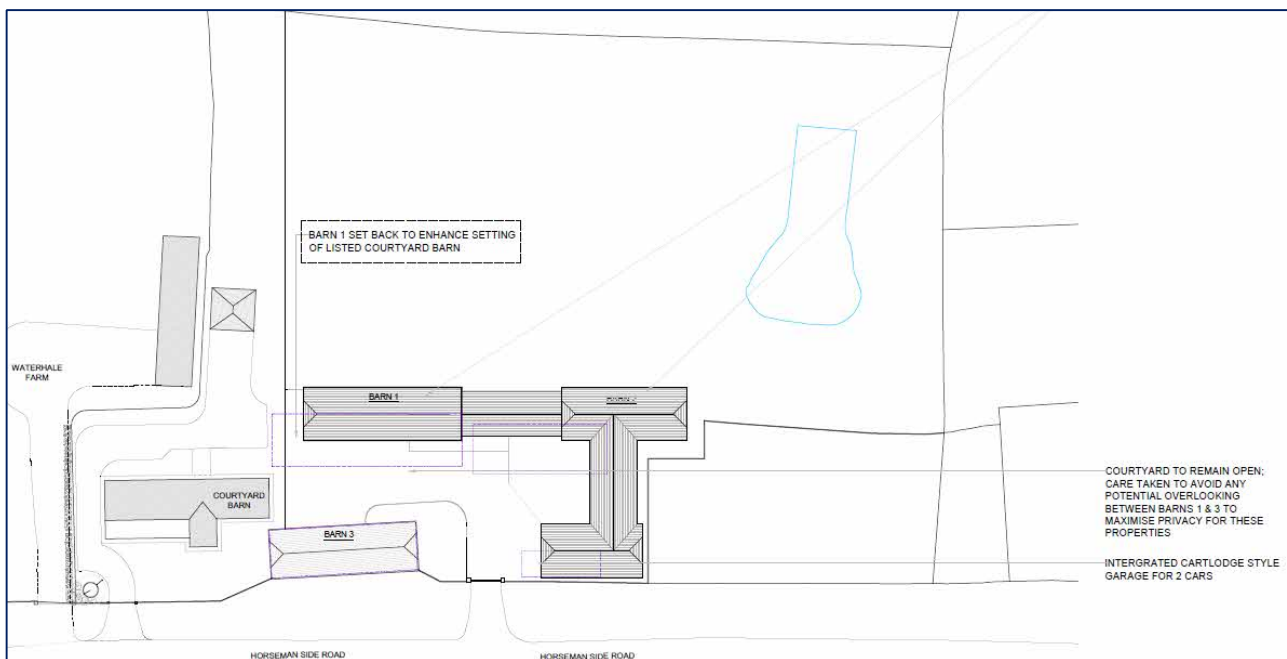


Figure 9: Plan of the proposed constructions on the site

4.1.3 As identified above, these structures are of no heritage interest and their removal will not influence the ability to appreciate and understand the significance of the farmstead setting. The proposed development has been carefully designed and well-detailed to reflect the farmstead location and respect the neighbouring listed building. The height and the volume of the proposed buildings will not dominate over the existing heritage assets. The architectural details will fit within the rural

context of vernacular agricultural buildings. The buildings will also be constructed in high quality materials that are sympathetic to the location and will comprise timber cladding, clay roof tiles, metal rainwater goods, and timber frame windows with the shutters.

