

# Newport Conservation Area Appraisal and Management Proposals, Approved December 2007





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## Part 1: Appraisal 1

### Introduction

**1.1** Uttlesford is extremely rich in terms of its heritage. It contains a wealth of fine buildings, many of them ancient and 'listed'. These buildings with their varied styles and methods of construction span many centuries. Attractive small market towns and villages punctuate the gently rolling countryside, whose arable and pastoral mosaic of greens, yellows, blues and browns alter with the seasons and from ever-changing crop selection. These fine built environments in their rural settings have been subject to damaging historic economic and social influences but many settlements still continue to possess an architectural form and setting of the very highest quality, certainly amongst the finest in Essex and some arguably, worthy of inclusion in a list of the nation's best.

**1.2** Patterns of change will inevitably continue to shape and influence the environment in the future. In Uttlesford, we live in a location where there are many significant economic pressures and where our community is increasingly aware of the need to protect the environment. The District Council therefore considers this is a particularly relevant moment to appraise the qualities of our best historic and architectural areas and put forward proposals to protect and enhance them for both the present and future generations.

**1.3** There is now widespread recognition that the quality of such conservation areas is the sum total of a number of factors. These include general layout, overall scale, the relationship of buildings to each other, the spaces and vistas between them and the elements that unite them, the mixture of uses, the quality of advertisements, road signage, surfaces, street furniture and trees, as well as the quality of the individual buildings themselves. Conservation area designation and the undertaking of this appraisal recognise the importance of all these factors, particularly in exercising the control of development and in formulating associated management proposals.

**1.4** The purpose of undertaking this conservation area appraisal is to:

- Identify and justify the special character area
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Review the boundary
- Put forward enhancement proposals
- Provide and strengthen development and design control

**1.5** In undertaking an exercise such as this, one aspect that is too easily forgotten is the community itself and the people who live locally and contribute to its cohesion and social success. In this respect it is worth noting that Newport is a vibrant community with a diverse range of local organisations. These include an active parish council, local societies, including an active history group, church organisations, brownies and rainbow guides, a women's institute and a youth club which shares Jikes Hall with the scouts. It is a village with good facilities, good range of shops, Post Office, playgroup, primary and secondary schools, surgery with dispensary, Church, two public houses and an Indian restaurant. The local magazine Newport News is a national award winning glossy publication, providing a highly important voice and archive for the village. Additionally

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a garage, a petrol station and a Fire Station provide further services for the village. There is a well used Village Hall, a gym, a play park, allotments, tennis courts, cricket, and football pitches with associated sports and health clubs. The ancient tradition of a village fair continues to this day. The Maltings on Station road is the main centre of commerce and light industry for the village however other individual commercial and light industrial sites are dispersed around the village.

**1.6** Essex County Council first designated Newport Conservation area in December 1968. In 1977 Uttlesford District Council resurveyed it, and following local consultation, revised the boundaries. At that time the most significant change was to recognise inclusion of the Maltings and the station. One consideration of this study will be to examine the extent of the existing boundaries to see whether or not further boundary changes are appropriate.

### Planning Legislative Framework

**1.7** To benefit all participants in this process, it is considered important that this appraisal outlines the basics of how the planning system operates.

**1.8** The legislative basis for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 hereafter referred to as 'the Act'. The Act states that Local Authorities shall from time to time designate conservation areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'.

**1.9** Within conservation areas there are additional planning controls. It is important that if these are to be supported, particularly through the planning appeal process, our conservation areas accord with the above statutory description, that rational and consistent judgements are made in determining their special qualities and extent of their boundaries and that the concept of designation is not devalued by including areas that lack special interest.

**1.10** Uttlesford has the responsibility in law to designate conservation areas and once designated has to review them from time to time (section 69 of the Act). Section 71 of the Act makes it clear that councils should 'formulate and publish proposals for the preservation and enhancement' of conservation areas and hold a public meeting to consider them.

**1.11** There are two main additional planning controls that apply in conservation areas that are not relevant beyond them. Setting detailed exceptions to one side, buildings within conservation areas cannot be demolished without consent and secondly, any proposal to undertake works to trees has to be notified to the Council, who then consider whether or not to make such trees subject to a Tree Preservation Order.

**1.12** The Town and Country Planning (General Permitted Development Order) 1995, hereafter referred to as 'the Order', defines the overall range of minor developments for which planning permission is not required and this range of 'permitted development' is more restricted in conservation areas. In this respect, the Order currently requires

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that the addition of dormer windows to roof slopes, various types of cladding, the erection of satellite dishes fronting a highway and a reduction in the size of extensions, require planning permission in a conservation area.

**1.13** However there still remain many other minor developments that do not require planning permission, even in a conservation area. To provide further protection to the built environment, councils may introduce additional controls. Examples of such controls include the erection or removal of chimneys, some developments fronting a highway or open space such as an external porch, the painting of a dwelling house or the demolition of gates, fences and walls. The removal of particular types of architectural features that are important to the character or appearance of a conservation area, such as distinctive doors or windows to non-listed properties could be specified in a such a direction know in law as an 'Article 4 Direction'. The use of such directions can only be used in justified circumstances and where a clear assessment of the conservation area's qualities has been made. In conducting this exercise we will establish whether or not such additional controls are appropriate for Newport.

### Planning Policy Framework

**1.14** The current local plan is the 'Uttlesford Local Plan' that was adopted in 2005 in which Newport is designated a 'key rural settlement'. The plan defines the conservation area, much of which lies within the 'Development Limits' where there is a general presumption in favour of appropriate development, including housing infilling on suitable sites.

**1.15** A particularly relevant policy in the adopted local plan that relates to the design of development within conservation areas is Policy Env1. This states that development will be allowed where it preserves or enhances the character and appearance of the essential features of a conservation area. It also states that demolition of buildings that positively contribute to the area will not be permitted. Thus one of the aims of this appraisal will be to identify non-listed buildings that contribute to the character and appearance of Newport's Conservation Area.

**1.16** The Council is currently working on the new form document that has to replace the current adopted plan, namely 'The Local Development Framework' and this will supersede the current adopted plan when it has been completed.

**1.17** This conservation area appraisal, once it has been subject to public consultation will be approved by the Council for use in the process of determining planning applications and also for implementing management proposals in Newport. Once the new Local Development Framework is in place, this appraisal can be adopted as a Supplementary Planning Document to support relevant policies in the new plan.

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### General Influences



Picture 1.1 Historic view of north east end of the High Street

**1.18** The village is located 5 km south west of Saffron Walden, between Cambridge, 27 km to the north, and Stansted Airport 10 km to the south. The economic success of Stansted Airport and Cambridge exert economic and transportation influences throughout the whole of Uttlesford. Newport, in such close proximity, will continue to be affected by these factors in the future, and this emphasises the need to provide maximum protection to its historic environment.

**1.19** The main B1383 (previously the old A11) runs directly through the village bringing a considerable amount of traffic. The M11 motorway is less than 1/2 km to the west. Residents note that recent resurfacing of the M11 has reduced noise levels in the village. As the nearest accessible junction is more than 10km to the south, the B1383 is the main traffic route to Saffron Walden from that direction. It is also the main diversionary route for traffic when the motorway is disrupted or closed, so on some occasions the traffic in the village is significantly worse.

**1.20** The village is crossed by the B1038 towards Wicken Bonhunt to the west and Debden to the east and sited on the crossroads has clearly influenced its development.

**1.21** A railway line runs along the length of the village providing services southwards to Bishop's Stortford, London and northwards to Cambridge and beyond. Newport Parish Council noted in their Interim Design Statement January 2006 that this was to be downgraded, with preference being given to through trains to and from Stansted Airport. The line cuts across and overshadows part of the village to the north however as the number of trains is small, the noise of the trains passing through has not generally been identified as a major concern.

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**1.22** For a rural village with 2,208 (2001 Census), there is some employment in the area located near the railway station, and scattered around the village offering a range of job opportunities for some residents and those commuting in from elsewhere.

### The General Character of Newport

**1.23 Setting:** Newport lies in the valley of the River Cam in a rolling landscape of chalk, overlaid with glacial gravels and clay. The attractive nature of the area is recognised by its inclusion in the Cam Valley Area of Special Landscape Value. The majority of the surrounding farmland is classified as being of Grade 2 agricultural value but there are bands of Grade 3 land along the valley of the River Cam, Debden and Wicken Water where it is designated as zones 2 and 3 for flood risk.

**1.24** Within the village development limits, are two areas of designated protected open space: the recreation ground at Gaces Acre which includes a large open space, a tennis court and playground; and the churchyard protected as an open space of environmental value. In addition, at the southern edge of the village east of the B1383 is a large common for village use and funfairs, and south of the Primary School a recreation ground used primarily for football but also cricket, croquet and an annual firework display. Shortgrove Park is an attractive estate and lies to the north of the main village. It is designated as historic parkland.

**1.25 General Character and Plan Form:** Up until the 20th century Newport developed in a more or less linear form, following the line of the B1383 now known as Cambridge Road, Belmont Hill and High Street. Since then, the growth of the village to the east has been restricted by the River Cam and in parts by the railway line. Consequently, greater development has taken place to the west of the B1383, where the land slopes more gradually. The M11 runs effectively parallel to the B1383 and its proximity has restricted development to the west.

