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Epping Forest District Local Plan 2011-2033
Response to Planning Inspector's Examination Question
November 2018

In respect of
Site SP5.2: Water Lane Area Paragraph 8

On behalf of

Manor Oak Homes Ltd.

AHC REF: PB/9756
January 2019

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1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 This report has been written by Peter Bell IHBC of Asset Heritage Consulting Ltd.
- 1.2 The purpose of the report is to address the Planning Inspector's question relating to the West Sumners part of the site allocation SP5.2: Water Lane Masterplan Area. In her examination of the Epping Forest District Local Plan, 2011 – 2033, the inspector raised the following question at Matter 8, Issue 4, paragraph 8:
- "Historic England states that this site includes part of the Nazeing and South Roydon Conservation Area and three Grade II Listed Buildings. Has regard been had to them in making this allocation and will Policy SP5(G) ensure they are preserved or enhanced? Will the setting of the numerous heritage assets in close proximity also be preserved or enhanced? (Reps HE)."
- 1.3 This report is intended to assist Epping Forest District Council and the Planning Inspector in providing a response to the question. The report identifies the heritage assets in the vicinity of the West Sumners site allocation and assesses any potential heritage impacts or issues.
- 1.4 The Concept Masterplan for the West Sumner site is attached at **appendix 4**.
- 1.5 It concludes that there are several listed buildings and one locally listed building in the area surrounding the West Sumners site allocation but that it has little or no impact on any of those buildings or their settings. It has greater potential to impact on the character of Nazeing and South Roydon Conservation Area, part of which falls within the site allocation. However, the Concept Masterplan and Policy SP5(G) demonstrate that regard has been had to preserving or enhancing the character or appearance of the conservation area and that there is no conflict between the site allocation and the statutory duty to have special regard to preserving or enhancing its character or appearance.

2.0 IDENTIFICATION OF HERITAGE ASSETS

- 2.1 The West Sumners part of site allocation SP5.2 is a 39.5HA parcel of agricultural land located to the south-west of Harlow between the Sumners and Kingsmoor residential areas to the east and the small village of Broadley Common to the west.
- 2.2 There are no buildings within the site but there are a small number of listed buildings within 400m of the site which include the following:
- The Black Swan Public House, Common Road, Broadley Common: Grade II
 - Fairlawn, Epping Road, Broadley Common: Grade II
 - Richmond Farmhouse, Jacks Hatch, Parsloe Road, Kingsmoor: Grade II
 - Sumner's Farmhouse, Parsloe Road, Sumners: Grade II
 - C17 Barn North-East of Sumner's Farmhouse: Grade II
 - C18 Barn North-East of Sumner's Farmhouse: Grade II
- 2.3 The statutory list entries and a contemporary photograph of each of the listed buildings are included at **appendix 1**.
- 2.4 Epping Forest District Council also compile a List of Buildings of Local Architectural or Historic Interest which includes one 'locally listed building', the Weatherwhites Car Showroom at Epping Road, Broadley Common. A copy of the local listing description and a contemporary photograph of the building are attached at **appendix 2**.
- 2.5 The Inspector drew specific attention to the part of the site allocation which falls within the Nazeing and South Roydon Conservation Area. The conservation area was designated in 1982 and an extract from the Epping Forest District Council designation map is attached at **appendix 3** with the West Sumners site allocation superimposed in blue.

3.0 ASSESSMENT OF ANY POTENTIAL HERITAGE IMPACTS

- 3.1 The potential for any heritage impacts are considered below in relation to each of the heritage assets identified in section 2.

The Black Swan Public House: (Grade II)

- 3.2 The Black Swan is located on the north-west side of Common Road at Broadley Common. Its setting is relatively small, being confined by woodlands to the north, industrial warehousing to the west and residential housing to the south and east on both sides of Common Road.
- 3.3 The closest part of the West Sumners site allocation to the listed building is some 200m to the east and it is visually separated from it by Common Road, by Epping Road and by woods, fields and by buildings. The closest part of the site allocation is set aside as green space in the Concept Masterplan with the closest built development being over .5km distant to the east. There would be no visual or other connection between the listed building and the site. Consequently there could be no impact on The Black Swan Public House or its setting. The setting of the listed building would be preserved.