4.1.4 The scheme has been designed in accordance with the advice contained in the Essex Design Guide<sup>6</sup>.

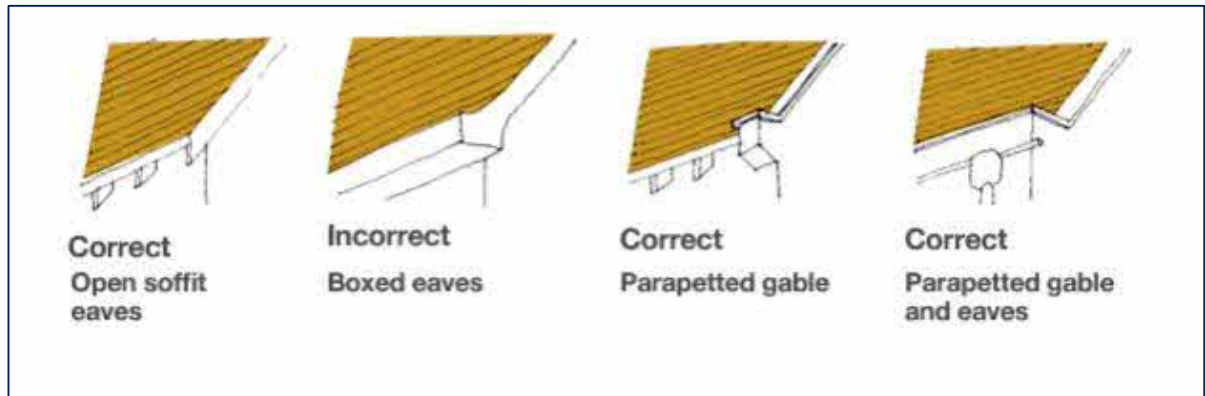


Figure 10: Extract from the Essex Design Guide

For example, the guide illustrates the type of eaves detail that traditionally designed buildings should have. The application proposal has been designed accordingly. The Guide's companion advice note is "Design Details". This provides detailed advice on a wide range of design matters, including glazing, and appropriate use of materials. It advises:

Facing and roof materials should be selected from the range of regional materials characteristic of Essex, or of that part of Essex where the project is located. This means using those materials present on pre-20th century buildings in the locality. The traditional range includes red, yellow stock and white gault bricks, smooth rendering, black- or white-painted horizontal weatherboarding, plain clay tiles, clay pantiles, slates and thatch.

4.1.5 The proposed scheme has brick plinths, above which are sat soft-wood frames faced in feather-edged weatherboarding, which is a traditional cladding in the region. Large windows are enhanced with the timber shutters, which make the overall design look less domestic.

4.1.6 Consideration has been given to enhancing the setting of the listed Courtyard Barn where possible. To this end, the existing pole barn closest to the listed barn encroaches upon its setting and the wider agricultural landscape. Through agreement with the Officers on site, as part of the pre-application discussions, it is proposed to relocate these barns slightly to the east, to create more space around the listed barn. The proposed ancillary outbuilding is positioned to be set well back from the road where there are also mature verge-side trees that screen views back on to the site.

4.1.7 The table below outlines the main elements of the proposed design and how responds to the rural location and the setting of the 16th and 17th Century listed buildings.

<sup>6</sup>Essex Design Guide, Essex County Council (2005) pp.108

Feature	Description
Design Guidance	Adopt farmstead vernacular style features (Historic England reports; Essex Design Guide); Avoid domestic looking features, such as top hung vents on a taller window; No repetition of the design of the buildings, which is common on farmstead developments but uncommon in estate development. The proposed design is simpler than the design of the listed buildings within the setting.
Single storey constructions	Fit within the rural context with vernacular buildings; Would not dominate the setting and align with the height of the current existing buildings. The listed buildings dominate the setting.
Variation of roofscape	Avoid linearity by breaking up the roofline of the barns.
Courtyard shape	A tight arrangement of buildings in the shape of a courtyard rounds it off and makes a more farmstead-look of the development. The link between the Pole Barn 2 and the garage will enhance the feel of the rural farmstead courtyard in the development.
Traditional simple truss roof	Simple king post truss roof to inform the simpler design of the rural farm building.
Partial clipped gable roof	Match the partial clipped gable of the Courtyard Barn.
Traditional verge	On the elevations, the verges should show a traditional farm detail – such as slate/tile creasing.
Sprocketed eaves with exposed rafter feet	Traditional and vernacular buildings (ex. Courtyard Barn) could have sprocketed eaves with the rafter feet exposed.
Clay pantiles	Simpler feature than the clay pegtiles (ex. Courtyard Barn)
Traditional fenestration	Simple softwood, vertically oriented casement windows. Large windows have timber shutters. Clerestory glazing: Single run of high level lights set up under the eaves, with top hung casements – an agricultural type of glazing. Rooflights as conservation type, with a vertical glazing bar in the centre of each (Barn 3).
Brick plinth	The typical feature of Essex Barns
Feather edge cladding from softwood	The typical feature of Essex Barns
Local traditional materials	Proper traditional boarding; slate/tile; timber frame – soft wood, early brick; metal rainwater goods.