**1.26** There are four distinct areas in the village: The long main street lined with many fine historic buildings, as far as Bridge End including St Mary's Church and the surrounding tightly packed historic core; Newport Free Grammar School and Bury Lane cottages; the 19th century developments along Wicken and Station Roads; and the substantial modern residential developments to the west of the High Street.

**1.27** The historical part of the village is evident in the many fine medieval and post medieval buildings. The majority of the listed buildings can be found along the B1383, running in a north-south line. To the west of this, on higher ground, lie the church dating from the 13th century and also a considerable number of listed buildings from the 17th, 18th and 19th centuries around Elephant Green and Church Street.

**1.28** The present conservation area extends along Wicken Road and includes a few notable 19th century houses. To the north of Wicken Road, and to the west of the High Street, there are 20th century developments known as Gaces Acre and the more recent developments of Gilbey Green and Meadowford.

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**1.29** To the south east of the village, is the Cherry Garden residential development and Newport County Primary School. This late 20th century development does not display any great architectural merit; however it is set back behind the High Street so does not detract significantly from the nearby historic core.

**1.30** There are 83 Listed Buildings within the parish reflecting the architectural quality to be found there. The vast majority, lie within the conservation area. The Church of St Mary the Virgin is Grade I dating back to 13th century, seven buildings are Grade II\* and the remainder are Grade II. There are many outstanding historic buildings such as The Monk's Barn -a 15th Century Wealden house and The Crown House with elaborate pargetted decoration. The vast majority are timber-framed, medieval, plastered buildings. Many facades along the High Street conceal earlier timber frames behind. The use of brick construction for some frontages is evidence of the wealth in the village in the 18th century. Based on English Heritage records, 5 buildings in the conservation area are 15th century and 8 are 16th century (about 10%). Approximately a quarter of the buildings are 17th century, slightly more, 30% are 18th century and 20% are 19th century. Whilst it is recognised that the Newport Local History Group and others, have pre-dated some buildings such as the Old Vicarage, this report is based on official records provided by English Heritage.

**1.31** The presence of a variety of local materials, (timber, chalk for plaster, gravel, flints and from the 17th century brick clay for bricks), is apparent in the wide variety of building stock in the village. Arrival of the railway brought supplies of yellow and grey bricks which were used in the construction and detailing of more recent buildings.

**1.32** One very important feature of the village is the boundary walling. In some places the use of a rich red brick predominates, but in others flint panels are supported with red brick piers and curved brick capping. There is also an attractive range of architectural detail in many buildings.

**1.33** Along with the buildings, the open spaces and trees are extremely important elements which make up the attractive nature of the village centre. Some line the streets; others are in private gardens. Many have already been made subject to Tree Preservation Orders. Along the High Street glimpses between the buildings to the hillside beyond provide important links between the village and the rural surroundings, significantly adding to the character of the village.

### Origins and Historic Development

**1.34** The principal published sources from which much of the historic information has been gathered include: *Newport, Historic Town Project, Assessment Report* published February 1999 by Essex County Council; T. Williamson, *The Development of Settlement in North-West Essex: the result of a recent field survey, Essex Archaeological History 17, 1986*; *Newport, a History Trail*, produced by Newport News on behalf of Newport Local History Group 2006; and *A Village in Time, the History of Newport, Essex* by Bernard Nurse, Joy Pugh and Imogen Mollet, a Newport News Publication, 1995. The UDC is grateful for information given by Anthony Tuck, local historian. Reference is also made to Uttlesford District Council's census data and the 1877 Ordnance Survey map (Map 1) .

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**1.35 Prehistoric:** There have been some prehistoric finds including Mesolithic and Neolithic flints and Bronze Age burial urns around the village. The large boulder known as the Leper Stone at the edge of the village is rumoured to have been a standing-stone but there is no evidence to support this.

**1.36 Roman:** Field walking of land to the north and west of Newport and along the proposed widening of the M11 has uncovered evidence of Roman remains throughout the area<sup>(i)</sup>. The main route through the village may have been in use in the Roman period and there is also a possible Roman route from Radwinter to Newport but no evidence of settlement within the village or nearby.

**1.37 Saxon:** A Middle Saxon (c650-850) settlement has been excavated in Wicken Bonhunt, 1.5km from Newport, however it is believed that Newport had a late Saxon Royal settlement and possible was a royal government administrative centre of the Hundred<sup>(ii)</sup>.

**1.38** It was first recorded in the Domesday Book of 1086 AD as a royal manor with a population of 26 households, assumed to have held a settlement around the position of the present church. The village name was derived from “Port” at that time meant a market town and “New” which meant king endorsed. This indicated the existence of a market, the establishment of which was due to its position on a major route. The exact location is unknown. Records of a priest mentioned in the Domesday Book, indicates there was a church in the late Saxon period. The find of seven coins imprinted with “Newport” and dating back to Edward the Confessor (1042-1066) indicate the possible existence of a mint. However no further evidence has been found, so could have related to another village or town of the same name.

**1.39** The only scheduled ancient monument in Newport is a moated site 400m south-east of Shortgrove Hall. It is thought that the mound of earth in the grounds of Newport Free Grammar School indicated the prior existence of castle but investigations by English Heritage revealed no evidence of this.<sup>(iii)</sup>

**1.40 Medieval:** During this period the town was known as Newport Pond because of the ponds in and around the town. The population grew between 1066 and 1086 by one third, from 26 to 39 households. However in the twelfth century, under the reign of King Stephen, Newport was subject to attack from Geoffrey de Mandeville at Saffron Walden. In 1141 he seized tithes, lands and chapels and relocated the market from Newport to Saffron Walden. Fortunately de Mandeville was tried for treason in 1143 and Newport recouped what was rightfully theirs; however Saffron Walden was to retain

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i Williamson., T. 1986 “*The Development of Settlement in north-west Essex: the result of a recent field survey*” Essex Achaevol. Hist. 17, 120-32 cited in Newport Historic Town Project Assessment Report, 1999

ii A Village in Time, the History of Newport, Essex by Bernard Nurse, Joy Pugh and Imogen Mollet, a Newport News Publication, 1995.

iii English Heritage <http://www.pastscape.org>

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its market and the routes which de Mandeville had built. Newport never regained the same status and its market was forced to compete with Saffron Walden. Royal accounts, record the payment of £12 for “the rebuilding of Newport” as compensation for this.<sup>(iv)</sup> .

**1.41** Newport’s economy in the medieval period was closely associated with the market and the wool trade. The market continued throughout the medieval period. It was triangular in plan and was thought to have been situated between the church, Wicken Road and the High Street. Some of that area has since been built over.

**1.42** A prison was built in the town in 1176/7 by Henry II and assizes were sometimes held in the town.<sup>(v)</sup> King John founded St Leonard’s Hospital as a charitable infirmary to the north of the town, but only a section of Stone wall with flint and brick remains. The stones formed part of the hospital of St Mary and St Leonard which stood on the adjoining site and are re-set in the wall. They include 7 sections of half octofoil responds of the 13th century and 2 sections of circular columns.

**1.43** There were two guilds in Newport, which were dissolved in 1540; one was on the site of the Church House. In the early 13th century Henry III granted a fair to Newport which continued until the late 19th century and has been re-established more recently.

**1.44** Newport was granted as a royal manor as a marriage gift to Henry III’s son Richard, Earl of Cornwall and became part of the Earldom of Cornwall. The location of the manor house is uncertain but may have been close to Newport House. Permission was granted in 1229 to take 20 royal oaks to build a barn on the manor. Records from Tilty Abbey show the estate to have included 251 acres, a large house, two watermills and a windmill and managed by a bailiff. 675 acres were held by eleven free tenants as strip fields.<sup>(vi)</sup> In 1299, property in the town was held by 86 townspeople and a total 94 families in the manor as a whole. It was a busy town with 19 shops, 13 market stalls, 4 forges and a butcher’s shambles. Some of the eleven farms within the manor were located within the town. Later buildings on these sites are Belmont Farmhouse, Martin’s Farmhouse (now known as Tudor House), Pond Cross Farmhouse and Pallett’s Farmhouse.

**1.45** To the south of the town on the site of the Common, there were fish ponds in the 13th century but by 1450 were no longer in use and by 1594 had dried up.

**1.46** Although there is evidence of a church from the beginning of the 12th century, the present building dates back no further than 13th century when Henry 1 granted the church to the College of St Martin le Grand in London.

**1.47** From 1300 to the mid 16th century was a period of decline, mainly as a result of Saffron Walden’s market, but also other factors including the Black Death. In spite of this a number of buildings were constructed in the village, including The Old Vicarage,

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iv *A Village in Time, the History of Newport*, Essex by Bernard Nurse, Joy Pugh and Imogen Mollet, a Newport News Publication, 1995

v *Newport and Historic Town Project*, February 1999

vi Essex Records Office

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a fine example of a hall house displaying a carved bressummer to the front, and the Monk's Barn is an excellent example of a 15th century "Wealden house", built for the use of those visiting from the College of St Martin le Grand in London.

**1.48 Post-medieval:** Newport's decline continued in the early post-medieval period, due to the growth of Saffron Walden. The church fell into disrepair and the living was so poor that no vicar would accept the post.<sup>(vii)</sup> The market dwindled in the 16th century and the triangular market area was built over.