Fairlawn, Epping Road, Broadley Common: Grade II

- 3.4 Fairlawn is a house located on the north-east side of Epping Road in Broadley Common. Its setting is relatively small, being confined by houses on Epping Road to the north and south and by mature trees which separate its garden from farmland to the east.
- 3.5 The closest part of the West Sumners site allocation to Fairlawn is some 100m to the east but that part of the site is proposed as green space in the Concept Masterplan. The closest part of the site allocated for housing development in the Concept Masterplan is approximately 420m to the east. It is visually separated by fields, by mature trees and by hedgerows. The likelihood of there being any views of built development from the listed building, or of the listed building from the development, is very small. Consequently there would be little or no impact on the setting of Fairlawn arising from the proposed site allocation. As such the setting of the listed building and its significance as a building of special architectural or historic interest would be preserved.

Richmond Farmhouse, Jacks Hatch, Parsloe Road, Kingsmoor: Grade II

- 3.6 Richmond Farmhouse is located on the north-west side of Parsloe Road. It still enjoys a rural setting to its south. To the north-west it is separated from the Kingsmoor housing estate by a narrow strip of woodland. To its rear it is separated from the West Sumners site allocation by an extensive area of commercial and industrial buildings, hardstanding and vehicle storage areas.
- 3.7 There is no intervisibility between the West Sumners site allocation and the listed building because of the scale of the intervening commercial buildings. As such, its setting and its significance as a building of special architectural or historic interest would be preserved.

Sumners Farmhouse, Parsloe Road, Sumners: Grade II; C17 Barn North-East of Sumners Farmhouse: Grade II; C18 Barn North-East of Sumners Farmhouse: Grade II

- 3.8 This complex of three listed buildings at the former Sumners Farm are assessed jointly here as, historically and architecturally, they form a coherent group and any heritage conservation issues are common to all three.
- 3.9 The former farm complex, now converted to houses, is located within the Kingsmoor estate, a modern housing estate dating from the 1980s and 1990s. Its setting now has a distinctly suburban character as a result of the highway design and character of the surrounding housing estate. The complex of listed buildings is located 150m to the north-east of the West Sumners site allocation but it is separated from it by housing at Manorcourt Care Home, by housing on Archers, Barns Court, Phelps Road and Wellesley. It is also separated from the site allocation by mature trees along the field boundary and by a small area of woodland.
- 3.10 Consequently there is no visible or other connection between the listed buildings and the West Sumners site allocation and there would be no potential for development to impact on the setting of the former Sumners Farm complex. As such, the listed buildings, their settings and their significance as buildings of special architectural or historic interest would be preserved.

Weatherwhites Car Showroom Epping Road, Broadley Common: Locally Listed

- 3.11 Weatherwhites car showroom is prominently located in the fork between Common Road and Epping Road at Broadley Common. Its immediate setting is characterised by the extensive display of cars for sale. Its wider setting extends to the housing on the east side of Epping Road and the woodlands and the pub car park on the north of Common Road.
- 3.12 There is no visual or other connection between the locally listed building and the West Sumners site allocation which is 150m to the east at its closest point. However, the closest part of the site is set aside as green space in the Concept Masterplan with the closest built development being 450m distant. Consequently, it would have no impact on the locally listed building or its setting. As such, the setting and the architectural and historic interest of the locally listed building would be preserved.