4.1.8 The design approach undertaken for the whole development is illustrated through the examples of Pole Barn 1 and Pole Barn 2, as below:

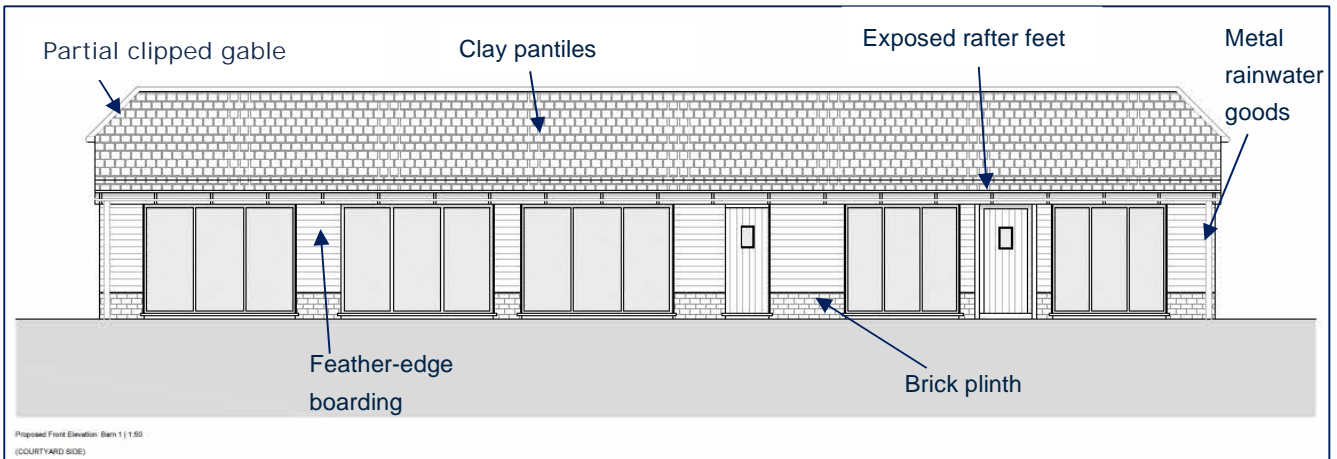


Figure 11: Proposed Front Elevation (Pole Barn 1)