**1.49** A number of other new buildings were constructed, notably Waterloo House and Cottage and many were updated, including the Crown House elaborate pargetted frontage, dated 1692. A fire was recorded in 1635 and is thought to have been in the area between Wicken Road, Elephant Green and the top of Belmont Hill. Many of the cottages around Elephant Green could have been built just after this.<sup>(viii)</sup>

**1.50** 1744 saw the road through the village widened and upgraded to turnpike status, bringing renewed prosperity to the village. Belmont Hill was re-levelled to reduce the gradient, the effect of which can be seen on Distaff Cottage which now appears to sit below the level of the road. The Toll House displays a 19th century painted notice headed "Newport Toll Bridge" and giving a list of the toll charges. The opening of the Stort Navigation in 1769 also increased the traffic through the village and provided cheaper means of transporting malt to London. Population grew from 600 in 1720 to 663 in 1801.

**1.51** In 1754 there were five grocers' shops, two bakers, a flour shop and eight inns and in 1769 prosperity continued and eight grocers, and two butchers were recorded.<sup>(ix)</sup> During the first half of the 18th century, ten inns were recorded, however the only ones which remain are, The Coach and Horses, the White Horse, and The Three Tuns in Bridge End (no longer in use).

**1.52** The Enclosures Acts arrived late in this area, thus the medieval strip farming system continued until the middle of the 19th century. There was a leather working industry in the town in the 16th and early 17th centuries and in wool-combing in the later 17th century.<sup>(x)</sup> Newport was not as dependant on agriculture as other villages were at this time. A survey by the churchwardens in 1831 showed 81 families employed in agriculture but 65 were involved in trade, manufacture and handicrafts and 11 merchants, bankers, educated people and gentry in the village<sup>(xi)</sup> providing Newport with a diverse economy not just reliant on farming.

**1.53** Correction and education are both of historical importance in Newport. A jail had been established in Newport by Henry II as part of the Manor. In 1749 the County established a House of Correction on the site where The Links House of Correction was built in 1782. As early as 1588 Newport Free Grammar School had been founded

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vii Nurse et al, 1995

viii Ibid

ix Ibid

x Newport, Historic Town Project

xi Ibid

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by Joyce Frankland in a bequest in her will. In 1837 the Guildhall was demolished and a new brick school building, Church House was built. In 1878 the school moved to its present site.

**1.54** The connections with London were clearly evident and the prosperity this brought to the tradesmen and farmers in the late 18th century was reflected in many of the buildings. Improvements were made to the frontages on the High Street. Prestigious facades were added to timber framed buildings including Belmont Farmhouse and Waterloo House. There was a brick field and brickworks on the southern extremity of the village.

**1.55** London's insatiable thirst in the 18th century encouraged beer-making in villages outside the city, especially in the lush arable land as existed in north-west Essex, where malting barley grew well.<sup>(xii)</sup> Newport was no exception. One malting was on the High Street and a later one on Station Road established after the arrival of the railway in 1845 which provided easy access to the market in London.

**1.56** The arrival of the railway not only led to development along Station Road and Wicken Road but also brought a supply of building materials from further afield. This is evident 19th century use of yellow and grey bricks for decorative purposes for example on West View in Church Street. The railway had other benefits for the village as it facilitated the movement of people into and out of the area.



Picture 1.2 Historic photo dated 1907, shows a group of girls from Eley's Cartridge Factory on an outing to Newport

xii [[http://www.saffronwaldenhistory.org.uk/short\\_history.html](http://www.saffronwaldenhistory.org.uk/short_history.html)]

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**1.57** The extent of the development at the end of the 19th century is illustrated in Map 1 – 1877 Ordnance survey map. The existing conservation area has been plotted on this map for information and, with the exception of Gaces Acre, Gilbey Green and Meadowford, the existing conservation area is a reflection of the settlement in 1877. The population at this date was 886. Newport has grown significantly during the 20th century, principally due to its location with good communications and the accessibility of London and Cambridge. In 1921 the population had risen slightly to 914, thirty years later to 1120, however in the ten years 1981-1991 a 56% rise in population brought the number to 2179.<sup>(xiii)</sup> However, in spite of this increase in population, the historic core still retains its distinctive qualities and, to a large degree, is visually unaffected by the 20th century modern developments. One notable loss within the High Street was the Congregational Chapel, built in 1878 to replace a Meeting House. Like the Meeting House, the Chapel fell into disrepair and was demolished in 1978 to be replaced by 20th century developments. Outside the boundaries of the village but considered part of it, Shortgrove Hall was regrettably destroyed by a devastating fire in 1960. Up until the Fire Station was established, a number of major fires had contributed to the loss of historic buildings, particularly thatched dwellings on Bridge End and the High Street.

**1.58** The English Heritage register records some 83 listed buildings in the parish of Newport, as already noted, 77 of which are within the designated Conservation Area. Some listings include groups of properties for example, 1 -5 Church Street. Seven buildings are Grade II\* and one Grade I.

**1.59** Historically the role of Newport has greatly changed. Whilst it would be impossible and indeed undesirable to attempt to recreate the past nostalgia, there is a clear duty to preserve and enhance what remains, principally the buildings, the spaces between them and their settings. The two reasons for doing this are easily understood. Firstly because the environment is historically important and visually pleasing, and secondly such action will benefit posterity and enable future generations to appreciate, enjoy and learn from the past. The character analysis below assesses these qualities.

### Character Analysis

**1.60** For the purpose of this study the conservation area has been divided into 7 zones, each with a map, text and photographs to provide a brief description of the characteristics of each area. Historical photographs have been provided by the Parish Council and Newport News to whom the Council is grateful.

**1.61** The extent of the areas is shown on Map 2. They are: Area 1 –High Street (between Church Street and Pond Cross Farm); Area 2 – St Mary’s Church and Environs; Area 3 - Belmont Hill and the northern section of the High Street as far as Church Street; Area 4 - Bridge End including a section of Cambridge Road; Area 5 –Newport Free Grammar School and Bury Water Lane; Area 6 – Wicken Road; Area 7 - Pond Cross Farm and southwards including Station Road

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xiii UDC Census records

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**1.62 Potential redevelopment sites:** The identification of such sites is not an acceptance of the principle of redevelopment but an indication of potential pressure in relation to the individual site.

**1.63 Individually Listed buildings:** The listed buildings have been individually identified from English Heritage's on-line source and have been carefully plotted on the plans, however the sheer quantity within the village conservation area means they may not all receive individual acknowledgement within the text. However it should be noted that these buildings are protected by the Planning (Conservation Areas and Listed Buildings) Act 1990. Each individual analysis indicates, where possible, the number of listed buildings as a percentage of principal buildings in that area.

**1.64 Separately identified buildings within the curtilages of listed buildings:** Such buildings, if they are pre-1948, are subject to the same controls as listed buildings. Historic walls within the curtilage of listed buildings are separately identified. Other curtilage buildings are not individually noted in this exercise.

**1.65 Other buildings that make an important architectural or historic contribution to the conservation area:** The basic criteria used to identify buildings falling into this category are: (a) the non-listed building is of architectural or historic interest whose general external appearance has not been altered to such a degree that such qualities have been lost; (b) it exhibits a sufficient level of original features and materials; (c) it retains its original scale without modern inappropriate extensions that visually destroy the visual appearance of the building and (d) It is visually important in the street scene. Descriptions of buildings are by necessity very brief and principally describe features in general view.

**1.66** It is worth noting that survey work identified a number of 19<sup>th</sup> century properties considered not to be of sufficient importance to be included because they did not accord with the above criteria.

**1.67 Scheduled Ancient Monuments:** There are no scheduled ancient monuments within the Conservation Area.

**1.68 Important trees and open spaces:** The basic criteria for identifying such trees are (a) trees must be in good condition; (b) they are visible, at least in part, or as part of a group, from public viewpoints and (c) individual specimens selected should make a significantly dominant contribution to the street scene. It may also be appropriate to identify less mature trees, particularly if they appear as a group. The positions marked on the maps are indicative. This is particularly true in respect of those in large private gardens.

**1.69** Open spaces of landscape quality or of historic importance that contribute to the visual importance and add to the variety of the street scene or the conservation area generally, have been included. The entirety of the open space does not have to be visible from public viewpoints.

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**1.70 Other distinctive features that make an important visual or historic contribution:** A very important local characteristic of the village as a whole is boundary walls. Some are constructed of fine quality red brick and others from flint panels with brick supports and capping. Flints were once common in this northern part of the District and their removal from the surrounding fields; chalk pits and stream beds once provided a local and distinctive construction material. Very small fragments of remaining lengths have not been identified. Due to the scale of the maps the position of such walls are approximate and may include openings such as gates. Modern walls have only been identified if they have been well constructed in a traditional manner.

**1.71 Important views:** Only the finest views of landmark features or buildings have been shown. Development proposals that would significantly alter these important views will not be appropriate.

**1.72 Neutral buildings:** The uncoloured buildings on the plans are neutral in character and neither enhance nor detract from the street scene. Some are from the late 20<sup>th</sup> century and many attempt to reflect the principles set out in the 'Essex Design Guide'.

**1.73 Detracting elements:** Features such as poorly designed buildings, intrusive signs together with poor quality surfaces and fences, have been identified on individual maps.

**1.74 Proposed revisions to the conservation area:** A number of areas are proposed for inclusion that contains buildings or landscapes of quality that are now considered to positively add to the quality of the conservation area. Conversely any inappropriate buildings or areas defined by arbitrary boundaries are proposed for exclusion.

