



HERITAGE ASSESSMENT

Land at Lower Sheering

March 2019

**Planning Authority:
Epping Forest District
Council**

**Site centred at:
TL 49197 15002**

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**Approved by:
MD**

**Report Status:
Final**

**Issue Date:
March 2019**

**CgMs Ref:
JAC 25229/MD**

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EXECUTIVE SUMMARY

This heritage assessment has followed the principles advocated by the NPPF and Historic England. This report has assessed the potential impact of a proposed allocation of agricultural land (LSHR.R1) for residential development at Lower Sheering on archaeological deposits and the setting of heritage assets.

The assessment is based on documentary, map search and a site inspection in February 2019, which recorded the current condition of the proposed development site and surrounding heritage assets.

The landscape of Lower Sheering, identified as a reasonable study area, extends to 500m from the development site and includes heritage assets of national importance, dating, principally, from the Medieval, Post Medieval and Modern periods. These reflect the changing nature of the historic landscape and more recent development.

With respect to below ground archaeology no evidence has been found in archive or published sources or during survey to suggest that the allocation site will retain any important archaeological evidence of early activity.

With respect to the setting of heritage assets the site clearly falls within the setting of four listed buildings the two Lodges at the entrance to Great Hyde Hall park (II) and the two Maltings buildings (north and south), both grade (II) listed within the Lower Sheering Conservation Area. The development also falls within the setting of the Lower Sheering Conservation Area. On inspection the proposed allocation site was found to lie in an area characterised by 20th and 21st century residential development in an area characterised by the contemporary relationship between the adaptive re-use of historic buildings and residential development as well as the evident separation of parkland at Great Hyde hall characterised by the architecture and presence of the two Classically inspired lodges.

In conclusion the site of the proposed allocation has no potential for significant archaeology.

The potential impact of development on designated heritage assets was considered through the prism of design and development principles set out by Historic England. Development when seen in the light of these principles has been found to be neutral in effect and not harmful for the purposes of the NPPF.

Overall the conclusion of this assessment is that the impact of the allocation of LSHR.R1 will not be harmful for the purposes of the NPPF.

1.0 INTRODUCTION AND SCOPE OF STUDY

Introduction

- 1.1 This Heritage Assessment has prepared by Michael Dawson of CgMs Heritage (part of the RPS Group) on behalf of Sworders and clients.
- 1.2 The subject of this assessment is the proposed allocation of residential development land at Lower Sheering LSHR.R1 identified in the emerging Epping Forest District Council Local Plan. The site is NWB R1 intended for residential development; the land is presently farmland south of the Sawbridgeworth Road to Hatfield Heath.

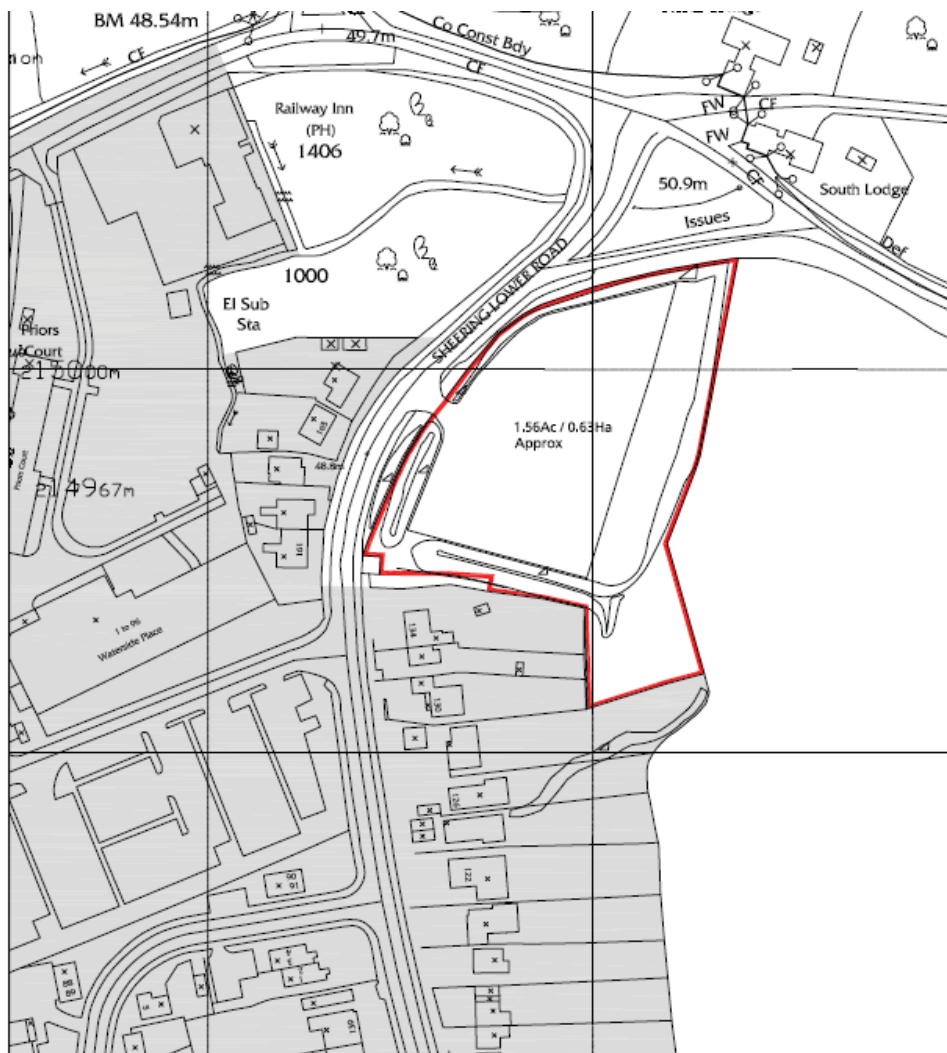
Scope of Study

- 1.3 The objectives of the report can be summarised as follows:
- To assess the potential impact of the proposed development on any archaeology below the ground within the development area and
 - To assess and evaluate the potential significance of that archaeology and determine whether this might be the subject of further mitigation.
 - To assess the potential impact of the proposed development on the significance of heritage assets at the site due to construction and
 - To assess the potential impact of the proposed development on the significance of heritage assets due to construction or development within their settings.
- 1.4 Evidence has been examined at archive sources including the Essex Historic Environment Records and the Essex County Records Office, together with records from the National Heritage List, published and other published material. The evidence from these sources has been interpreted to determine the pattern of historic development of the landscape and has been used to establish the baseline from which to assess the visual and perceived impact of the proposed development.
- 1.5 The area within which the allocation could be seen was assessed by Michael Dawson during field visits in February 2019. The local built environment, landscape, topography and vegetation were noted in relation to heritage assets in preliminary assessment intended to gauge the potential impact of the proposed allocation on the landscape and heritage assets which make up the historic environment.

The Proposed Allocation

- 1.6 This Heritage Statement is submitted on behalf of the landowner in support of the allocation of land parcel LSHR.R1 for residential development in the Epping Forest District Council Local Plan submission draft 2017.
- 1.7 The allocation site boundaries and area are shown on the accompanying figures.
- 1.8 The proposed site location is shown at Figure 1 and lies to the east of Sawbridgeworth Railway Station, south of the junction between Station Road, Sawbridgeworth Road and Lower sheering Lane, Lower Sheering. The allocation site is centered at NGR TL 49197 15002 (see below and Fig 1).

Allocation Site LSHR.R1



2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

Introduction

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which has been revised in July 2018 and February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 22nd October 2018 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Legislation

- 2.4 Legislation regarding buildings and areas of special architectural or historic interest is contained in the Planning (Listed buildings and Conservation Areas) Act 1990 (the 1990 Act).
- 2.5 Section 66 of the 1990 Act requires that:
- 2.6 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.7 Protection of the fabric of Scheduled Ancient Monuments is established by the Ancient Monuments and Archaeological Areas Act 1979, the protection of their setting is rendered material by policy guidance (NPPF).

National Planning Policy

- 2.8 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.9 Section 16 of the NPPF (2019) recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.10 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.11 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.12 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

- 2.13 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.14 *Setting* is defined 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.
- 2.15 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.16 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A

thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Conclusion

- 2.17 In considering any planning application for development, therefore, the local planning authority is bound by the policy framework set by government guidance, in this instance NPPF, and by other material considerations.

3.0 HERITAGE ASSETS – SIGNIFICANCE AND SETTING

Introduction

- 3.1 The Heritage Assessment which follows is divided into two parts. In the first, the direct impact of the proposed development on below ground heritage assets is addressed with reference to heritage assets within 500m of the proposed development. It is based on an Historic Environment Record (HER) search at Essex County Council and is founded on the principles of the NPPF. It summarises the sequence of documentary, survey and other evidence for historic and archaeological activity in a short descriptive section. An assessment of the likely direct impact due to the proposed allocation is made in Section 4, based on the significance of the evidence and the historic development of the landscape.
- 3.2 In the second part of the report the potential effect of the allocation is assessed in terms of development within the settings of heritage assets. This section is based on the first three stages of the 4 staged approach outlined by Historic England in 2017. Assessment of impact is the subject of Section 4.