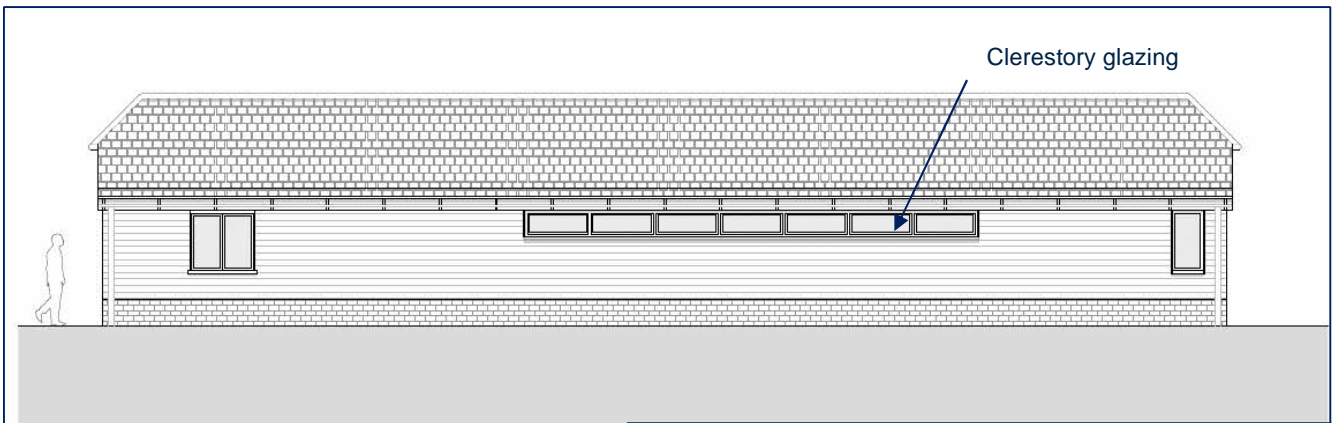


Figure 12: Proposed West Elevation (Pole Barn 1)

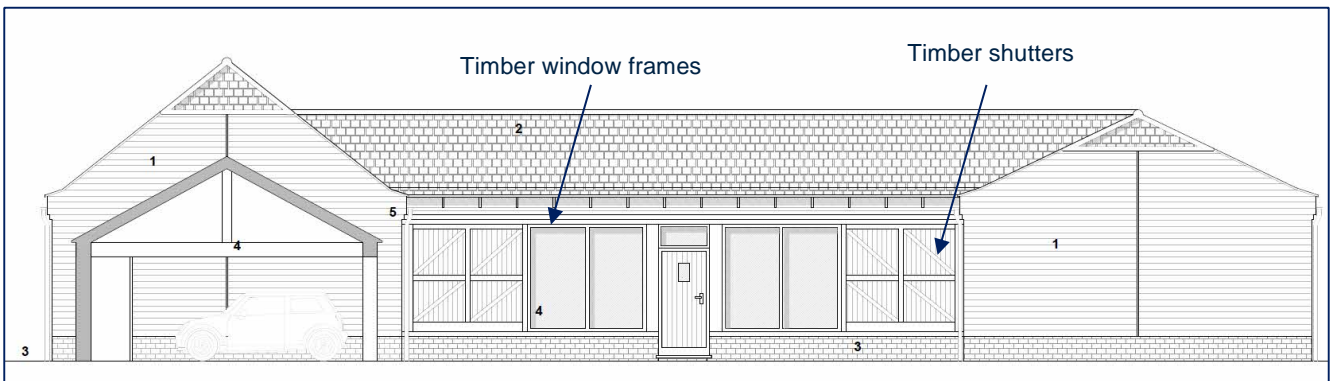


Figure 13: Proposed South Elevation (Pole Barn 2)

4.1.8 The design approach accords with Historic England guidance and follows the vernacular style design guides, in particular:

- “Farmstead Assessment Framework”, Historic England, 2015;
- “The Adaptive Reuse of Traditional Farm Buildings”, Historic England, 2017;
- “Historic Farmsteads Preliminary Character Statement: East of England Region”, English

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Heritage, 2006;  
"The Essex Design Guide"; and  
"Timber buildings in Britain" by R. W. Brunskill, 1994