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### Area 1 - High Street between Church Street and Pond Cross Farm

**1.75** The details described below are shown on Map 3.

**1.76** This principal section of the conservation area, and core of the village, consists of the wide section of the High Street from Church Street to Pond Cross Farm. The street is lined by grass verges with young trees on the west and is bright and airy by virtue of its north/south alignment. It is bordered by a large range of listed properties on both sides with considerable individuality in the building structures. The majority of the vernacular buildings are two-storeyed and plastered and amongst these the street is punctuated by large formal brick buildings. Short terraces and individual buildings are linked by good walling and outbuildings unifying the whole.



Picture 1.3 Historic View of High Street with Newport House on the left

**1.77** This is the primary route through the village and is well used by domestic and commercial vehicles alike. A variety of businesses are dispersed throughout its length and undoubtedly the passing trade has helped the success of their trade. However, the density and movement of traffic detracts significantly from the street scene at certain times of the day. Nevertheless, the overall impression is of a very appealing street where the diverse range of buildings and materials provide a very pleasing visual scene and one of considerable architectural interest. There is a rich collection of gables, parapet roofs and an interesting roofline of handsome chimney stacks. The tremendous variety of detailing is clearly evident including carvings, finely detailed brickwork, and a few distinctive historic shop fronts.

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Picture 1.4 The High Street has changed little in last 100 years

**1.78** The spatial elements of this street provide further interest. There are subtle turns in the road and the slight changes in angles of frontages which add great interest. Continuity is provided by walls following the building lines however the feeling of enclosure is lost in some places such as the garage forecourt.

**1.79** There many fine buildings which date from the 14th through to the 20th century. Unfortunately, some 20th century developments along the High Street look out of place and do little to enhance the street scene.

**1.80** In general the street furniture and lighting have been carefully chosen and greatly enhance the environment.

**1.81 Potential Redevelopment Sites:** It is recognised that presently the Premier Garage provides a useful service which may indeed continue for some time. However businesses of this nature in many similar locations have eventually, through external market pressures, been forced to close. It is a requirement that sites of this nature are identified for possible future redevelopment.

**1.82** This is a small but highly important site on the junction of Debden Road and the High Street. The Premier Garage constitutes two building structures, a poor quality north section and a well detailed and constructed south building which displays fine corbelled brickwork and black and yellow brick quoins and window dressings. This is a relatively recent building and designed to function as part of a garage site. Any

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redevelopment which should occur must give due consideration to whether a replacement would be more beneficial to this corner site, in function and form or whether because of its quality design and detailing this building should be retained.

**1.83 Individually Listed Buildings:** Of the 27 listed buildings, 49% of the total, four are Grade II\* and the rest are Grade II.

**1.84** Newport House and The Georgians are both grand and imposing 18th century buildings and highly worthy of their Grade II\* status. They exhibit good quality red brick frontages and features of “polite architecture”<sup>(xiv)</sup> and are constructed with fine quality detailing of brickwork and joinery. Newport House is two storey with 5 window range with parapet roof and fine entrance with panelled reveals, half columns, a triglyph frieze and an open pediment with an ornamental soffit. The Georgians has two storey canted bays, with parapet carried across and central oriel window with grand doorway below.



Picture 1.5 The Georgians, a substantial and imposing building, contrasting with the modestly scaled Old Vicarage beyond

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xiv Polite architecture can be defined as a formal style designed by architects as opposed to vernacular architecture which uses traditional and local materials with designs adapted to local requirements

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Picture 1.6 Palletts Farmhouse (centre) amongst group of buildings contrasting in scale, form and materials

**1.85** Other substantial buildings are Palletts Farmhouse, 18th century, with its red brick frontage and distinctive mansard roof. The Old Manse is a further grand and important 18th century red bricked building with plain parapet front, three window range and distinctive tripartite ground floor windows and central doorway with dentilled cornice.

**1.86** Like Newport House, Palletts Farmhouse and others, are representative of the large farmhouses found along the High Street and Belmont Hill, still retaining many of their farm buildings behind. These farmhouses are particularly important and characteristic of Newport.

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Picture 1.7 The Old Vicarage, detailed carving on timber frame

**1.87** The Old Vicarage, Grade II\* is one of the oldest in the village possibly dating back to well before the 16th century. It is timber framed with cross wings, jettied on the front on exposed joists and with an impressive carved bressummer on the south wing.

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Picture 1.8 Monks Barn, Medieval building constructed in the Wealden style

**1.88** One of the most outstanding buildings in Newport is Monks Barn also Grade II\*. This two storeyed timber-framed building has exposed framing and distinctive brick noggings. The oldest section is late 15th century but it is an early 16th century section which abuts the street on the north side. The unique oriel window with an original sill, with a soffit carved with the figures of a crowned Virgin and Child flanked by angels, can be seen on the front. After this construction a separate hall block was added to the south and the roof was extended over, the front now having the appearance of a “Wealden” house more typical of constructions in Kent. Internally, the roof construction comprises an octagonal crown post and tie beam.

**1.89** A range of 17th century buildings border the street including the Old Forge, a timber-framed and jettied building and Waterloo House, timber-framed but altered in the 18th and 19th centuries. Alterations have disguised the Paragon Café, a 17th century timber-framed building, fronting it with brickwork and sham studding. Brown House too dates back to the 17th century yet adaptations and “improvements” since then present a building which is more akin to 19th century. The Old Post Office and The White House are two further notable 17th century buildings.

**1.90** Other small scale timber-framed vernacular buildings include The Old House, until recently a television repair shop, the 17th century Queens Court with its attractive 19th century bow shop front and on the opposite side, Monks Cottage and the Little Shop .

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**1.91** In contrast to the many timber-framed and red brick buildings, the former Star and Garter Public House on the junction of Wicken Road and the High Street is a substantial yellow brick building mid 19th century.

**1.92** Southern Cottage and Pond Cross Cottage constitute a pair of mid-late 19th century timber-framed house with brick nogging in the Tudor style. These very distinctive cottages have a superb range of iron ornamental latticed casements windows. The ground storey has 2 oriel bay windows. The upper storey is jettied on 3 sides and the attractive central cruciform chimney stack set diagonally on a square base.

**1.93 Other buildings that make an important architectural or historic contribution to the street scene:** The building comprising Apollo House and Hercules House sited in a prominent position on the south corner of Debden Road is a fine early 20th century building. This is red brick with sham timber framing to the upper storey and plain tiled roof. Many original windows and decorative chimneys remain.

**1.94** 24 High Street is an attractive range of 19th century brick buildings, now premises for a pottery painting shop, a bakery and offices. This quality group of red brick buildings, with plain red tiled roof, retains the majority of its original features including the majority of original windows



Picture 1.9 The Maltings- architecturally and historically important

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**1.95** Adjacent, on the north side, The Old Maltings has the frontage of a fine 19th century painted brick building with original windows and door openings and chimneys. The front has a distinctive gabled porch flanked by two storey bays. The brickwork is attractively detailed with corbelling. To the south a 2 window range section has an oriel window with hanging tiles to first floor. The building is fronted by a low wall and attractive single bar railings. To the rear there is an extensive range of earlier buildings, relating to the original maltings which have considerable historical significance for the village.

**1.96** The Old Stores otherwise known as Catherine House located to the south of Newport House has the characteristics of a 19th century building. This two storey timber-framed and plastered building with an attractive tiled roof has some distinctive detailed shop fronts which are part of the cultural heritage of the village and therefore must be retained. The southern section has three window range of metal casements to the first floor and the northern section has a gable end to front with sham timber framing and sliding sash window.

**1.97** The Corner House is a 19th century property with bays, central doorway and hipped slate roof and decorative chimney. This is an important house forming the corner of the High Street and Wicken Road. Original windows and doors remain but unfortunately it has been subject to the application of a hard textured surface render. Replacement by a softer lime based render with smoother finish would make a considerable improvement to this building.

**1.98 Important Trees and Open Spaces:** Within the street scene some trees although presently small, already bring some life to the urban environment.

**1.99** Beyond the frontages of the High Street, trees are enclosed within private gardens such as Newport House and the Georgians. Throughout the length of the road they provide important backdrops for the built forms and therefore are of great importance.

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Picture 1.10 Glimpse between buildings on High Street

**1.100 Other distinctive features that make an important visual or historic contribution:** Some lengths of red brick walls remain, two notable lengths are: the curving section fronting the street north of Brown House and the impressive 3 and 4 m high sections enclosing the gardens of the Georgians which are highly dominant features in this part of the street.

**1.101** Some sections of flint walling remains at right angles to the street as indicated and are important to retain.

**1.102 Important Views:** Throughout the length of the High Street glimpses to the east between the buildings to the countryside beyond particularly at Debden Road provide an important reminder of the close connections of the village to the surrounding countryside.

**1.103 Detracting Elements:** The considerable amount of traffic is unlikely to be resolved without major road improvements in the area. Parking on the High Street is advantageous for passing trade and therefore should be retained however restricting parking to one side may be worth considering. Reducing the speed limit is unlikely to improve congestion.

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Picture 1.11 Fine section of brickwalling north of Brown House, in need of attention

**1.104** The dominant length of walling to the north of Browns requires attention. Presently bricks are missing and it is in poor condition. Such an important section of walling needs to be repaired to prevent collapse and to improve this section of the High Street.