Assessing the Implications of Development – Direct Impact on Below Ground Archaeology

Topography and Geology

- 3.3 The area within which the development is proposed lies in the western part of the parish of Sheering within the area known as Lower Sheering. The allocation land parcel is presently agricultural land.
- 3.4 The British Geological Survey indicates that the underlying geology of the allocation area is London Clay Formation comprising clay, silt and sand. This is a sedimentary bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds.¹

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 22/2/19

Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 1,800 BC
Bronze Age	1,800 – 600 BC
Iron Age	600 - AD 43

Historic

Roman	AD 43 – 410
Saxon/Early Medieval	AD 410 - 1066
Medieval	AD 1066 - 1485
Post Medieval	AD 1486 -1749
Modern	AD 1750 -Present

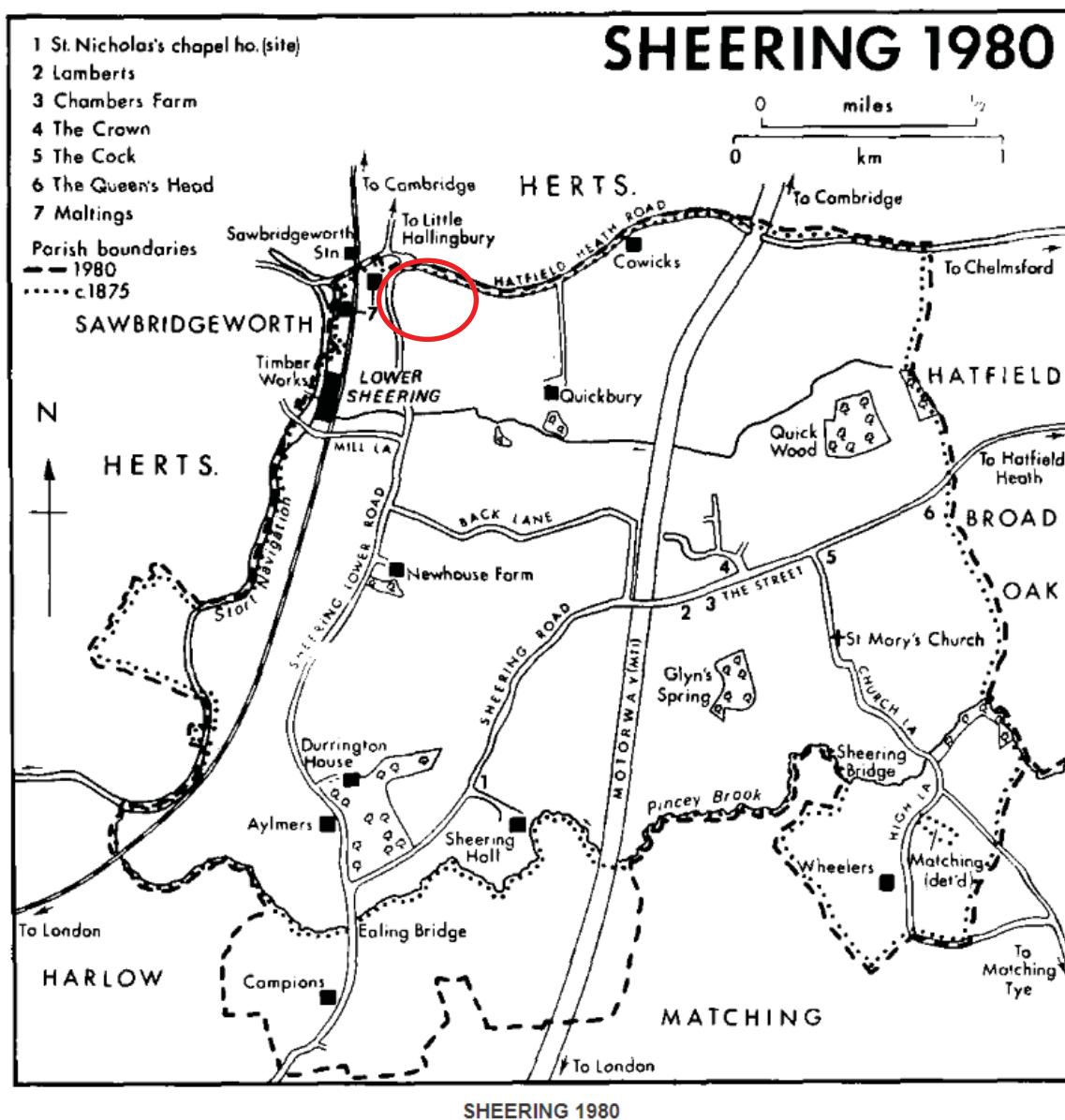
Timescales used in this report:

Archaeological Evidence from the Palaeolithic to early Modern period

- 3.5 A study area up to some 500m from the proposed allocation site was identified as a reasonable area from which to assess its archaeological potential based on finds within the site area and landscape trends (See Appendix 1). However, map evidence from 1895 (OS 2nd edition) and site inspection shows the proposed allocation site has been a gravel quarry in the 19th century. No archaeological evidence was recorded during quarrying. The depth of the quarry was evidently some 2m or more to judge from the difference in levels between the allocation site and the field to the east and it is unlikely that any archaeological evidence will survive at the site.
- 3.6 Archaeological evidence, in particular medieval finds, has been recovered from adjacent fields (Appendix 1), however no archaeological evidence from Palaeolithic to the early modern period has been recorded from the site itself. No doubt, due to quarrying of the site area, there is no potential for further archaeological evidence.

Assessing the Implications of Development – Significance and Setting

- 3.7 The proposed development lies on almost level ground east of Sawbridgeworth, in the area known as Lower Sheering. Today the site is agricultural land and the documentary evidence indicates that it was a gravel quarry in the 19th century.



The parish of Sheering (VCH 1983) showing the location of LSHR.R1

- 3.8 The site lies within the western part of the parish of Sheering in an area where the Victoria County History (VCH) noted *"In the mid-19th century the building of the railway, across the western side of the parish, stimulated industrial growth at Lower Sheering, near Sawbridgeworth station. That was not at first accompanied by much residential growth, but by 1921 development had begun in Mill Lane and Lower Road, and since the Second World War there has been much building between Mill Lane and the railway."*
- 3.9 In the region of the proposed allocation *"There were at least six medieval farmhouses outside the village (of Sheering): Sheering Hall at the south end of Sheering Road, beside*

Pincey brook; Aylmers and Newhouse in Sheering Lower Road; Quickbury manor and Cowicks south of Hatfield Heath Road; and Wheelers in High Lane, south of Sheering bridge. Newhouse retains some of its medieval structure. The others were later rebuilt."

3.10 The proposed allocation site lies in the northwest corner of the parish and Historic England have drawn attention to the potential impact of development on the Lower Sheering Conservation Area to the west and the lodges to Great Hyde Hall to the north. Historic England note that

3.11 *"The site lies to the immediate south of the Lodges and in an area of undeveloped land. The listed properties form part of an important neo-classical group, and as gatehouses their setting is an important aspect of their significance. There is concern that the development of this site would adversely impact upon the setting of this group of listed buildings and therefore their significance. It is noted that the existing triangle of land directly opposite the buildings contains trees and shrubs which provide a degree of screening, but given the seasonal nature of the vegetation they cannot be relied upon to provide adequate mitigation. Although small, entrance lodges such as these were often designed to a high architectural standard in order to anticipate the architectural achievement of the main house. It is therefore important that any new development to the south of these lodges does not visually compete with them in terms of scale and proximity."*

3.12 Three listed buildings lie within visual range and can be experienced from the proposed allocation site, bringing the site within their settings according to the criteria of the NPPF. These are the listed Maltings (north block) II and Maltings (south block) II as well as the Lodges at the south entrance to the park of Great Hyde Hall. In addition the Maltings comprise the core interest of Lower Sheering Conservation Area. All four heritage assets, due to the proximity of the proposed allocation area, and in light of Historic England's comments, may be considered potentially at risk of harm and have been assessed in detail below.