## 4.2 Assessment of Impact

- 4.2.1 This stage of the assessment will consider the impact of the Proposed Development on the significance of the listed farm house and Courtyard Barn (Step 3), and will then examine the potential for maximising enhancement and/or minimising harm, where identified (Step 4).
- 4.2.2 Section 3 above identified the significance of two designated heritage assets and the contribution that the site makes to their significance. It can be seen from the above summary, and in more detail in the application documentation, that the proposal will:
- ensure that the buildings on the site do not compromise the architectural, artistic, archaeological and historical significance of the heritage assets;
  - ensure that the buildings on the site are sympathetic to the setting of heritage assets;
  - remove those buildings that do not have any historic interest and whose removal will not influence the setting of the retained buildings;
  - ensure the careful design and conservation approach to the proposed designs, including external and internal architectural features.
- 4.2.3 In examining the impact of the Proposed Development on the significance of the identified heritage assets, consideration is given to the scale, massing, design, materials, location, and topography of the Site and the proposed scheme, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage asset.
- 4.2.4 Although the Site lies within the immediate setting of the farmhouse and the barn, there is no identified harm to any of four values that make up heritage significance. No alterations or changes to the listed buildings will be involved. There is no evident historical connection between the heritage assets and the pole barns, meaning that they fall outside of the listed curtilages. Therefore, whilst they fall within the setting of the listed farmhouse and barn, they were never part of their curtilage and do not make any contribution to their significance.
- 4.2.5 There is also no visual impact to the assets due to the clear separation of plots: fence and vegetation in between. The settings to both listed buildings have changed substantially over time, with the change of use of the land from a single agricultural unit, to multiple residential units, the erection of boundaries between buildings, the domestication of their grounds and formation of a new vehicular access. The effect of these changes is that the immediate settings of these two buildings now makes a very limited contribution to their significance. The overall contribution of their settings to their significance has reduced over time, with the majority now coming from the wider, rural setting of the countryside. The fabric and interiors of the buildings themselves do not make any material contribution to the significance of these listed buildings.

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4.2.6 The proposals will maintain the agricultural appearance of the existing buildings, but enhanced in terms of design and materials. As such, the proposals will not result in any loss of significance of the two listed building buildings. As no harm arises from the proposals, the presumption in favour of this sustainable development remains engaged.

4.2.7 The proposals will cause no harm to the following heritage assets:

Waterhales Farmhouse (Grade II)

Barn at Waterhales Farm (Grade II) – Courtyard Barn

4.2.8 The proposals will result in a minor level of heritage benefit to the setting of the farmstead by ensuring the sympathetic conservation-led design of the new proposal.

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## 5.0 Conclusion

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- 5.1 This Heritage Statement has identified the primary designated heritage assets that have the potential to be affected by the proposals:

Waterhales Farmhouse (Grade II)  
Barn at Waterhales Farm (Grade II) – Courtyard Barn

- 5.2 The application proposals have been sensitively designed in consultation with the Local Planning Authority and the relevant specialist officers. They have been the subject of pre-application discussions with Officers, who were supportive of the proposals. Their recommendations regarding detailed design have been taken fully on board in this amended scheme.

- 5.3 It has been the subject of scrutiny by a team of consultants, all of whom are experts in their fields. In respect to heritage matters, expert heritage advice was obtained at the outset of developing the proposals and they have been modified accordingly to ensure that the scheme respects the surrounding landscape and context of existing patterns of built form.

- 5.4 Taking into account all the above mentioned, the proposed conversion of the barn, and the replacement of the pole barns will not cause any harm to the abovementioned heritage assets. Moreover, the sympathetic design will contribute to the rural farmstead setting of Essex country.

- 5.5 All in all, the proposals will cause no harm and a minor level of heritage benefit to the following heritage assets and the overall setting of the farmstead:

Waterhales Farmhouse (Grade II)  
Barn at Waterhales Farm (Grade II) – Courtyard Barn

- 5.6 The application proposal meets the statutory duties of Section 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and complies with the relevant heritage policies of the Brentwood Local Plan, namely Policies MG02, BE14, and BE16.