**1.105** It is recognised that shops may wish to display advertising material. However, the notice boards on those on the prominent north side of the Village Stores detracting and presently unused. Removal would significantly improve this approach to the High Street.

**1.106** Opposite this, the shop front of the Post Office is rather featureless and makes no positive contribution to the conservation area. Should redevelopment occur, a frontage more appropriate in form and detailing would greatly enhance this building.

**1.107** By virtue of their business, garages are often very untidy with advertising material. On such an important site as this, on the junction of High Street and Debden Road, advertising should be kept to the barest minimum.

**1.108** There is a very poor pavement surface particularly in front of the Old Vicarage and The Georgians, improvement to which would enhance the street.

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**1.109** The sign on the end of Bullfields indicating no through road is highly obtrusive and is fixed on an unsightly rusty post. Relocation on an existing post on the White House side of Bullfields would be a minor but straightforward improvement.

**1.110** The garden of the Southern Cottage is a scene of dilapidation and significantly detracts from the conservation area. Improvement to this would greatly enhance this part of the High Street.

**1.111 Proposed Boundary Revisions:** Minor realignment to the rear of the White House.

### Area 2 - The Environs of St Mary's Church

**1.112** The details described below are shown on Map 4.

**1.113** The 20th century housing developments to the north of Wicken Road are of little architectural or historical importance and therefore do not warrant inclusion within the conservation area and continued inclusion will only devalue the other areas which justify their status. The appraisal of Area 2 therefore focuses on the historic core around the church.



Picture 1.12 Historic View of Church End

**1.114** The church and surrounding streets constitutes one of the most important areas in the village, architecturally and historically with 69% of buildings being listed. The area consists of interlocking spaces creating a peaceful area of the highest quality. This charm and quality is derived from the relationships of the buildings, the walling and the mature trees. The area is enhanced further by the changes in level providing a variety of internal views and also views outwards.

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**1.115** The central piece is the fine church and churchyard surrounded by mature trees; its grand 19th century tower forms a dominant focal point for the entire village. Of the surrounding listed buildings the majority are timber-framed and plastered, however brickwork is the principal material on the 19th century buildings. Parking around Church Street and Elephant Green causes congestion but at this present time this cannot be easily resolved.



Picture 1.13 St Mary's Church, a prominent feature in the village

**1.116 Individually Listed buildings:** St Mary's Church, a Grade I building, dates back to 13th century. It is a flint church with stone dressings. The walls of the chancel and the north and south transepts were built between 1220 and 1240. The south aisle was added in the early 14th century and the north aisle in 1390. It has undergone periods of disrepair in late medieval times and of rebuilding in the 18th century, and again in 1858-9 when almost all except for the chancel was rebuilt. The interior has some fine fittings including a fine 13th century carved altar chest with oil paintings on the underside of the lid which are said to be the earliest oil paintings on wood known to English art.

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Picture 1.14 Church House, originally the Grammar School, exhibits some fine detailing

**1.117** Adjacent to the churchyard is Church House, formerly the Grammar School, is an attractive mid 19th century red brick building with tiled roof. The stable block to No. 22 Wicken Road forms the southern part of an open courtyard. The gables have striking ornamental cut and shaped bargeboards. The upper storey has 2 brick oriel bays with moulded brick sills and parapets.

**1.118** A further brick building is West View to the south of the main churchyard entrance. This mid-late 19th century red brick building is attractively detailed with white brick quoins and ornamental band between the storeys.

**1.119** East of the churchyard are Church Street Cottages, listed Grade II. This range of 17th and 18th century timber-framed and plastered cottages have distinctive roofs which are thatched on the upper part and tiled on the lower, with 4 gabled, tiled, dormer windows.

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Picture 1.15 East side of Elephant Green, tightly packed range of brick and plastered cottages

**1.120** Around Elephant Green there are a substantial number of 18th and 19th century listed cottages. Part of the appeal of this area is the mix of plastered buildings and those of brick construction, most with tiled roofs. Link Cottage, Forget-Me-Not Cottage, Rhoda and Wheelwrights and the Cottage are examples of 17th and 18th century buildings, listed as Grade II.

**1.121** The brick buildings include Ivory Cottage an early 19th century red brick building with tiled roof and with double-hung sashes with glazing bars. It displays a central 6-panel door with pilasters and a gabled tiled hood. Further red brick buildings include Corner Cottage, also 19th century, gabled on the west front and with a slate roof. There is a central boarded door with a semi-circular arched head.

**1.122** Trees, an early 19th century building, is also constructed of red brick but with attractive diaper work patterning to the front. In contrast The Vicarage is an imposing early 19th century double-fronted house is constructed in Cambridgeshire grey bricks. A central doorway has fluted pilasters and a cornice, the roof is hipped and slate.

**1.123** Large houses include Headley House a timber-framed and plastered house with 18th century external features. A modern gabled porch projects on the front. The tiled roof is half hipped at the east and west ends with small gables.

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**1.124** Rookes House (Border Cottage) has also 18th century features. This is red brick house with two storeys and attics. The front has a parapet with a dentilled cornice and three window range with double-hung sashes with glazing bars. A central doorway has panelled reveals and pilasters and a cornice. The roof is tiled, mansard, with 2 dormer windows and end chimney stack.

**1.125** Belmont Farmhouse is an interesting and substantial late 17th century timber-framed and plastered house however is has a splendid 18th century red brick front with 7 window range and parapet and a stucco modillion cornice.

**1.126 Other buildings that make an important architectural or historic contribution to the street scene:** Millers Gate is a plastered brick building dated pre 1853 with slate roof and timber multi-paned windows. At some point it has served the functions of a bakery and a sweetshop when the entrance door was sited on the corner. This is an important building, with scale and form perfectly suited to this site adjacent to the eastern churchyard gate.

**1.127** There are a number of late 19th or early 20th century properties Church Street which have been identified as important. Nos. 1 and 3 are two storey semi detached cottages constructed of red brick ground floor and plastered above with original windows, doors and central chimney stack and unusually set on an angled floor plan to fit the site.



Picture 1.16 Nos. 5 & 7 Church Street, an important unlisted building

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**1.128** Next to these, Nos. 5 and 7 date back to 1863. They retain original window openings with yellow brick dressings and pan tiled roof and large central chimney. The door on the left has been replaced by a window, nevertheless this is a fine building range which encloses this space and makes a positive contribution.

**1.129 Important Trees and Open Spaces:** A fine churchyard with many mature trees is well kept and extensive, reaching to Gaces Acre Recreation Ground. It contains a wealth of interesting tombstones and mature trees and provides a highly important amenity for the village.

**1.130** A small open grassed area at the upper end of Gaces Acre and adjacent to the churchyard has been identified as an important open space. It provides a highly important buffer enhancing the peaceful churchyard environment and should not be developed.

**1.131** The centre point of the triangular space in Church Street is marked by a lamppost and a small island, once the site of a well. This feature is rather meagre in scale but nevertheless mark the position of an original well and a centre point of the space. The triangle on Elephant Green is a much more successful open space, offering a generous and important green which acts visually as a perfect nucleus for the surrounding historic buildings and offers a peaceful respite from the busy main street beyond.



Picture 1.17 Elephant Green, attractive green centred with tree

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**1.132 Other distinctive features that make an important visual or historic contribution:** High walling makes a significant contribution particularly here where the streets are narrow and the walls are high. There are various sections, enclosing the lower end of Church Street, around Elephant Green, the churchyard, and around the Parsonage.

**1.133** To the rear of the churchyard there is a considerable and attractive length of railings which should be retained.



Picture 1.18 Brick and flint walling links buildings and defines spaces

**1.134 Important Views:** The church tower dominates the village scene and there are many important views of it from vantage points in other parts of the village, particularly along Church Street and from Wicken Road.

**1.135 Detracting Elements:** The curtilage of the Newport Club is extremely untidy with an assortment of beer barrels, broken panelling, and unsightly wire fencing. This could immediately be greatly improved by tidying up and planting of hedging for screening benefiting the important visual junction between Elephant Green and Belmont Hill.

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Picture 1.19 Untidy curtilage of Newport Club detracts from the character of Elephant Green and Belmont Hill

**1.136** The Old Paper Shop on the east side of Elephant Green, with single storey flat roof stands out from this fine group of buildings. Replacement with a two storey construction of suitable detailing and materials would make a significant improvement here and contribute to the successful enclosure of the space and continuity of roof lines.

**1.137 Proposed Boundary Revisions:** The proposal is to redraw the boundary omitting the 20th century housing developments, where they do not front main highways, and which have no particular architectural or historic reason to still be included. Gaces Acre recreation ground is also to be omitted as this is protected under Policy ENV3 – Open Spaces and Trees in the Local Plan. The important trees in these areas are protected by Tree Preservation Orders.

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### Area 3 - Belmont Hill and North Section of High Street

**1.138** The details described below are shown on Map 5.



Picture 1.20 Historic View the lower end of Belmont Hill, presently is little changed

**1.139** Belmont Hill ascends steeply from Wicken Water to the brow of the hill. Spatially it is funnel shaped, narrow at the river and widening towards the junction with the road leading to Elephants Green. On the slope of Belmont Hill the re-levelling of the road has created an interesting change in levels, the footpaths, separated from the road by grass verges on both sides and on the western side additionally post and rail fencing. This side lacks a sense of enclosure near the bottom of the hill, due to a widening at Gaces Acre and the removal of a long section of wall which can be seen on earlier photographs. 43% of the buildings in this area are listed. A high proportion of listed buildings line the eastern side of Belmont Hill. As the road narrows over the brow of the hill and into the High Street, the buildings form a visual pinch point. On the eastern side an uncoordinated mix of buildings has developed and on the west a collection of small cottages and shops on cramped sites.