Listed Buildings

3.13 Lodges to Great Hyde Hall (II)

- 3.14 **Significance:** The architectural and historic significance of White Cottage has been described by the list entry as: *"Circa 1806 by Wyatville. A pair of neo-classical single storey square lodges set diagonally. Stucco with low pitched pyramid slate roofs and broad overhang to eaves. Central chimneys. Original altar form survives on NW lodge. Fluted Greek Doric column inset at each corner. Entrances and projecting central panels with crests, on the faces within the gates. Jocelyn crest on SE lodge. Single sash window on faces outside gates. Iron gates on cast iron square pylons with palmette open work. Modern single storey extensions to rear. An important neo-classical group."*
- 3.15 There is no clear record of historic events associated with the lodges. Their design reflects the entrance hall to Great Hyde Hall which has a semi-circular end screened by Doric columns which Pevsner noted 'few but Soane used these in England in 1806' Pevsner 2002, 213).
- 3.16 **Setting:** The setting of the lodges from which they can be experienced comprises the driveway to Great Hyde Hall which curves uphill to the north east and the roadside entrance of the drive from Sawbridgeworth Road. The outward views from the lodges are constrained by the rising ground to the north whilst towards Sawbridgeworth the views are principally of the junction between Lower Sheering Road and Sawbridgeworth Road before it becomes Station Road (Sawbridgeworth). The lodges are set at an angle to the road flanking the driveway to the Hall and somewhat enclosed by trees and shrubs (Fig 4). Their principal elevations are towards the entrance and the proposed allocation site can be seen through the trees, in winter, to the south. The wider setting beyond the road junction comprises the parkland of Great Hyde Hall to the north and to the south farmland and housing along Lower Sheering Road.
- 3.17 There are no long distance views of the Lodges from which they can be appreciated. The limited views of the lodges from the south are constrained by the vegetation, the topography and the road network. As Historic England note there will be a seasonal effect when the foliage of nearby trees will reduce the visibility of the lodges.
- 3.18 The presence of an estate can be appreciated when approaching from the North along the Hallingbury Road where an Edwardian gate lodge, in effect, announces the presence of the Great Hyde Hall park. The road, at this point, passes along the western boundary of the estate before turning eastwards to become Sawbridgeworth Road and approaching

the two Lodges opposite Lower Sheering Road. Together the Edwardian and Georgian Lodges provide an indication of parkland to the north.

3.19 **Setting and Significance:** The significance of the Lodges lies in their relationship to Great Hyde Hall. Historic England have drawn attention to *“were often designed to a high architectural standard in order to anticipate the architectural achievement of the main house” (see above)*. The lodges act to separate Great Hyde Hall from the surrounding countryside and to establish a formal barrier between those able to venture inside and those who must remain outside. The lodges are a distinct and highly visible symbol of social and spatial separation. The setting maintains this relationship. The line of drive takes on a parkland air only after passing through the gates, whilst the Sawbridgeworth Road and junction with Lower Sheering Road re-enforce the separation of parkland from farmland. Today the setting of the Lodges emphasizes the separation of the land to the south and the 19th and 20th century development of Lower Sheering from the park, explicitly symbolizing the distance between the capital message and the recreational area of the parkland, and the working land to the south. Consequently, the relationship between the setting of the Lodges and their role in relation to the parkland beyond is both to maintain distance from the parkland and to signify the nature of the house beyond.

3.20 The relationship between the Lodges and their immediate setting also allows the viewer to appreciate the architecture of the lodges themselves. By implication this extends to expressing the power of the capital message and its owner. However as Mowl and Earnshaw note, quoting Humphrey Repton, ‘lodges were not merely garden structures, they were designed as entrances, garden buildings on the perimeter to lure respectable visitors to view similar pleasures within.’ (Mowl, Earnshaw 1985, vi).

3.21 **Lower Sheering Conservation Area**

3.22 **Significance:** The significance of the Conservation Area lies with the maltings which both characterise and dominate the area. Today the maltings have been converted to residential units and the Conservation Area has been described on the Epping Forest Council website as:

3.23 *“The Lower Sheering Conservation Area adjoins another conservation area across the District/County border in Sawbridgeworth (within East Herts District), along Station Road*

and the River Stort. The two together comprise an extensive group of mid-late 19th century Maltings which lie either side of the London-Cambridge railway line.

- 3.24 *Listed Grade II, the buildings were constructed for the local malting company H A and D Taylor Ltd from about 1860 onwards. The Maltings to the west of the railway remained in use for their original purpose until the late 1940s. They are unusual in form in that instead of being multi-floored (like the Maltings to the east), several malt houses are ranged end-to-end. The Maltings east of the railway were constructed later and are both higher and bolder in design. They remained in use until 1983 when the site was sold. The buildings have since been sensitively converted to residential use."*
- 3.25 The list entry describes the Maltings (the northern block in pale brickwork), in the eastern, Epping Forest DC, area as: *"All the buildings of the Maltings form a group. Part of an extensive range of mid-late C19 brick maltings to the south of Sawbridgeworth Station, partly to the east of the railway line and partly to the west, between the railway and the River Stort. The main block (II) is 4 storeys and attics. At the north end there is a 6 storey crosswing with wide corner pilasters and a cast iron spiral staircase rising to the 5th storey on the east side. At the south end there is a conical kiln. The main block is buttressed to the 3rd storey level on the east and west sides. The buttresses have 2 offsets and gabled and tiled cappings. Above the buttresses is a pattern of circular cast-iron wall-anchor plates. The windows on the 1st and 2nd storeys are 3-light casements, with segmental arched heads. Roofs slate, with 2 gabled dormers to the main block."*
- 3.26 The southern block (II) in red brick is described as *"A large red brick block, mainly of 6 storeys, and attics, but rising to 7 storeys and higher on parts of the south front. 11 window range on the south front. The ranges are divided by wide pilasters. Blue brick bands extend between the pilasters at window sill levels. The windows have segmental arched heads and are mostly boarded up. The east end is gabled, with 5 window range, each range set in a recessed panel; the centre 3 panels rise to semi-circular arched heads. At the west end the roof is octagonal and rises to a large domed cupola with a weather vane. Roof slate, with 2 dormer windows on the north and south sides. A smaller group of buildings adjoins the main block at the west end. End of group."*
-
- 3.27 Setting: The Conservation Area forms the setting of the two listed Maltings buildings and today this can be characterised as modern and residential with carparking converted Maltings buildings and new dwelling all within the boundary of the Conservation Area.

The setting of the Conservation Area is mixed. To the south, west and north it is predominantly suburban. To the south lies 'The Meadows' a recent residential development between Lower Sheering Road and the London to Cambridge Railway. To the west is the railway line and beyond this a second Conservation Area comprising the Station Road Maltings. Today this area is largely converted to small business units from motor garages to antiques centres and cafes. West of this is the River Stort Navigation and a small marina. From the western maltings and navigation the eastern Conservation Area and its listed Maltings can be seen and appreciated though somewhat characterised by the clutter of road signs and commercial advertisements for the businesses which occupy the western maltings.

- 3.28 To the north of the Conservation Area is Station Road and Sawbridgeworth Railway Station. An area of overgrown ground lies short of the junction between Hallingbury Road and Station Road before the agricultural land of the River Stort valley and, to the north east, the park of Great Hyde Hall. To the east lies the proposed allocation site and the housing which flanks the east side of Lower Sheering Road. The general character of the setting of the Conservation Area is that of a former industrial site adapted for re-use as a residential area flanked by important roads leading to and from Sawbridgeworth.
- 3.29 Setting and Significance: The setting of the Conservation Area indicates the nature of 19th and early 20th century industrial development close to important transport routes, the River Stort navigation and the railway. These are features emphasised by the VCH. Today the residential setting together with the public house on Station Road indicates the evolution of the area from industrial to recreational, residential and retail use whilst retaining, in the garages to the west, units of employment.

4.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 4.1 The allocation site comprises a single agricultural field currently pasture. It lies to the east of Lower Sheering Road and south of Sawbridgeworth Road, south of the junction between the two. The land of the proposed development area lies at the bottom of rising ground which forms the east valley side of the River Stort. The listed buildings described above, The Maltings, north and south blocks (II) and the Conservation Area lie to the west of Lower Sheering Road whilst the two Lodges (II*) to the park of Great Hyde Hall lie to the north separated by the Sawbridgeworth Road from the proposed allocation site. No other listed buildings or designated site can be experienced from the proposed allocation site.

Proposed Development

- 4.2 The proposed allocation is for residential development identified in the emerging Epping Forest District Council Local Plan for residential development and designated LSHR.R1.

Epping Forest District Council Local Plan 2017

- 4.3 The heritage interest of the allocation area (LSHR.R1) was addressed by the requirement in the Local Plan that:

4.4 *Heritage*

- 4.5 *Development of the site may impact upon the setting of the Grade II listed Little Hyde Hall.² Development proposals which may affect the setting of this heritage asset should sustain or enhance its significance including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest of this Listed Building and its setting, including through appropriate layout and high quality design/materials.*

- 4.6 *This site is located adjacent to the Lower Sheering Conservation Area. Development proposals should preserve or enhance the setting, including views in and out of the*

² This is understood to mean Great Hyde Hall park as Little Hyde Hall lies outside visual range some 2km to the east.

Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.