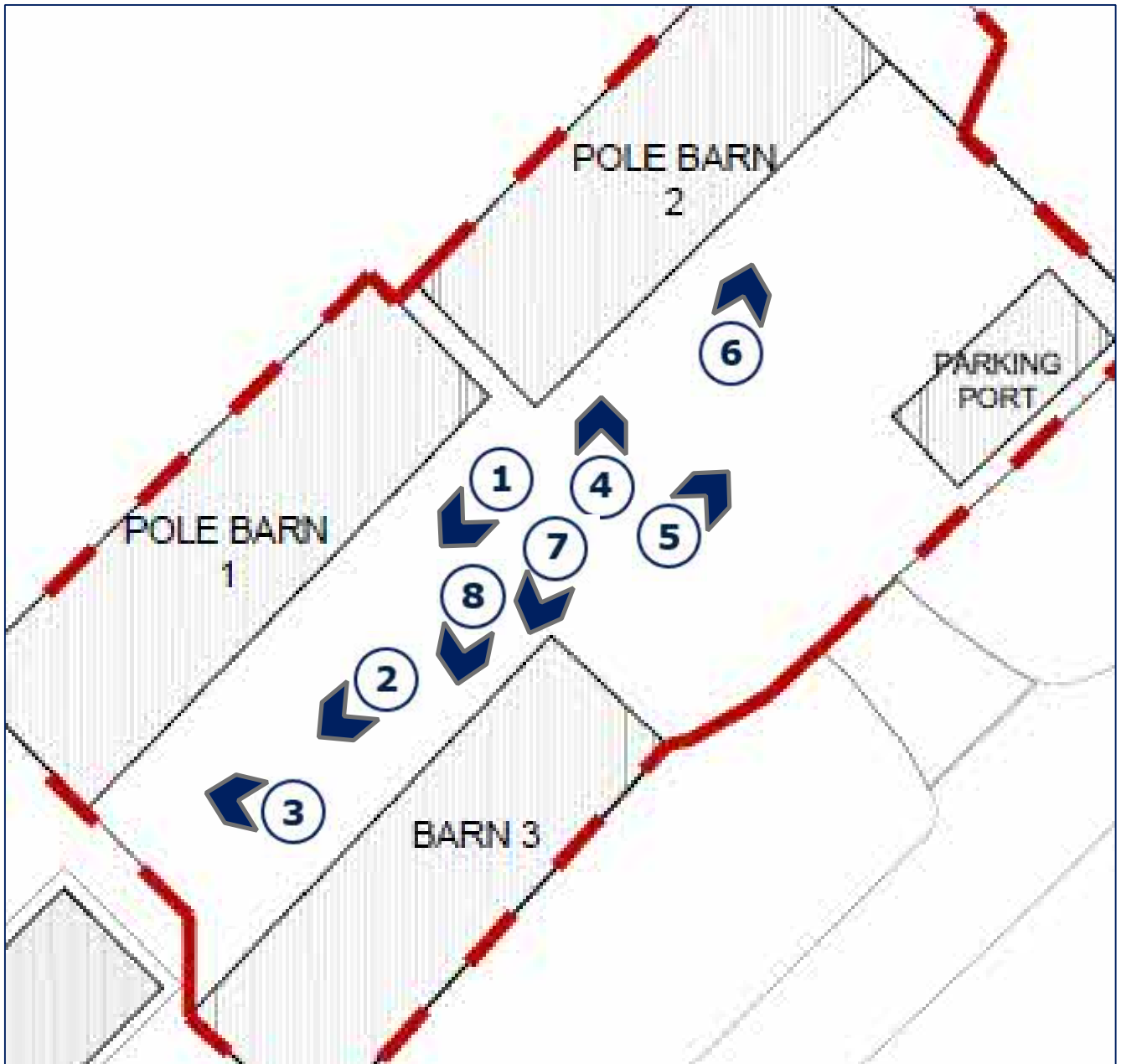


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## Appendices

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### Appendix 1 – Photographs of the Site



Location of Photographs

1



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## Appendix 2 – List Entry for WATERHALES FARMHOUSE, HORSEMAN SIDE