**1.140 Individually Listed Buildings:** A diverse range of listed building front the eastern side of Belmont Hill. This tremendous variety in scale, form and materials contributes to its uniqueness.

**1.141** No 7 is a fine 15/16th century timber-framed and plastered house with exposed joists and jettied across the whole upper storey. Distaff Cottage is a 17th cottage constructed before the street level was altered and now sits below the current level of the road. Further 17th century plastered and timber-framed buildings such as Briscoe

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Cottage and Kelso Cottage, with its substantial central chimney, border the east side. These contrast with the larger scaled Belmont House originally a large farmhouse of a similar period.



Picture 1.21 No. 7 Belmont Hill, fine jettied timber-framed building

**1.142** Belmont Cottage and Addingtons are a curiosity. Externally they exhibit features and detailing of 19th century stock brick bay fronted buildings but hide a much earlier timber-framed building behind, possibly dating back to the 17th century.

**1.143** The White Horse in is a timber-framed and plastered building of 17th century origin but much altered and renovated, now with sham exposed timber-framing on the front. The interior has exposed ceiling beams and joists.

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Picture 1.22 The Links, an imposing formal brick building

**1.144** In contrast to the many timber-framed buildings in this area, The Links is an 18th and 19th century building of much grander scale, double-fronted and faced in white brick with rusticated brick quoins. The centre part of the three window range protrudes slightly with rusticated quoins and a modillion pediment with a panel in the tympanum carved with links and a chain. The building which was once a Gaol and a Bridewell was later used in the weaving industry.

**1.145** Fewer historic buildings can be found on the western side. The frontage of the Toll House has been altered in the 19th century and displays a wall plaque of historical interest.

**1.146** White Buntings and Belmont are 17th and early 19th century cottages, both timber-framed and plastered. At the top of the hill and at the northern end of the High Street are some further buildings worth mentioning: Cheshams (listed under the name of Maudene Cottage and Corby Cottage) is a 17-18th century timber-framed and plastered building with tiled roof, large central chimney and a distinctive coved plaster eaves cornice; and The Little Owl Antiques now known as Newport Gallery, an early 19th century timber-framed and plastered building with weather-boarding on the north side, three window range is of double-hung sashes with glazing bars, modern shop front and slate roof.

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Picture 1.23 Historic view of Belmont Hill, cottages on right no longer there

**1.147 Other buildings that make an important architectural or historic contribution to the street scene:** Hidden Cottage is a timber framed and plastered building located behind the White Horse Inn and enclosing the southern edge of White Horse Lane. Constructed about 1790, this was originally 4 cottages has been much altered internally yet externally retains its original scale and form. The window openings are retained with timber casements. Overall this makes an important visual contribution to the street scene.

**1.148** The building presently known as the Monkey Puzzle, between The White Horse Pub and Briscoe Cottage, is a tall three storey red brick 19th century building with tiled roof, fine shop front which must be retained, decorative chimneys, distinctive oriel window and other original window and door openings. This fine building has unfortunately been the subject of an unsympathetic addition to the rear. The original building would greatly benefit a more suitable extension if future development to the rear occurred. The frontage provides an interesting contrast both in scale and materials with the other buildings and has some good quality detailing, therefore making an important contribution to this section of the street.

**1.149** The former Youth Centre is an unusual late 19th or early 20th century building with red brick and sham timber-framing. The interesting features include a coved eaves cornice, decorative chimney and ornate finial crowning the plain tiled roof, all contribute to this fine building. Whilst the building adds to the conservation area, the flat roofed extension, the concrete forecourt and low wall do not. Removal of this flat roofed extension and construction of a more substantial brick wall would make a great improvement to both the building and the street.

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**1.150** Langham Villa (known as Yew House) dated 1899 of red brick and tiled roof is located on the eastern side of the pinch point at the northern end of the High Street. It has an attractive ornate porch, attractive brick detailing, original windows, doors and decorative chimneys. The roof is hipped to the sides with some hanging tiles.

**1.151 Important Trees and Open Spaces:** Important open spaces in this area are the gardens of the Links which are an integral part of the attraction of the Belmont Hill. The rear gardens of No. 7 and Belmont House, including the hedged vegetable garden adjacent to the railway line, contribute greatly and are highly important to the rural feel of White Hart Lane.

**1.152** The mature tree at the junction of Elephant Green and Belmont Hill provides an important visual stop. Other important trees have been indicated.



Picture 1.24 19th century plaque on Toll House

**1.153 Other distinctive features that make an important visual or historic contribution:** Small items which are important historically and must be retained include the milestone at the top of Beaumont Hill, the wall plaque on the Toll House and post and rail fencing. Some sections of quality walling still remain and are of particular importance in some places to define spaces, especially fronting Monte Visa at the top of Belmont Hill and enclosing the north side of the garden of Belmont Farmhouse.

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**1.154 Important Views:** There is an important view along the River Wicken to the West in the grounds of the School where the stream passes through grassy banks lined with trees.

**1.155** Some fine glimpses to the countryside between the buildings to the east towards the hills have been noted.



Picture 1.25 Attractive view westwards along the river

**1.156 Detracting Elements:** The concrete garages on the east side of White Horse Lane add nothing to the conservation area. This attractive lane would benefit from a construction with more appropriate design, materials and detailing suitable if future redevelopment were to take place. The same comment applies to the garage on the north side of Langham Villa.

**1.157** The former Youth Centre, an attractive building, is currently boarded up and presents an unsightly view. It is currently subject to a planning proposal for residential use. Construction of a more substantial traditionally constructed brick wall to the road frontage, as already noted, would greatly improve this site and the street scene.

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Picture 1.26 Untidy fencing opposite former Youth Centre

**1.158** Opposite the former Youth Centre there is a fine low section of wall but above is an untidy collection of fences of varying heights. Here, where the street is narrow, the way in which the street is enclosed is highly important. One solution would be to remove the fencing and increase the height of the walling. High walling is already a feature in some parts of the village. This solution would benefit not only the street scene but the residents too, providing a more substantial noise barrier. Alternatively an aim to achieve long-term rationalisation of fencing types and heights might be acceptable.

**1.159** Wire perimeter fencing at the junction of Gaces Acre is unattractive and fails to create any feeling of enclosure. Simply planting a hedge would have a very great benefit, enclosing the space and greatly improving the street scene and residential environment.

**1.160 Proposed Boundary Revisions:** None recommended.

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### Area 4 - Bridge End and Section of Cambridge Road

**1.161** The details described below are shown on Map 6.



Picture 1.27 Historic View looking south along Bridge End

**1.162** Bridge End, was once the principal north entrance to the village, contained two inns and a forge and formed the northern part of the turnpike route of the 18th century. In this part of the conservation area approximately 60% of the buildings are listed and the majority date back to the 16th century. Of the 16 which are listed, two are Grade II\*. The high percentage of listed buildings on this street, make this a very important section of the conservation area. A straight section of new road was constructed in 1830 to avoid the sharp bend in Bridge End, or possibly flooding by the river, consequently the road is now relatively free from passing traffic. Along its length and through the bend under the viaduct, it is, in the main, a tranquil part of the village and of the highest quality. Grass verges enhance this rural and historic scene and are important to retain.

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Picture 1.28 Bridge End, range of buildings have remained relatively unchanged

**1.163** The street is bordered on the eastern side by a rich mix buildings, of varying styles, scale and traditional buildings materials. These are interspersed by fine high walling which gives an elevational continuity to the eastern side. There are large gaps between Tudor House and The Old Forge and Crown House. These are important spaces and contrast with the lower end of the street where the buildings are tightly packed and the scale of the buildings is reduced. To the west of the viaduct is a further fine range of listed buildings.

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Picture 1.29 Buildings more densely packed toward lower end of Bridge End

**1.164** On the west side of the street, and opposite Crown House, there is an important open area of trees. Beyond this at the lower end of the street the railway arches dominate the view. The red brick arches are architecturally impressive and do not themselves detract from the Conservation Area when viewed from any point in Bridge End. Heading west from Bridge End and under a railway arch is a small lane, bordered on the right by quality walling and attractive in its rural feel.

**1.165 Individually Listed Buildings:** Tudor House and Crown House are two of the finest domestic buildings in Newport, both Grade II\*. Crown House was formerly an inn known as the King's Head. The scale and form of the rear of the building suggest a structure dating back to 16th century or earlier. The date of 1692 refers to the rebuilding of the front and plastering. The decorative pargetting is a particularly striking and elaborate example with moulded door architrave, pilasters and a fine shell hood on carved brackets.

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Picture 1.30 Detailed pargetted plasterwork on Crown House

**1.166** Tudor House, also Grade II\*, (originally known as Martin's Farmhouse) is a fine 15th century timber-framed and plastered hall house with a solar cross wing. The upper storey is jettied on the whole front, on exposed joists. The roof is tiled with a superb 16th chimney stack at the north end with ornate circular shafts and moulded brick ornamentation. This detailing can be seen in some other fine houses in the area.