- 4.7 The reference to the Grade II Little Hyde Hall is understood to be a typographical error and the reference should be to the Lodges (II*) at the South Entrance of Great Hyde Hall. Little Hyde Hall is on falling ground north of Sheering village and closer to the M11. It cannot be experienced from the proposed development which lies outside its setting.

Review of Potential Development Impacts on Designated and Non-Designated Heritage Assets

Introduction

- 4.8 The local authority's position has been set out above and can be summarised briefly as accepting the principal of development with the proviso for careful design at the Masterplan stage to mitigate the effects of development on the Lodges (II) and the Conservation Area.

The Proposed Development

- 4.9 The proposed development will adhere to the principals set out in the emerging Local Plan submission version 2017.

The Significance of the Evidence and Policy – Direct Impacts on Below Ground Archaeology

- 4.10 The NPPF in Section 16. *Conserving and Enhancing the Historic Environment* employs the concept of significance as the basis for assessing impact on the historic environment (para 128). Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local authorities should require developers to submit an appropriate desk-based assessment and where necessary, a field evaluation.
- 4.11 The survey above has set out the known evidence in relation to the site and within its hinterland. The absence of evidence at the site correlates with the evidence for 19th century quarrying at the site and indicates that there is no potential for archaeology which would preclude development.

Period:	Identified Archaeological Potential and Significance:
Palaeolithic	No potential for archaeology of any significance
Mesolithic	No potential for archaeology of any significance
Later Prehistoric (Neolithic/Bronze Age/Iron Age)	No potential for archaeology of any significance
Roman	No potential for archaeology of any significance
Anglo-Saxon	No potential for archaeology of any significance
Medieval	No potential for archaeology of any significance
Post Medieval	No potential for archaeology of any significance
Modern	No potential for archaeology of any significance

Summary table of archaeological (below ground) potential and significance within the proposed development site.

- 4.12 Allocation of site LSHR.R1 can be made safely without harmful effect on below ground heritage assets for the purposes of the NPPF.

Assessment of Impact on the special interest (significance) of Listed Buildings

- 4.13 In section 3 above four listed buildings have been identified which the development has the potential to harm through construction within their settings. These are the Maltings, north block (II) and south block (II) and the two Lodges (II*) to the park of Great Hyde Hall. The emerging Local Plan 2017 has also noted the need for careful design to mitigate the impact of development on the Lower Sheering Conservation Area and this has been taken into account in the following assessment. The following sets out what, in heritage terms, constitutes good design principles and applies these to an assessment of impact due to development on these designated heritage assets.
- 4.14 In relation to the historic environment, *some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:*³

- *The history of the place*

³ Historic England, 2015, GPA 2, para 53

- *The relationship of the proposal to its specific site*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size*
- *The size and density of the proposal related to that of the existing and neighbouring uses*
- *Landmarks and other built or landscape features which are key to a sense of place*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- *The topography*
- *Views into, through and from the site and its surroundings*
- *Landscape design*
- *The current and historic uses in the area and the urban grain*
- *The quality of the materials*

4.15 **The Lodges (II*)**

4.16 **Assessment of Impact:** Applying the NPPF definition of setting it is clear that the nature of the proposed development due to its proximity will not compete directly with the distinctive position of the Lodges at the bottom of the driveway into the park of Great Hyde Hall. The house was originally the seat of the Clement Joselyn family, but was requisitioned by the RAF during WW2 and became a school after the war. It was sold and converted to residential use in 1987. Today the Lodges provide the principal gateway to Great Hyde Hall. Development in LSHR.R1 to the south should not compromise appreciation of the Lodges or their historic role.

4.17 The development will necessarily erode the open space to the south and form an extension to the houses presently flanking the east side of Lower Sheering Road. The nature of residential development, and the small scale of the development (LSHR.R1), suggests that further residential development appropriately designed to avoid dominating or competing with the Lodges, overwhelming the Lodges through density or proximity, should be achievable without affecting present perceptions of their historic or architectural importance. Development in the context of the existing modern housing stock, which lies south of the Lodges, will add to the suburban character of the area but is not of such a scale that it would overwhelm the Lodges subsuming them within a suburban settlement as they will remain on the periphery of Lower Sheering.

4.18 **Situation**

4.19 Turning to the perception of heritage significance as an aspect of experiencing the Lodges. The development will be prominent in comparison to the scale of the Lodges but the difference in topographical location and the lower topography of the development site due to the 19th century quarrying will ensure that residential development will remain subordinate to the Lodges. This can be enhanced by design to ensure that the architecture of the residential development does not challenge by height or discordant design the present gateway character of the Lodges. Nor need development compromise the architectural austerity of the Lodges by competing with their austere classical architecture or through the creation of overly detailed or complex design. Roof lines, gables and chimneys can all be designed to remain in keeping with existing development and retain the character of the current residential development along the eastern side of Lower Sheering Road.

4.20 Design and location in this form can ensure that Lodges' connection with the Hall is not affected and that further development will not disrupt any existing relationships between the Lodges and their immediate settings within which they are best be appreciated. Consequently, by employing the design principles set out above, the construction of new residential dwellings should not have an adverse effect on the Lodges through development within their setting. Development need not constitute harm for purposes of the NPPF.

4.21 **The Maltings (II)**

4.22 **Impact Assessment:** The proposed development site lies within the setting of the Lower Sheering Conservation Area. The separation of the proposed allocation site from

the Conservation Area by the Lower Sheering Road, the residential character of the proposed allocation and the converted character of the Conservation Area itself suggest that further development to the east will not will not disrupt any present historic relationships. These lie predominantly to the west with the railway, River Stort navigation and with the western section of the maltings and Conservation Area. Here the residential development the field to the east will ensure that what remains of the significance of the Malting's architecture and the character of the Conservation Area will remain intact. Moreover, perceptions of the former role of the Maltings will remain. The application of the design principles set out above, the distance and the intervening Lower Sheering Road suggest that the development will not visually intrude so as to harm the heritage values of the Conservation Area.

- 4.23 Changing a section of the landscape from its present agricultural use to residential can be seen as 'transformational' given the physical change to the landscape brought by the proposed development. It will render the area more suburban in character. However, the impact of this on the Conservation Area and its heritage significance, though, must be judged in its present-day context and the current level of modern housing already within its setting. This includes The Meadows and the residential use of the Maltings themselves. Seen in this light development will constitute a minor change to the setting of the heritage asset but not one which challenges the principal heritage significances of the buildings or Conservation Area. Lastly there are no key outward views from the Maltings which enhance or support its heritage significance and further residential development in its setting represented by LSHR.R1 will not materially affect or detract from its architectural value and historic survival. The heritage values from which the Conservation Area derives its significance will remain legible and appreciable, leading to the conclusion that development at the allocation site should not be harmful for the purposes of the NPPF.

Impact Assessment - Concluding Remarks

- 4.24 The heritage assessment has followed the principles advocated by the NPPF and Historic England. It has provided an interpretation of the significance of below ground heritage assets, and listed buildings and an assessment of the potential impact of development at the allocation site LSHR.R1.
- 4.25 In respect to below ground archaeology the assessment has drawn on documents held by the County Records Office, the County Historic Environment Record (HER) and map evidence to show that the area is a former gravel quarry where no archaeology has

been recorded and where mineral quarrying will have removed all potential for further discoveries. The sources have not led to the identification of any significant archaeological evidence within the area of the proposed allocation. This indicates that development at the allocation site will not be harmful for the purposes of the NPPF.

- 4.26 Turning to the setting of heritage assets, adherence to the principles outlined by the emerging local plan and to those promoted by Historic England, reflects the importance of the listed buildings and Conservation Area. This ensures that a proposed Master Plan design for the allocation need not be harmful to the designated heritage assets for the purposes of the NPPF (para 195).
- 4.27 In conclusion, therefore, the adherence of a proposed Master Plan design to the principles outlined by local plan policy and to those promoted by Historic England, as well as making provision for the recording of archaeology, ensures that this allocation, for the purposes of the NPPF (para 195) is not harmful to the historic environment.

5.0 SUMMARY AND CONCLUSIONS

Summary

- 5.1 This heritage assessment has followed the principles advocated by the NPPF and Historic England. This report has assessed the potential impact of a proposed allocation of agricultural land (LSHR.R1) for residential development at Lower Sheering on archaeological deposits and the setting of heritage assets.
- 5.2 The assessment is based on documentary, map search and a site inspection in February 2019, which recorded the current condition of the proposed development site and surrounding heritage assets.
- 5.3 The landscape of Lower Sheering, identified as a reasonable study area, extends to 500m from the development site and includes heritage assets of national importance, dating, principally, from the Medieval, Post Medieval and Modern periods. These reflect the changing nature of the historic landscape and more recent development.
- 5.4 With respect to below ground archaeology no evidence has been found in archive or published sources or during survey to suggest that the allocation site will retain any important archaeological evidence of early activity.
- 5.5 With respect to the setting of heritage assets the site clearly falls within the setting of four listed buildings the two Lodges at the entrance to Great Hyde Hall park (II) and the two Maltings buildings (north and south), both grade (II) listed within the Lower Sheering Conservation Area. The development also falls within the setting of the Lower Sheering Conservation Area. On inspection the proposed allocation site was found to lie in an area characterised by 20th and 21st century residential development in an area characterised by the contemporary relationship between the adaptive re-use of historic buildings and residential development as well as the evident separation of parkland at Great Hyde hall characterised by the architecture and presence of the two Classically inspired lodges.