The Nazeing and South Roydon Conservation Area

- 3.13 The Nazeing and South Roydon Conservation Area has not been reviewed since it was designated in 1982. Its boundaries are widely drawn to include Halls Green in the north, areas around Roydon Hamlet, Nazeing, Nazeing Gate, Bumbles Green and Middle Street in the south and Broadley Common in the east. Large tracts of fields and agricultural land are also included within the conservation area.
- 3.14 There is no character appraisal for the conservation area but the Epping Forest District Council website makes brief reference to the importance of "the conservation area's quiet, intimate, small-scale rural qualities characterised by small grassed fields that are dissected by narrow winding lanes and footpaths and bounded by tall hedgerows and mature trees." It also makes reference to the importance of 'closed field patterns' and 'open or common field systems' which give the settlements a distinctive setting.
- 3.15 It is fields that form the setting to the ribbon development which extends east from Broadley Common along Epping Road. These fields, illustrated at **plates 1, 2 and 3** fall within the conservation area as well as being included within the West Sumners site allocation.
- 3.16 The fields are typical of the local landscape being gently undulating and punctuated by mature trees and hedgerows along field boundaries and watercourses. A ditch/stream

runs parallel to the north side of Epping Road and then converges with it, forming the boundary to the conservation area at this point.

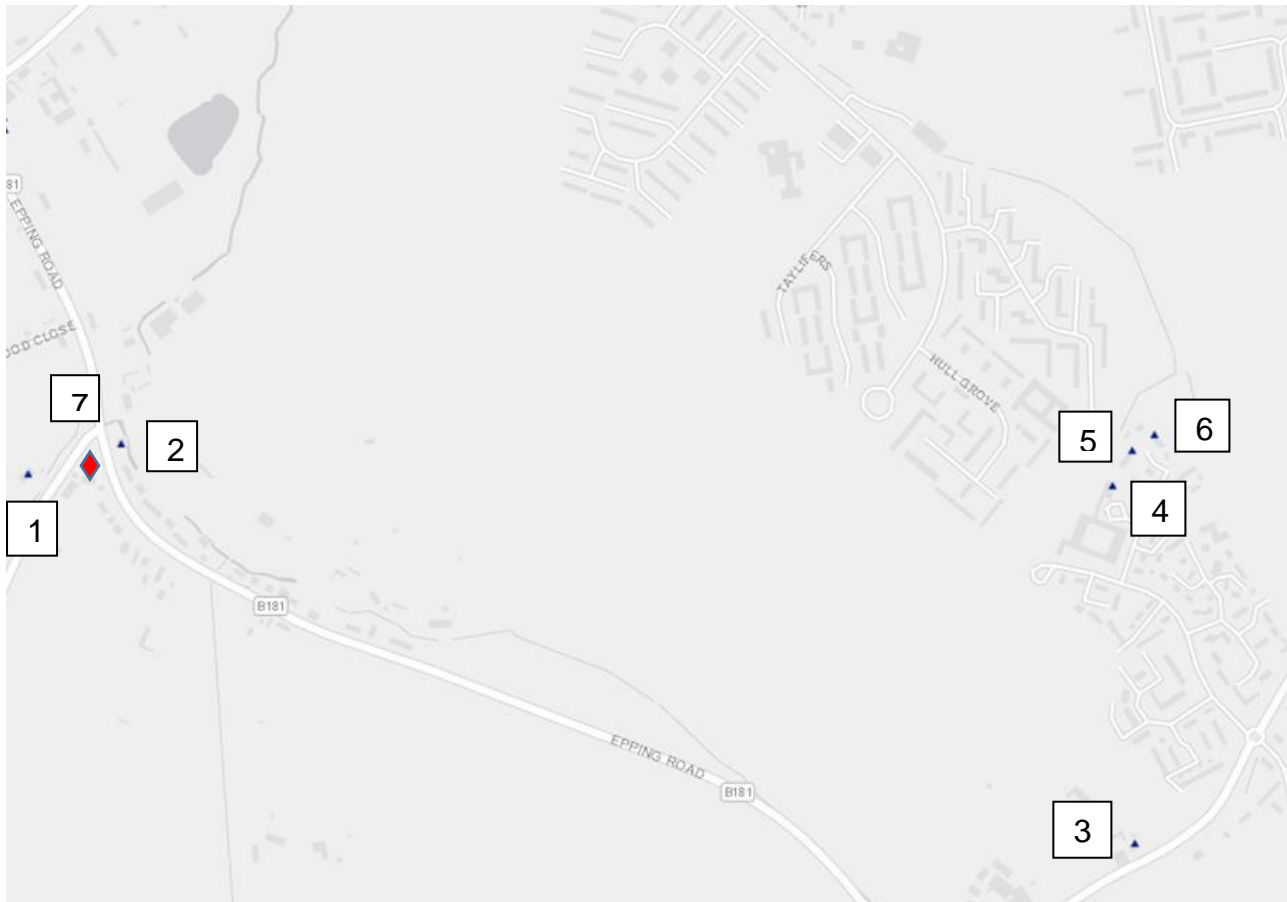
- 3.17 Importantly, there is no built development proposed within the part of the site which falls within the designated conservation area in the Concept Masterplan. In fact there is typically a buffer of between 70m and 150m of green space separating any built development from the conservation area boundary.
- 3.18 The site allocation affords the opportunity to preserve or enhance the ecological and landscape characteristics of the conservation area as well as the proposed those areas of green space which fall just outside the the conservation area.
- 3.19 There will inevitably be some vantage points where the development can be seen from the conservation area or the conservation area can be seen from the development, but the relationship between the built environment and the landscape is an inherent part of the character of the Nazeing and South Roydon Conservation Area. Careful design, particularly in the master planning and landscape design, mean that the statutory duty to preserve or enhance the character or appearance of the conservation area is quite achievable.
- 3.20 Policy SP5(G) specifically requires the development to include: "Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife apace and new Green Belt defensible boundaries as indicated on the map." The policy will effectively secure appropriate treatment of the part of the West Sumners site allocation which falls within the conservation area.