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Picture 1.31 Tudor House

**1.167** Another fine 15th century building is the Old Three Tuns, formerly the Three Tuns Inn, although partly reconstructed still displays its jetty with a moulded and carved bressummer. To the west of the viaduct, The Priory, Old Priory and Priory Cottage all date from the late 15th century although The Priory displays 18th or 19th century external features.

**1.168** Other listed buildings include Old Ford Cottage, probably 16th century, timber-framed and jettied with octagonal chimney shaft on north side, and the quaint Viaduct Cottage.

**1.169 Other buildings that make an important architectural or historic contribution to the street scene:** Martins Farm 1 is a painted brick and flint cottage dated early to mid 19th century. This building has retained many of its original external features and makes a positive contribution in form and materials to the street scene. An unfortunate range of soil pipes detract to some degree from an important building viewed in a very prominent position on the northern wall. The building and the view from the street would be much improved by repositioning these internally. In spite of the modern roofing material, and chimneys and some replacement timber windows the building is an important one with character to be retained.

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**1.170** Presently outside the conservation area but with a proposal to include it, Fushias is a 19th century, plastered cottage with slate roof, original window openings, original door and attractive porch canopy. This is an attractive small cottage, perfect in scale and form for its situation, particularly when viewed through the viaduct arch.

**1.171** Ryl Cottage and Wawel Cottage, on the Cambridge Road are a pair cottages, showing plaque dated 1857. They are constructed of painted brick with rustic quoin details. They display original window openings and tiled roofs and central decorative chimney. Despite window replacement, they retain sufficient quality in their form and setting surrounded by gardens and flint walling, with the railway embankment behind, to be included in this category.

**1.172 Important trees and open spaces:** Facing Crown House there is a privately owned but highly important open space, bordered by mixed hedging and containing a variety of trees. This provides a richness and tranquillity to the area, buffering this quality street from the railway and the B1383 and therefore must be protected at all costs against future development. Fronting the Crown House and Tudor House there has been successful replanting of a number of trees, which contrast successfully with the built form behind.

**1.173** In the area of the Priory, a number of mature evergreen trees overhang, and cause reductions in light, hence creating a gloomy feel and some may require a some pruning. Nevertheless, their presence provides a soft contrast to the strong architectural forms of the viaduct, and provides a vertical emphasis to the scene. The central triangle to the west of the viaduct is a valuable open space which could be greatly improved.

**1.174 Other distinctive features that make an important visual or historic contribution:** The viaduct was constructed about 1845. These grand arches are a dominant and an attractive feature of the conservation area.

**1.175** There are several lengths of the brick and flint walling along Bridge End and the adjoining lane. Some sections along the adjoining lane would benefit from the removal of ivy.

**1.176** Some attractive railings can be found to the front of The Priory.

**1.177 Important Views:** The principal and highly important view is that seen on approach to village from the north, looking south along Bridge End.

**1.178 Detracting elements:** Some sections below the arches identified on the map, are presently being used as storage with unattractive attempts to fence off or disguise the contents and present a seriously detracting sight. In the first instance, removal of broken fencing and general tidy up would be beneficial but in the long term if these areas were to be used as storage, appropriate screening, for example with hedging, would be recommended in order to fully enhance the area.

**1.179** The triangle of shrubs to the west of the viaduct is extremely unsightly and requires an effective maintenance programme.

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Picture 1.32 Detracting elements in Bridge End which could easily be improved

**1.180** Two garages opposite Crown House are rather unsightly, one constructed of timber and corrugated metal and the second, constructed of red brick, timber with a tiled roof. Whilst they are not at present detracting due to their concealment, were this greenery to be removed it would uncover seriously detracting features which would need to be addressed.

**1.181** The repair or removal of broken fencing on Cambridge Road to the rear of The Priory would benefit both highway users and the environment.

**1.182 Proposed boundary revisions:** It is proposed to amend the conservation area at south east section of Bridge End to include Fuschias. The scale and fabric of the building, the detailing of the porch and overall composition make a positive contribution to this area and worthy of inclusion within the conservation area.

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### Area 5 - Bury Water Lane

**1.183** The details described below are shown on Map 7.

**1.184** From Cambridge Road, Bury Water Lane is a narrow and attractive road framed on both sides by high banks and trees. Towards the highest point, the road is dominated by the Newport Free Grammar School, 19th century Grade II listed buildings with numerous 20th century extension buildings. Some recent buildings are constructed of more appropriate materials and are sited more sympathetically in the grounds, in relation to the historic buildings, than others. The school site is located on either side of Bury Water Lane and therefore the pedestrian crossing is in frequent use by pupils and staff.

**1.185** Beyond the school, the two ranges of attractive Grade II listed, 18th Cottages front the street. On the north side and beyond the conservation area boundary, 20th century buildings are set back and fronted by trees. Towards the western end the scene opens to include a pleasant grassed area with trees set around Wicken Water, a small stream, straddled by a footbridge beyond, and views to the open countryside. This open space plays an important function – a key point linking the countryside with the village.

**1.186** Due to the complex and substantial number of buildings associated with the school, providing a percentage of listed buildings in this area is not possible.



Picture 1.33 Newport Grammar School

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**1.187 Individually Listed Buildings:** Newport Free Grammar School building was constructed in 1878 when the school was relocated from Church House. This Grade II listed, red brick building was built by W. E. Nesfield in 1878. It is single-storeyed, with a panelled parapet and comprises a north block of 3 window range. There are some fine detailing of brickwork and window details and unusual octagonal bellcote. The Head Masters House also listed adjoins to the south, constructed of red brick and plastered and panelled. The distinctive features of this include a 3 storeyed porch with oversailing upper storeys and tall brick chimney stacks.

**1.188** Bury Water Lane Cottages, built about 1795 as workhouse and almshouses for the poor, are linked to the church via a small path alongside No. 1 Bury Cottages. They are single storey, some with attics and dormers, tiled roofs timber-framed and plastered.



Picture 1.34 Bury Water Cottages

**1.189 Important trees and open spaces:** The grounds of school are of considerable importance to this part of the village. Many mature trees make a very valuable contribution to the quality of the conservation area and the open grassed area, contained in part by brick and flint walls, provides a feeling of space to contrast to the more enclosed built form of the street scene on Belmont Hill.

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**1.190** To the north of Gaces Acre and south of the river a bank there is an important natural area of trees and undergrowth. It forms an enclosure to the north of the recreation ground and to the east of this a buffer between the housing development and the school.

**1.191** On the west end of Bury Water Lane the scene opens out creating a pastoral scene with a stream, grassy banks and footbridge. This is an important open space, which enhance the setting of the Bury Water Cottages.

**1.192 Other distinctive features that make an important visual or historic contribution:** Some quality sections of walling remain, adjacent to No. 1 Bury Water Lane Cottages and fronting the grounds of the school on the Cambridge Road.

**1.193 Detracting elements:** School extension building located on the south side of Bury Water Lane and to the west of the crossing is out of scale and overshadows the listed cottages. In the short term, painting would be a worthwhile improvement but should redevelopment occur a building more appropriate in scale, materials and detailing would greatly enhance the area.

**1.194** Parking of coaches opposite Bury Water Cottages are a serious problem, causing congestion in the road and overshadowing the listed cottages. If parking could be provided as a more suitable location, within the recreation grounds or beyond, and possibly with the use of a walking bus, the environment would be greatly improved. If not, restricting this part of the road to a one way system could be considered.

**1.195** To the side of No. 1 Bury Water Cottage there is a section of flint and brick walling which has collapsed and has been replaced with unattractive wire fencing. The old section of wall should be reinstated.

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Picture 1.35 Bland fencing at ECC Depot, could be improved with planting

**1.196** Essex County Council Depot at the north western end of Bury Water Lane is a seriously detracting element and has been for some time. This was identified in July 1982 Newport District Plan, Written Statement of Policies as “one part of the village which could readily be improved by a screening belt of trees placed along the depot boundary”. This has not been done and discussions with Essex County Council to finally implement this planting scheme would represent a major improvement to the environment. In addition the replacement of gates which would obscure the site would greatly improve the views from the conservation area.

**1.197 Proposed boundary revisions:** Inclusion the bank and band of trees on the northern side of Bury Water Lane between the Cambridge Road and the pedestrian crossing into the conservation area is proposed. Presently only one of these trees is protected by a Tree Preservation Order.

**1.198** Extension of the boundary is proposed to include a small area of land with small footbridge and trees at the north-west corner of Bury Water Lane.

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### Area 6 - Wicken Road

**1.199** The details described below are shown on Map 8.



Picture 1.36 Historic View of Wicken Road showing Ambleside, Goodricks, Goodricks Cottage and Brighton Cottage

**1.200** Wicken Road leaves the High Street near the centre of the village and rises gently uphill westwards towards Wicken Bonhunt. Early maps show a large pond in the centre of the road at Cuckingstool End about 100 m from the junction with the B1383. The majority of the buildings fronting the road are 19th and 20th century, the important exceptions being Goodricks and Goodricks Cottage on the south side of Wicken Road on the brow of the hill.

**1.201** Development along Wicken Road has been fragmented and discordant. Beyond the brow of the hill, the majority of buildings are two storey, paired properties. However, no particular style is dominant, no strong building line is apparent and roof pitches building materials are variable. Most houses are set back behind picket fencing or hedges. The most dominant and important feature is the walling of Parsonage House with an attractive range of trees rising above.