Conclusion

- 5.6 In conclusion the site of the proposed allocation has no potential for significant archaeology.

- 5.7 The potential impact of development on designated heritage assets was considered through the prism of design and development principles set out by Historic England. Development when seen in the light of these principles has been found to be neutral in effect and not harmful for the purposes of the NPPF.
- 5.8 Overall the conclusion of this assessment is that the impact of the allocation of LSHR.R1 will not be harmful for the purposes of the NPPF.

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1. General

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2. Internet

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<http://www.historicengland.org.uk/listing/the-list/>
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2019

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OS 1:10,650/1:10,000 series 1881, 1897 – 1898, 1923, 1923, 1938 – 1948, 1945, 1945, 1960, 1960, 1974 – 1975, 1980, 1989, 1999, 2006, 2018

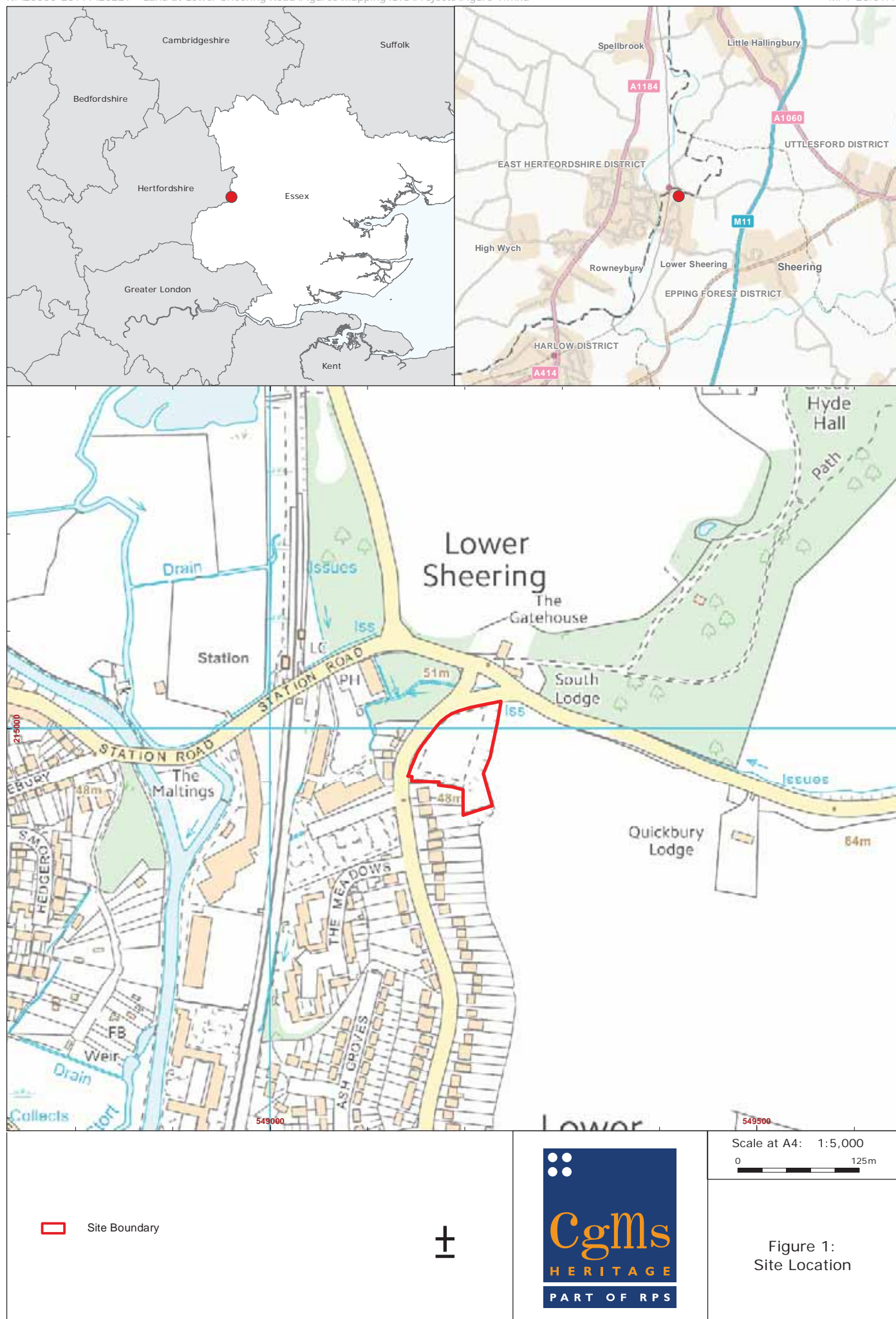




Fig 2 Upper - Lower Sheering in 1873 (OS 1st Ed)
Lower - Lower Sheering in 1895-98 (OS 2nd Ed) showing
the maltings which later become the
Conservation Area. Note the reference to Old
Gravel pits

Lower Sheering LSHR.R1	
Not to scale Illustrative only	
Date printed: 22/2/19	Drawn by: MD Checked by:

London
Cheltenham
Kettering
Newark
Birmingham

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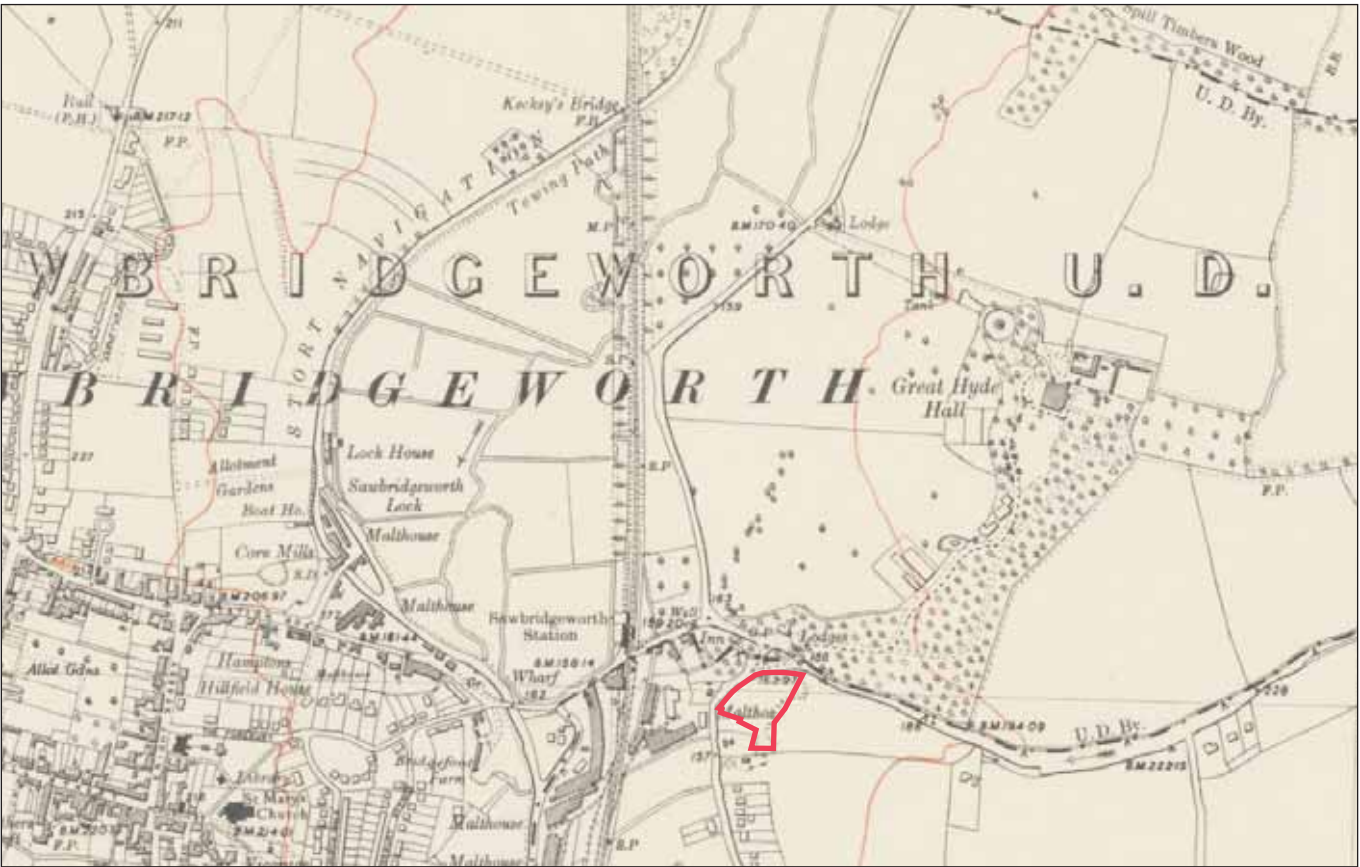



Fig 3 Upper - Lower Sheering in 1915 (OS 3rd Ed)
Lower - Lower Sheering in 1946-51 (OS 5th Ed)
showing the now expanded maltings which later
became the Conservation Area.