4.0 SUMMARY AND CONCLUSION

- 4.1 I have identified all the listed buildings within 400m of the West Sumners site allocation in Policy SP5.2 and considered the extent of their settings and any potential impact that the allocation may have. I conclude that the allocation does not directly affect any listed buildings (or locally listed buildings) and it can be demonstrated, with some certainty that the buildings, and their settings, will be preserved. There is no conflict between the West Sumners site allocation, the Concept Masterplan and the statutory duty to have special regards to the desirability of preserving the listed buildings and their settings.
- 4.2 The Nazeing and South Roydon Conservation Area is widely drawn and it overlaps the West Sumners site allocation along part of its eastern boundary. The Concept Masterplan illustrates how the site can be developed without building on land which falls within the conservation area. It also demonstrates how extensive green space can be used to positively preserve or enhance the character of those parts of the site that fall within the conservation area as well as some areas which fall just outside the conservation area. The consequence is that the West Sumners site allocation, the Concept Masterplan and Policy SP5(G) can all fulfil the statutory duty to have special regard to preserving or enhancing the special character or appearance of the Nazeing and South Roydon Conservation Area.

APPENDIX 1:

MAP AND LIST ENTRIES TAKEN FROM THE NATIONAL HERITAGE LIST



Map taken from the National Heritage List. Numbers and locally listed building are added for identification purposes

The position of each of the statutory listed buildings is indicated with a blue triangle:

1. The Black Swan Public House, Common Road, Broadley Common: Grade II
2. Fairlawn, Epping Road, Broadley Common: Grade II
3. Richmond Farmhouse, Jacks Hatch, Parsloe Road, Kingsmoor: Grade II
4. Sumner's Farmhouse, Parsloe Road, Sumners: Grade II
5. C17 Barn North-East of Sumner's Farmhouse: Grade II
6. C18 Barn North-East of Sumner's Farmhouse: Grade II

The position of Epping Forest's locally listed building is shown with a red triangle (refer to appendix 2 for description):

7. Weatherwhites Car Showroom, Epping Road, Broadley Common

The Black Swan Public House, Common Road, Broadley Common (Grade II)



Public House. Late C16, extensively rebuilt early C18. Timber framed and weatherboarded with red plain tile roof. 1 storey and attics. 4 window range consisting of two 3 light round headed casements to left and 2 pairs of C19 vertical sliding sashes to right. C20 central porch. 2 flat topped dormers. 3 red brick chimney stacks. (RCHM 13).