# WATERHALES FARMHOUSE

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1293123**

Date first listed: **20-Feb-1976**

Date of most recent amendment: **09-Dec-1994**

List Entry Name: **WATERHALES FARMHOUSE**

Statutory Address 1: **WATERHALES FARMHOUSE, HORSEMAN SIDE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **WATERHALES FARMHOUSE, HORSEMAN SIDE**

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

County: **Essex**

District: **Brentwood (District Authority)**

Parish: **Navestock**

National Grid Reference: **TQ 53874 95663**

## Details

NAVESTOCK

TQ59NW HORSEMAN SIDE 723-1/4/496 (North side) 20/02/76 Waterhales Farmhouse (Formerly Listed as: BRENTWOOD HORSEMAN SIDE, Navestock Waterhale Farmhouse)

GV II

House. C16, late C17 and c1800. Timber-framed and rendered with peg-tiled roof. 2 storey, 2 window range. C20 replacement sashes with glazing bars and horns. Pillared porch with panelled door and side lights. INTERIOR: S gabled block facing E mid-C16 high end cross-wing of good quality with heavy flat laid joists (diminished haunched soffit tenons and stepped chamfer stops) and jetty now underbuilt. Doorway leading to former hall has flat 4-centred arched head and rolls and cavetto mouldings. Mortice and wattle holes in door jamb for draught screen protecting high end of hall. Large stair trap at rear of block. Apertures for 2 large projecting windows on both storeys of jettied front (shutter groove upstairs). Internal tension bracing and halved and bridled scarfs. Prominent stack flanking S wall has tumbled offsets externally and fireplaces on both floors of rebuilt Tudor brick (English bond). Upper chamber has inserted cambered ceiling of later C16 with bridging joists with multiple roll mouldings and smaller mullioned window at rear W end. To W is late C17 timber-framed extension containing stair. Strong basic framing with primary bracing. To N late C17 block replacing earlier hall with framing as W addition and present front door (C20). C17 Brick stack to N. Brick built block filling NW angle c1800 with dentils at eaves, much restored. C20 sash windows and door. Trenches in garden have revealed brick foundations of hall house extending to N. Waterhales Farmhouse forms a group with the barn (qv).

Listing NGR: TQ5387495663

## Legacy

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

Legacy System number: 373773

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.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 24-Sep-2023 at 02:14:38.



## Appendix 3 – List Entry for BARN AT WATERHALES FARM, HORSEMAN SIDE

# BARN AT WATERHALES FARM

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1208529**

Date first listed: **26-Aug-1987**

Date of most recent amendment: **09-Dec-1994**

List Entry Name: **BARN AT WATERHALES FARM**

Statutory Address 1: **BARN AT WATERHALES FARM, HORSEMAN SIDE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **BARN AT WATERHALES FARM, HORSEMAN SIDE**

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

County: **Essex**

District: **Brentwood (District Authority)**

Parish: **Navestock**

National Grid Reference: **TQ 53910 95673**

## Details

NAVESTOCK

TQ59NW HORSEMAN SIDE 723-1/4/494 (North side) 26/08/87 Barn at Waterhales Farm (Formerly Listed as: BRENTWOOD HORSEMAN SIDE, Navestock Barn at Waterhale Farm)

GV II

Barn. Early C17. Timber-framed, weatherboarded, half hipped peg-tiled roof. 6 bays, 5 bays of barn with one bay divided off as a stable. Partial outshut at W end of S side. INTERIOR: walls have primary braces that are slightly curved. Roof with joggled side purlins, raking queen struts and curved wind braces. Outshut has rebuilt roof but outer wall construction (containing a small window with diamond mullion bar in position) same as the barn and roughly contemporary. The barn forms a group with Waterhales Farmhouse (qv).

Listing NGR: TQ5391095673

## Legacy

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

Legacy System number: **373774**

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.



## Map

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This copy shows the entry on 24-Sep-2023 at 02:13:10.

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