Lower Sheering LSHR.R1		 <div>London Cheltenham Kettering Newark Birmingham www.cgms.co.uk</div>
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Fig 4 Upper - The Lodges to Great Hyde Hall park Lower - The view from the Lodges towards the proposed allocation LSHR.R1	Lower Sheering LSHR.R1		
	Not to scale Illustrative only		
	Date printed: 22/2/19	Drawn by: MD	
	Checked by:		




Fig 5 Upper - The setting of the Lodges to Great Hyde Hall park when viewed from the junction of Lower Sheering Road and Sawbridgeworth Road Lower - The view from Lower Sheering Road towards the Lodges - LSHR.R1 is to the right	Lower Sheering LSHR.R1		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
	Not to scale Illustrative only		
	Date printed: 22/2/19	Drawn by: MD Checked by:	



Fig 6 Upper - The south Malting building (II) from Lower Sheering Road
Lower - The north malting (II)


Lower Sheering LSHR.R1		 <div>London Cheltenham Kettering Newark Birmingham</div> <div>www.cgms.co.uk</div> <div>Planning & Development Archaeology & Historic Buildings</div>
Not to scale Illustrative only		
Date printed: 22/2/19	Drawn by: MD	
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Fig 7 Upper - The setting of the Conservation Area to the west along the railway
Lower - The eastern setting of the Conservation Area formed by Lower Sheering Road.


Lower Sheering LSHR.R1		 <div>London Cheltenham Kettering Newark Birmingham www.cgms.co.uk <i>Planning & Development Archaeology & Historic Buildings</i></div>
Not to scale Illustrative only		
Date printed: 22/2/19	Drawn by: MD	
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Fig 8 Upper - LSHR.R1 looking north across the site towards the Lodges. Note the bank left by the earlier minerals quarrying.
Lower - LSHr.R1 looking west towards the Maltings and the Conservation Area.

Lower Sheering LSHR.R1	
Not to scale Illustrative only	
Date printed: 22/2/19	Drawn by: MD Checked by:

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	Planning & Development Archaeology & Historic Buildings



APPENDIX ONE: Historic Environment Record data from Essex HER

Historic Environment Data within 500m of the development site

HER Ref	Name
3628 - MEX13206	Station Road Maltings, Lower Sheering
33879 - MEX1009279	50 Sheering Lower Road (II)
33890 - MEX1009290	The Maltings (that part to the W of the railway, N block) (II)
33892 - MEX1009292	The Maltings (that part to the E of the railway, N block) (II)
33893 - MEX1009293	The Maltings (that part to the E of the railway, S block) (II)
15044 - MEX1034262	Former maltings at Sawbridgeworth Road (II)
45227 - MEX1035791	Northern and Eastern railway from London to Cambridge
52194 - MEX1043885	A Portable Antiquities Scheme findspot of Medieval date. FEX29537 BUCKLE (1) (Medieval - 1200 AD to 1400 AD)
52195 - MEX1043886	A Portable Antiquities Scheme findspot of Medieval date. FEX29544 COIN (1) (Medieval - 1309 AD to 1346 AD)
52197 - MEX1043888	A Portable Antiquities Scheme findspot of Medieval date. FEX29532 HARNESS PENDANT (1) (Medieval - 1150 AD to 1250 AD)
52198 - MEX1043889	A Portable Antiquities Scheme findspot of Medieval date.
53953 - MEX1045644	A Portable Antiquities Scheme findspot of Post Medieval date. FEX29540 COIN (1) (Post Medieval - 1649 AD to 1660 AD)
53955 - MEX1045646	A Portable Antiquities Scheme findspot of Post Medieval to Unknown date. FEX29541 COIN (1) (Post Medieval to Unknown - 1573 AD)
53959 - MEX1045650	A Portable Antiquities Scheme findspot of Medieval to Post Medieval date. FEX29172 KNIFE (1) (Medieval to Post Medieval - 1500 AD to 1600 AD)
55353 - MEX1047044	A Portable Antiquities Scheme findspot of Roman date. FEX29545 COIN (1) (Roman - 319 AD to 320 AD)
55354 - MEX1047045	A Portable Antiquities Scheme findspot of Roman date. FEX29539 BROOCH (1) (Roman - 43 AD to 200 AD)
56403 - MEX1048094	A Portable Antiquities Scheme findspot of Late Iron Age to Early Medieval date.
FEX29530	UNIDENTIFIED OBJECT (1) (Late Iron Age to Early Medieval - 1 AD to 700 AD)

Historic Buildings and Scheduled Ancient Monuments within 500m and 1km of the proposed development site.



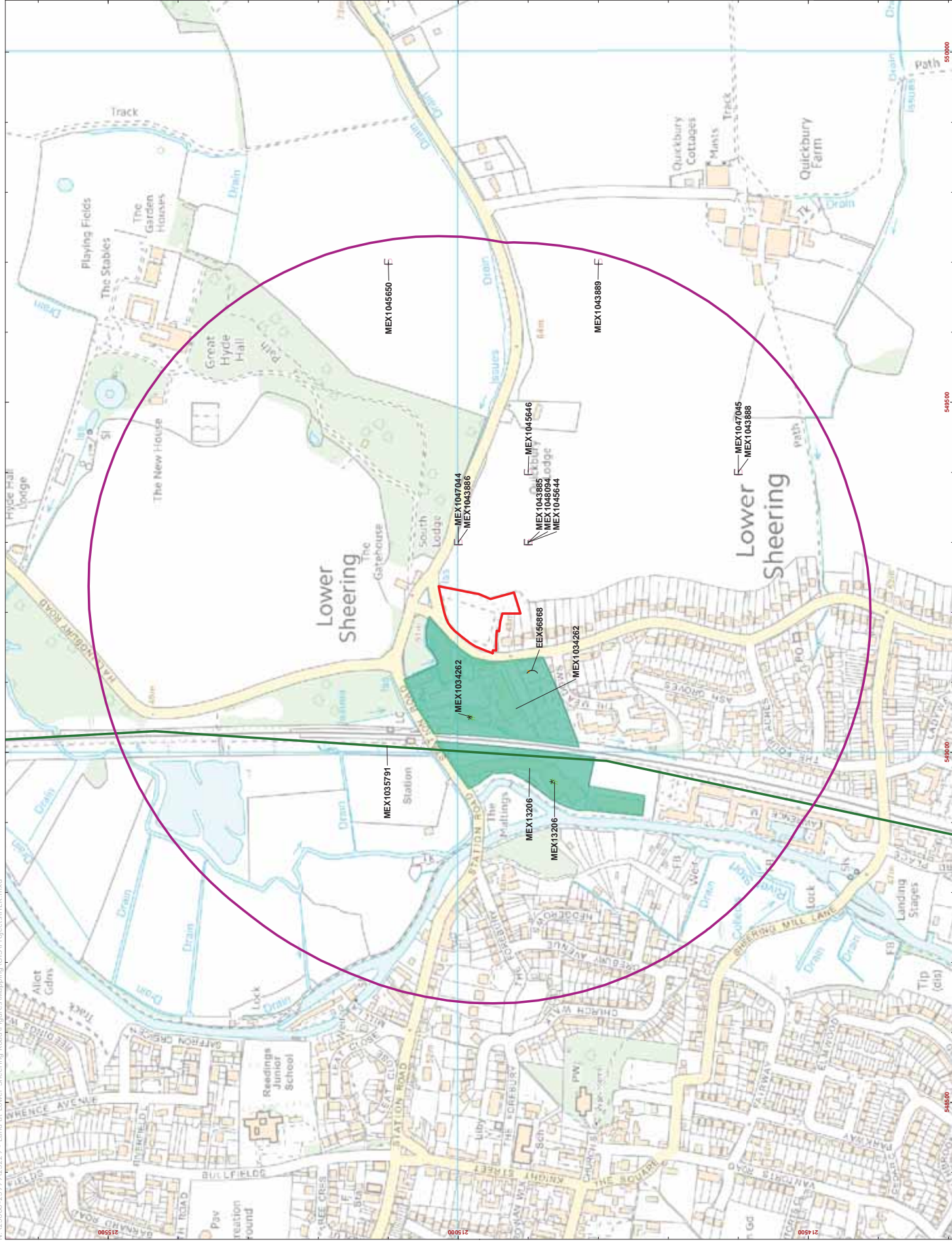
-  Site Boundary
 Search Radius 500m
Non-Designated Assets:

- HER Record (Point)
F PAS Find Spot
Industrial
HER Record (Line)
— Industrial
HER Record (Polygon)
■ Industrial
Previous Archaeological Work:
) HER Event (Point)

+

Scale at A3: 1:5,000

HER Data Plot





 Site Boundary

LIDAR DATA

Source:
Environment Agency
Data Type: DTM
Resolution: 0.5m
Date Captured:
March 2009
Processing:
simple Local Relief Model
overlayed on Multi-direction
Hillshade



Scale at A3: 1:2,000


LIDAR Data Plot



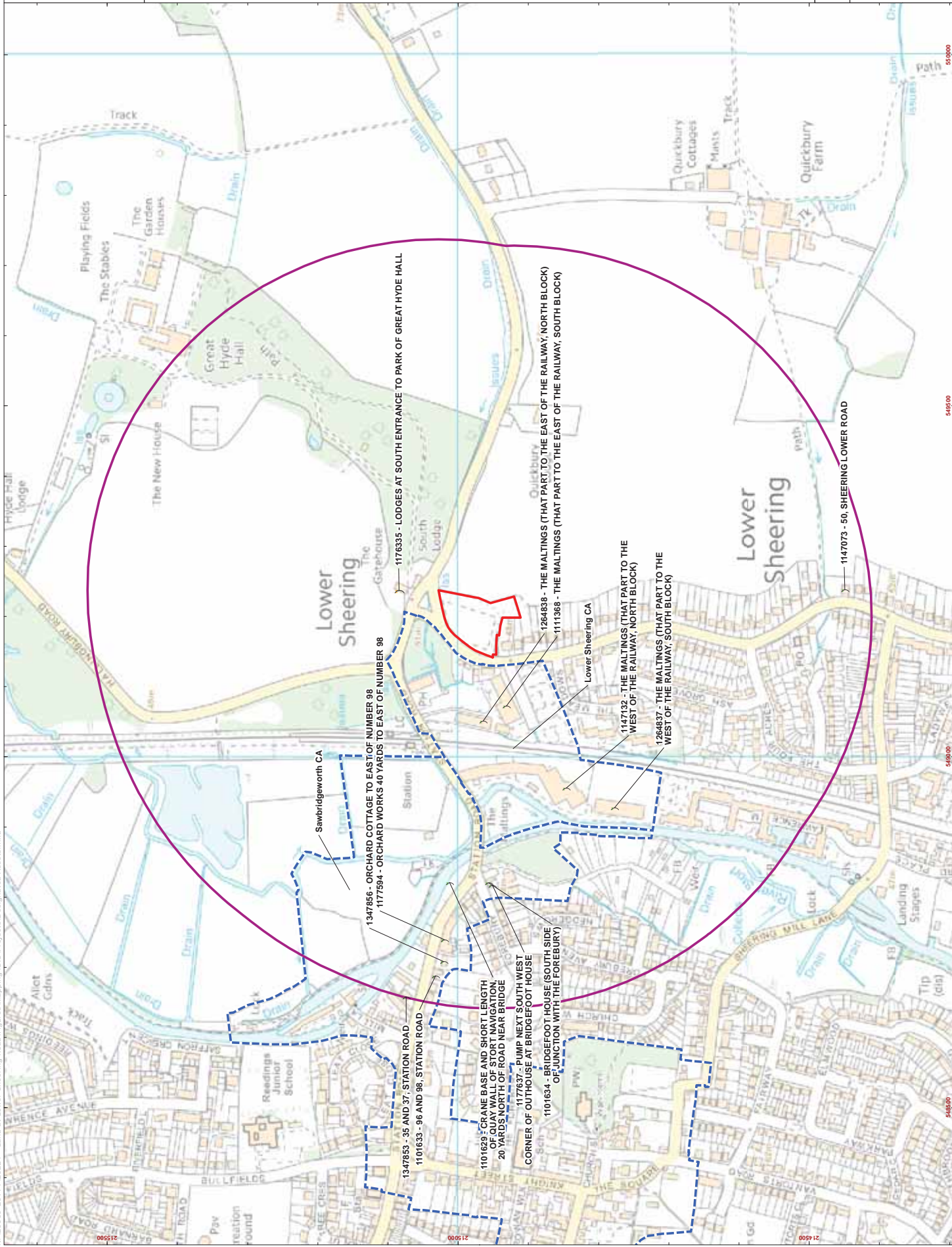


- Site Boundary
- Search Radius 500m
- Designated Assets:
- Scheduled Monument
- Registered Park or Garden
- Listed Building Grade II*
- Listed Building Grade II
- Conservation Area



Scale at A3: 1:5,000
0 150m

Designated Heritage Assets



APPENDIX TWO:

Listed Buildings within the 500m (see Appendix 1) based on Images of England



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IoE Number: 160770

Location: LODGES AT SOUTH ENTRANCE TO PARK OF GREAT HYDE HALL,
HATFIELD HEATH ROAD (north side)

SAWBRIDGEWORTH, EAST HERTFORDSHIRE, HERTFORDSHIRE

Photographer: Ms Elaine Allen LRPS

Date Photographed: 05 August 2001

Date listed: 06 October 1971

Date of last amendment: 06 October 1971

Grade II*

HATFIELD HEATH ROAD 5253 (North Side) Lodges at south entrance to park

HATFIELD HEATH ROAD 1. 5253 (North Side) Lodges at south entrance to park of Great Hyde Hall TL 492 150:4/16 6.10.71 II* 2. Circa 1806 by Wyattville. 4 pair of neo-classical single storey square lodges set diagonally. Stucco with low pitched pyramid slate roofs and broad overhang to eaves. Central chimneys. Original altar form survives on NW lodge. Fluted Greek Doric column inset at each corner. Entrances and projecting central panels with crests, on the faces within the gates. Jocelyn crest on SE lodge. Single sash window on faces outside gates. Iron gates on cast iron square pylons with palmette open work. Modern single storey extensions to rear. An important neo-classical group.



© Ms Elaine Allen LRPS

IoE Number: 160771

Location: GREAT HYDE HALL, HATFIELD HEATH ROAD (north side)
SAWBRIDGEWORTH, EAST HERTFORDSHIRE, HERTFORDSHIRE

Photographer: Ms Elaine Allen LRPS

Date Photographed: 22 September 2001

Date listed: 06 October 1971

Date of last amendment: 06 October 1971

Grade II*

HATFIELD HEATH ROAD 5253 (North Side) Great Hyde Hall TL 495 154:4/176.10.71

HATFIELD HEATH ROAD 1. 5253 (North Side) Great Hyde Hall TL 495 154:4/176.10.71 II* 2. Circa 1572 and later, E range c.1770 all extensively remodelled by Sir Jeffry Wyattville 1806-7 for 2nd Earl of Roden of the Jocelyn family which had owned the estate at least since the C13. Red brick E front, the rest faced with Roman cement. Courtyard plan with S range at obtuse angle to W range. An asymmetrical C17 2-storey 6-window rusticated brick house facing south is shown in Drapentier's engraving of 1700 (Chauncey, I, 358). Presumably extended westward and refaced to produce the symmetrical composition with pilasters and corner towers shown on Oldfield's drawing (HRO: V, 448). The present red brick E range containing the Dining Room was built c.1770; refaced C16/C17 2-storey range remains extending to the N of it. Late C18 service range on the N side of the courtyard. Wyattville remodelled the S range, built a matching entrance range on the W, and roofed over the courtyard to provide a Saloon and stairshaft and created a suite of 3 rooms on the ground floor of the S range. The interior was renovated in 1869 and alterations were made between 1897 and 1904 for the 6th Earl of Roden. NW wing c.1940-60 for school. Divided into flats 1978. Facade of E range, red brick with parapet and central 3 window projection. I window each side.