Fairlawn, Epping Road, Broadley Common (Grade II)



House. C17 and C18. Timber framed and plastered with red plain tile roof. 1 storey and attics, and 2 storeys. Various C19 and C20 casements and 2 semi- hexagonal bay windows. 2 gabled dormers with plain tile roofs. 2 storey bay at south end has simple doorcase with flat hood on brackets. Red brick chimney stack now rendered.

Richmond Farmhouse, Jacks Hatch, Parsloe Road, Kingsmoor



House. Early C16 or earlier, timber framed and plastered with red plain tile roofs. 1 storey and attics. T shaped plan. 2 window range. C20 casements. 1 gabled dormer. C17 feature gable at south end. Later wing to rear. Original frame survives internally.

Sumner's Farmhouse, Parsloe Road, Sumners (Grade II)



Sumner's Farmhouse TL 40 NW 3/22 12.10.79 II GV 2. C17 house. Two storeys on L-plan. Timber framed, main wing 4 bays, other wing 3 bays, plastered. Roofs peg-tiled and gabled, hipped at return. Main wing has range of 4 sashes on first storey and 3 sashes and front door with modern porch on ground storey. Smaller wing has 2 sashes on each storey. Central chimney stack to each wing. One storey lean-to and two 2 storey gables at rear of main wing abutted by a parallel single storey outbuilding of brick.

C17 Barn North-East of Sumner's Farmhouse (Grade II)



C17 barn north-east of sumner's Farmhouse TL 40 NW 3/21 12.10.79 II GV 2. C17 barn. Timber framed in oak and 7 bays long with central south-west midstrey having built-in pigeon loft. Roofs ridged, gabled and slated. Posts jowled, walls side-girt, tie-beams arched braced, raking struts. Collars and purlins. Whole black weatherboards on red brick footings. Scarfs, bladed.

C18 Barn North-East of Sumner's Farmhouse (Grade II)



Late C18 barn. Framed in pine with jowless posts, side girts and primary bracing. Roof with purlins and collars and raking struts, tie beams braced. Black weather- boards. Roof with slate, 5 bays long with central midstrey on north-west front.

APPENDIX 2:

EXTRACT FROM EPPING FOREST DISTRICT COUNCIL'S LIST OF BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST

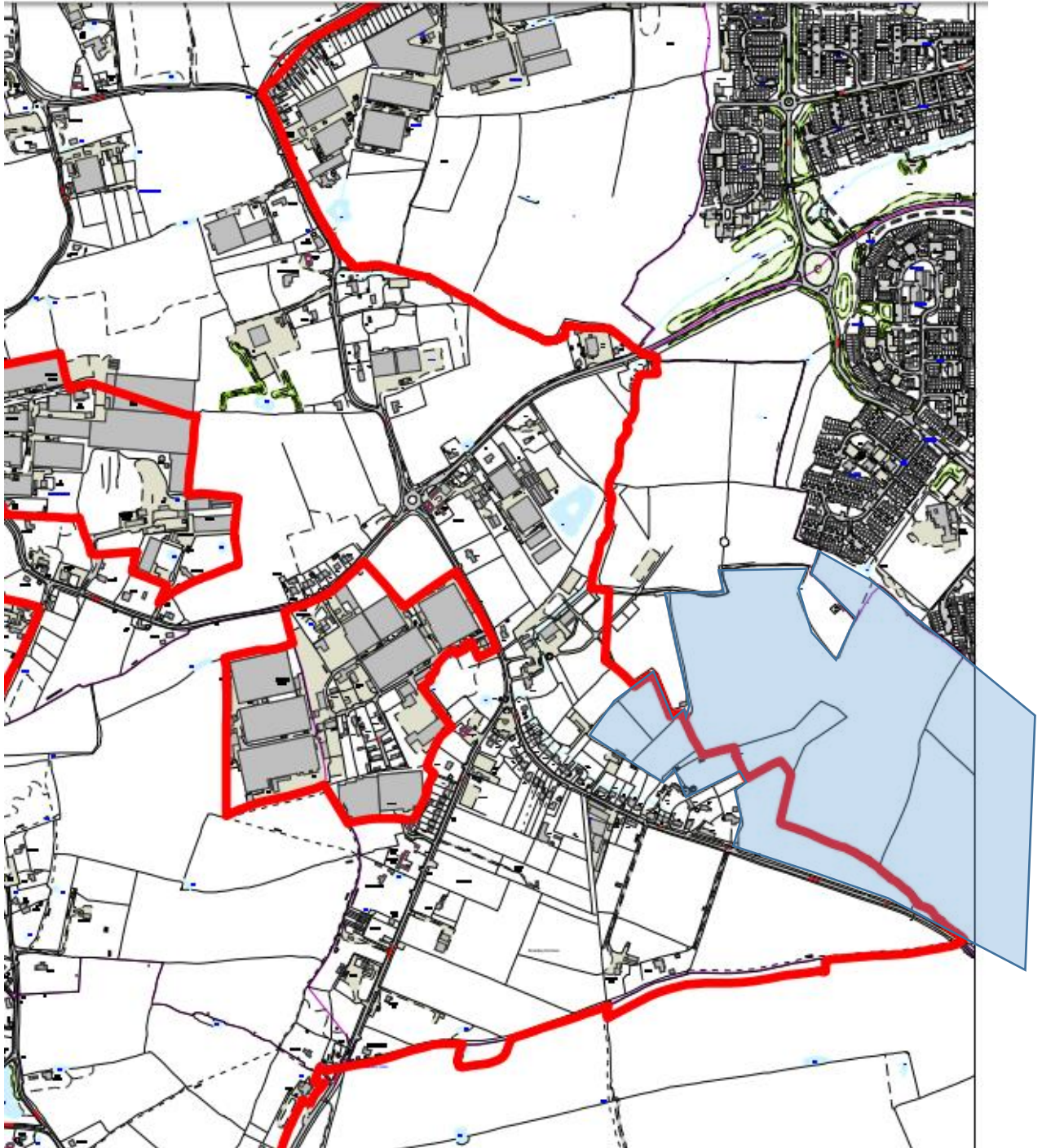
Weatherwhites Car Showroom, Epping Road, Broadley Common



Small red brick single storey building dating to the 1930s. Built in an unusual neoGeorgian style with loggia to front elevation and extensive use of tilework for decoration, for instance in the window heads, key stones and frame to clock set into the parapet. Setting has been compromised by extensive vehicular hardstanding. Of aesthetic value.

APPENDIX 3:

**EXTRACT FROM THE NAZING AND SOUTH ROYDON CONSERVATION AREA MAP
15 APRIL 2015 WITH WEST SUMNERS SITE ALLOCATION (PART) SHADED
BLUE**



APPENDIX 4:

DRAFT CONCEPT MATERTPLAN, THRIVE ARCHITECTS 13/02/19



NOTES

This drawing is the copyright of Thrive Architects Ltd ©. All rights reserved.
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Licence No. 100007359. DO NOT scale from this drawing.
Contractors, Sub-contractors and suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.
Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

| REV | DESCRIPTION | DATE | AUTHOR | CHK'D |
|-----|-------------|------|--------|-------|
| | | | | |

KEY

- Site Boundary
- Development Parcels
- Key Frontages
- Mixed Use Community & Retail
- Mixed Use Residential & Retail
- Travellers Site
- School
- School Grounds
- Principal Vehicular Links
- Secondary Vehicular Links
- Bus Loop
- Secondary Streets / Private Drives
- Key Pedestrian / Cycle Links
- Public Rights of Way
- Pocket Parks
- Allotments
- LEAP / NEAP
- LAP
- Playtrail
- SANG
- Public Open Space
- Existing Hedgerows
- Existing Trees (Category A 'Veteran' 15m buffer)
- Existing Trees (Category B)
- Trees Suitable for Bats
- Proposed Trees
- Strengthening of Existing Vegetation
- Surrounding Development
- Listed Buildings
- Conservation Area

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PROJECT

Draft Strategic Masterplan
West Sumner
For: Manor Oak Homes

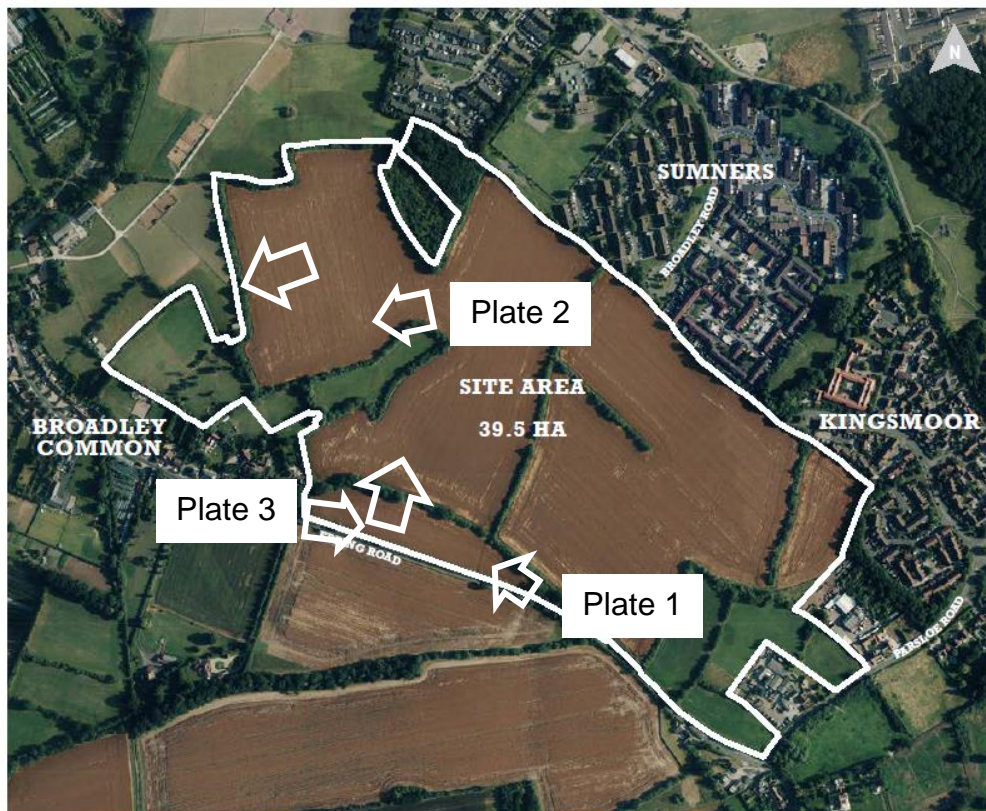
DRAWING

Concept Masterplan - 03

| SCALE | DATE | AUTHOR | CHK'D |
|-------------|----------|--------|-------|
| 1:2000 @ A1 | 13/02/19 | PM/SWD | PM |

| JOB NO. | DRAWING NO. | REV |
|-------------------|-------------|-----|
| MANO170325 CMP-03 | | - |

Plates



Key to photo locations



Plate 1: The conservation area from Epping Road



Plate 2: Looking towards the conservation area from West Sumner site



Plate 3: Looking east across the conservation area