Rubbed brick arches. Sash windows with Gd floor cills at floor level. Wyatville's W facade stuccoed with large square corner pavilions rather higher than the centre. 2 storey central projection. Low plinth and crowning each part a narrow frieze and moulded cornice with blocking course. Roofs suppressed. Claspings each external corner of the pavilions a giant order pilaster with sunk panel to shaft, palm capital and sunk panel corner block. 5 windows, recessed sashes with 6/6 panes, shallow segmental arched heads and projecting surrounds to 1st floor. Wider segmental openings in pavilions on Gd floor with triple sash to N with 2/3:6/9:2/3 panes, and later French window to S. Segmental arched doorway framed by stucco panelled pilasters, entablature and shallow triangular pediment. Slender projecting wooden porch probably c. 1869. Narrow 2/4 paned C19 sash windows inserted next to Gd floor 6/6 paned sash windows symmetrically. Massing of S front same as W front except that the broader central feature is of central projection, has its own shorter pilasters supporting the entablature directly, has its central 1st floor 6/6 paned sash window flanked by narrower 6/6 sashes without surrounds, and each side bay between pilasters has two 6/6 paned windows with surrounds, to each floor. Depressed 6/6 sashes to second floor at corners. Larger central door opening with shallow segmental arched frame and French doors. From W door the Vestibule rises three steps in middle and has a Greek Doric screen in the E apse, similar to Soane's Pitzhanger (1805). The impressive Saloon rises through 2 storeys with central circular skylight over a shallow dome on flat arches and pilasters with excellent scroll ornament. Openings, balconies, etc. appear to have been altered. The staircase was rebuilt according to Pevsner in 1920 by H S East. The Dining Room in the E range has delicate c.1700 doorcases and frieze with acanthus and sphinxes in panels. Of the Wyatville suite in the S range, the Drawing Room (SW) is unaltered and combines an oval and rectangle on plan with deep corner niches. It has a marble fire surround carved with vine ornament and rams' heads. The central Ante Room gives onto the garden and semi-circular niches flank the door to the Saloon. The Library (SE) is lower and has been altered. In the grounds moulded stonework and a capital said to be from Smirke's General Post Office (1824-9) demolished 1912. As a result of its remodelling under Wyatville, the building is of interest in the development of architectural taste. (D Linstrum Sir Jeffry Wyatville (1972):77: Pevsner 2nd Ed Rev (1977) 213: RCHM Typescript).



© Ms Elaine Allen LRPS

IoE Number: 160772

Location: STABLE BLOCK AND GARDEN WALL TO NORTH EAST OF GREAT HYDE HALL, HATFIELD HEATH ROAD (north side)

SAWBRIDGEWORTH, EAST HERTFORDSHIRE, HERTFORDSHIRE

Photographer: Ms Elaine Allen LRPS

Date Photographed: 05 August 2001

Date listed: 02 October 1981

Date of last amendment: 02 October 1981

Grade II

HATFIELD HEATH ROAD 5253 (North Side) Stable Block and Garden Wall to NE of Great

HATFIELD HEATH ROAD 1. 5253 (North Side) Stable Block and Garden Wall to NE of Great Hyde Hall TL 496 154:4/18 II GV 2. Circa 1700. Red brick U plan former stable block around yard open to W. 3 window central projection to E range with hipped roof surmounted by late C18 pedimented wooden clock tower. Upper sash windows of centre alternate with sunk panels. Centre and S ranges are original, N range completing symmetrical layout added c.1979. Attached on NE three sides of c.1640 or earlier walled garden. Two gaps in N wall. These structures are important to the history of this old manorial centre.



© Ms Elaine Allen LRPS

IoE Number: 426833

Location: THE MALTINGS (THAT PART TO THE EAST OF THE RAILWAY,
NORTH BLOCK, STATION ROAD
SHEERING, EPPING FOREST, ESSEX

Photographer: Ms Elaine Allen LRPS

Date Photographed: 19 July 2007

Date listed: 20 March 1975

Date of last amendment: 20 March 1975

Grade II

TL 41 SESHEERINGSTATION ROAD2/320.3.7The Maltings (that part to the E of the railway, N block)

TL 41 SE SHEERING STATION ROAD 2/3 20.3.7 The Maltings (that part to the E of the railway, N block) GV II All the buildings of the Maltings form a group. Part of an extensive range of mid-late C19 brick maltings to the south of Sawbridgeworth Station, partly to the east of the railway line and partly to the west, between the railway and the River Stort. The main block is 4 storeys and attics. At the north end there is a 6 storey crosswing with wide corner pilasters and a cast iron spiral staircase rising to the 5th storey on the east side. At the south end there is a conical kiln. The main block is buttressed to the 3rd storey level on the east and west sides. The buttresses have 2 offsets and gabled and tiled cappings. Above the buttresses is a pattern of circular cast-iron wall-anchor plates. The windows on the 1st and 2nd storeys are 3-light casements, with segmental arched heads. Roofs slate, with 2 gabled dormers to the main block.



© Mr Peter L. Herring

IoE Number: 118269

Location: THE MALTINGS (THAT PART TO THE EAST OF THE RAILWAY,
SOUTH BLOCK), STATION ROAD
SHEERING, EPPING FOREST, ESSEX

Photographer: Mr Peter L. Herring

Date Photographed: 07 June 2006

Date listed: 20 March 1975

Date of last amendment: 20 March 1975

Grade II

TL 41 SESHEERINGSTATION ROAD2/420.3.75The Maltings (that part to the E of the
railway, S block)

TL 41 SE SHEERING STATION ROAD 2/4 20.3.75 The Maltings (that part to the E of the railway, S block) GV II All the buildings of the Maltings form a group. Part of an extensive range of mid-late C19 brick buildings to the south of Sawbridgeworth Station, partly to the east of the railway line and partly to the west, between the railway and the River Stort. A large red brick block, mainly of 6 storeys, and attics, but rising to 7 storeys and higher on parts of the south front. 11 window range on the south front. The ranges are divided by wide pilasters. Blue brick bands extend between the pilasters at window sill levels. The windows have segmental arched heads and are mostly boarded up. The east end is gabled, with 5 window range, each range set in a recessed panel; the centre 3 panels rise to semi-circular arched heads. At the west end the roof is octagonal and rises to a large domed cupola with a weather vane. Roof slate, with 2 dormer windows on the north and south sides. A smaller group of buildings adjoins the main block at the west end. End of group.



© Ms Elaine Allen LRPS

IoE Number: 118268

Location: THE MALTINGS (THAT PART TO THE WEST [Incorrect should read EAST] OF THE RAILWAY, NORTH BLOCK), STATION ROAD
SHEERING, EPPING FOREST, ESSEX

Photographer: Ms Elaine Allen LRPS

Date Photographed: 29 July 2000

Date listed: 20 March 1975

Date of last amendment: 20 March 1975

Grade II

TL 41 SESHEERINGSTATION ROAD2/120.3.75The Maltings (that partto the W of the railway,N block)

TL 41 SE SHEERING STATION ROAD 2/1 20.3.75 The Maltings (that part to the W of the railway, N block) GV II All the buildings of the Maltings form a group. Part of an extensive mid-late C19 brick Maltings to the south of Sawbridgeworth Station, partly to the east of the railway line and partly to the west, between the railway and the River Stort. A long range of yellow brick buildings formerly 3 storeys, with oasts, but now being altered. Built on an L-shaped plan with wings extending north and south-west. The window ranges are divided by pilasters. At the north end of the east front there is a gabled loft hoist on brackets. The north end is gabled, with semi-circular headed blank arcading. The centre window in the gable has a semi-circular head and there are flanking bulls-eye windows (blocked). There are also circular cast-iron wall-anchor plates. A

partly 3-storeyed block adjoins on the south-east with an oast. The north-west front has pilasters. Roofs slate.



© Ms Elaine Allen LRPS

IoE Number: 426829

Location: THE MALTINGS (THAT PART TO THE WEST OF THE RAILWAY,
SOUTH BLOCK), STATION ROAD
SHEERING, EPPING FOREST, ESSEX

Photographer: Ms Elaine Allen LRPS

Date Photographed: 13 August 2000

Date listed: 20 March 1975

Date of last amendment: 20 March 1975

Grade II

TL 41 SESHEERINGSTATION ROAD2/220.3.75The Maltings (that part to the W of the railway, S block)

TL 41 SE SHEERING STATION ROAD 2/2 20.3.75 The Maltings (that part to the W of the railway, S block) GV II All buildings of the Maltings form a group. Part of an extensive range of mid- late C19 brick maltings to the south of Sawbridgeworth Station, partly to the east of the railway line and partly to the west, between the railway and the River Stort. A large 3-storeyed building with a massive crosswing at the north end and a smaller crosswing at the south end with 2 oasts with gabled projections on the north side to the north of the south crosswing. The window ranges are divided by pilasters. Roofs slate.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

LOWER SHEERING CONSERVATION AREA

The Lower Sheering Conservation Area adjoins another conservation area across the District/County border in Sawbridgeworth (within East Herts District), along Station Road and the River Stort. The two together comprise an extensive group of mid-late 19th century Maltings which lie either side of the London-Cambridge railway line.

Listed Grade II, the buildings were constructed for the local malting company H A and D Taylor Ltd from about 1860 onwards. The Maltings to the west of the railway remained in use for their original purpose until the late 1940s. They are unusual in form in that instead of being multi-floored (like the Maltings to the east), several malt houses are ranged end-to-end. The Maltings east of the railway were constructed later and are both higher and bolder in design. They remained in use until 1983 when the site was sold. The buildings have since been sensitively converted to residential use.

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