**1.202** The percentage of listed buildings in this area is 7% and number 4 however there are a number of unlisted buildings which are important and have been identified. The group on the north side, when leaving the High Street, is particularly notable. They are set well above the road and separated from it by a grassy bank. Here the density is increased, the building quality is good and character more defined thus making a very strong contribution to the street scene.

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Picture 1.37 Historic walling and trees make an important contribution to the conservation area, providing an attractive setting for listed buildings. Brighton Cottage in the foreground with Goodricks and Goodricks Cottage beyond.

**1.203 Individually Listed Buildings:** 22 Wicken Road (Parsonage House) is a substantial mid-late 19th century red brick house with two storeys and attics and tiled roof. At the west end of the south front there is a gabled 2 storey bay and on the west front there are 3 gables. Rising above the interesting roof forms are four highly decorative chimney stacks with 2 octagonal shafts with moulded caps and bases.

**1.204** Goodricks and Goodricks Cottage are 16th to 17th century timber-framed and plastered building. The upper storey is jettied on the whole front on curved brackets. The roof is tiled with a central chimney stack and external stacks at the east and west ends and three window range of casements.

**1.205** Next to Goodricks is Brighton Cottage, a Grade II early 19th century timber-framed and plastered house. This small cottage has one window range of casements with glazing bars and delightful "Gothic" arched top panes. A 6-panel door has "Gothic" tracery in the top panels. The roof is slate and hipped.

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Picture 1.38 Parsonage House with highly decorative chimney stacks

**1.206 Other buildings that make an important architectural or historic contribution to the street scene:** Facing the Wicken Road/Church Street junction is Hillbank, an early 20th building, constructed of red brick and slate roof. This is a fine house and it is important that original features such as doors and windows are retained and protected.

**1.207** On the north side of Wicken Road between Church Street and the High Street there are a significant number of properties which make a highly important contribution to the street scene. Nos. 6 and 8 are a pair of semi detached 19th century houses with single bays, typical of this period. They are constructed of red brick and dressed with the yellow bricks, with sliding sash windows remaining. Addition of storm porch to No. 6 does not seriously detract from the pair.

**1.208** Next to this, another noteworthy house of fine proportions is Number 10. This may be of slightly earlier construction, with plastered brick, double fronted with bays and original sliding sash windows, hipped slate roof and decorative chimneys detailed with red and yellow brick.

**1.209** Number 12 and 14 are very much a part of this range of fine houses. This pair of red brick houses with slate roofs has unfortunately been subject to alteration of their window openings thus having a detrimental affect on the proportions of their

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frontage. Reinstating the original window openings would greatly improve this pair of buildings. However notwithstanding this, this pair of properties is very much an integral part of this building mass and therefore must be included here.



Picture 1.39 Important range of buildings at lower end of Wicken Road

**1.210** On the corner of Wicken Road and Church Street is Cherry Tree cottage. This is red brick with fine white brick ornamental band between storeys, white brick quoins and decorative coloured brick quoins and timber casement windows. It is attached to and detailed like West View, yet is not protected by statutory listing.

**1.211** Further along Wicken Road there are a considerable number of fine 19th and 20th century properties many of which have been subject to inappropriate development, large extensions or replacement UPV windows which deems them unsuitable for inclusion in this category.

**1.212** Nos. 23 and 25 however, are a delightful and pair of semi-detached red brick cottages with yellow brick dressings and slate roofs. Original window openings and mock tudor gable ends remain. In spite of heavy replacement windows and doors, the form and detailing is on balance noteworthy enough to include the building in this category.

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**1.213** Nos. 29 & 31 are a pair of gault brick cottages of double pile construction which are important to note. On the west side a large extension has been constructed which detracts to some degree from the original. The 19th century section still exhibits some fine original features and good sliding sash windows and fine chimneys which are important to retain.

**1.214** Nos. 41-47 is a range of 19th century red brick and slate roofed buildings set back from the road. A series of gable ended cross wings face the street and the majority of original window openings, ornate chimneys and doorways have been retained. Modifications such as porches have been added and an extensions to both ends and replacement windows. In spite of the changes the overall the value of this substantial building group has not been significantly lost.



Picture 1.40 Nos. 49 & 51 Wicken Road, grand 19th century villas, important but unlisted.

**1.215** Nos. 49 and 51 are a pair of grand semi-detached 19th century villas which are situated on the western boundary of the conservation area. Constructed from red brick, they are three storeys with dormers, many original windows and doors and considerable number other fine original features such as a distinctive curved soffit and attractive canopy detail over porch.

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**1.216 Important Trees and Open Spaces:** The walls of No. 22 Wicken Road (Parsonage House) enclose a wealth of mature trees. Even though they are retained in a private garden behind a high wall, they emerge as a dominant feature and make an important contribution to the quality of the conservation area.



Picture 1.41 Walls and trees of Parsonage House play an important role in the street scene

**1.217** A number of individual trees along Wicken Road have been identified as being important in the area. A significant stop point is created by a tree at the junction of Wicken Road and Church Street. Additionally a row of trees on the south side add quality and a sense of enclosure to the street.

**1.218 Other distinctive features that make an important visual or historic contribution:** West of the Church Street junction the red brick walls of Parsonage farm and high flint walling on the south side contain the space and therefore form a highly important feature on the road. Along the south side of Wicken Road a further section of quality flint walling is particularly important especially where it fronts modern 20th century buildings.

**1.219** Two recent high curved sections of walling enclosing the gardens of Gilbey Green are important to the conservation area.

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**1.220 Important Views:** Due to the nature of the topography, the high point on Wicken Road offers views of the surrounding countryside to the east of the village. At the top of the hill there is a good view of the church tower. The distinctive chimneys and interesting roof of Parsonage House further provide interest to the street scene rising above the other buildings and trees.

**1.221** Towards the western edge of the conservation area the buildings cease and the space dramatically opens out providing fine views northwards over fields to the countryside beyond.

**1.222 Detracting Elements:** Wooden fencing enclosing the electricity substation on the wide grass verge on the south side of Wicken Road is highly intrusive especially as it also encloses an important tree. Future relocation of the electricity substation to a less prominent site would make a significant improvement. Failing that, the introduction of planting to reduce its impact is recommended.

**1.223** Satellite dishes are detracting features visible on the frontages of buildings on Wicken Road and other areas of the village. Erection of satellite dishes on walls, roofs or chimneys fronting a highway is not permitted in conservation areas without planning consent, and must not be attached to listed buildings without consent.

**1.224 Proposed Boundary Changes:** The main exclusion proposed is mentioned above which will include Gaces Acre, Gilbey Green, and Meadowford.

**1.225** A further small area of change is to exclude Hardwicke House and No. 22 Barnard Close from the conservation area. These two properties are both late 20th century and contribute nothing historically or architecturally to this part of the conservation area.

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### Area 7 - Pond Cross Farm and southwards including Station Road

**1.226** The details described below are shown on Map 9.



Picture 1.42 Historic View of Station Road, hedging, now lost, and trees contribute to rural feel

**1.227** At the southern end of the High Street, development very much follows the pattern of the rest of the street, namely a mix of large and small scale buildings having been built in varying periods, materials and styles. Spatially this wide section of the High Street continues south until Willmary which formed a dominant visual stop when viewed from the north, and a gateway to the village centre when approached from the south. The western side of this section of the High Street was subject to substantial development in the 20th century. Much of this development is set back from the road and screened by a hedge. Opposite Willmary and Rose Cottage the development is more dominant.

**1.228** Station Road is characterised by its 19th century development which was a consequence of the arrival of the railway. Although a number of these are fine buildings, few are protected by statutory listings. In this section of the conservation area, recent well designed and detailed development on the north side has helped to enclose the street and made a positive contribution. To the south, the street opens towards the common. Unfortunately there are a number of detracting elements in this road.

**1.229** In this area 5 buildings are listed, 9% of the whole.

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**1.230 Potential Redevelopment Sites:** The petrol station has provided a much needed service in the village for some time; however experience of other villages will show that this may at some point in the future not be the case. If this did result in redevelopment, recommendation would be for a building that would give positive emphasis to the corner, to give definition to the street which is presently lacking. Additionally, quality design and detailing of this building should reflect this important prominent site and surrounding buildings.

**1.231 Individually Listed buildings:** Pond Cross Farmhouse is a dominant and important red brick building, with slate roof, dating back to 1852. Set back from the road behind a small garden, fronted by a low wall and railings, this buildings has many fine features including 2 canted bays, a central doorway with fanlight, architrave and cornice, three window range of double hung sashes and some fine chimneys.

**1.232** Pond Cross Barns are an L shaped group of two inter-connected timber framed 16th Century barns, weatherboarding with a gabled roof. One barn is of 7 bays, with a later midstrey. The midstrey projects with a gable. The E/W barn is aisled on both sides and has a half hipped roof on the south end. It is of four bays with off-centre and later cart doors. The barns have side purlin roofs with raking struts and arch bracing to the tie beam. Both have halved and bridled scarf joints. All are now converted to residential accommodation.

**1.233** Granta is a range of 17th century timber-framed and plastered buildings extending to the east on Station Road. A 19th century red brick section has been added on the west side fronting the High Street. It has a 3 window range on the west front and a 2 storeyed canted bay on the south side. The east wing has 4 window range, casements and thatched roof.

**1.234** Willmary is the oldest building in this section of the conservation area, externally displaying a date of 1694 with some old pargetting just visible. This is a timber-framed and plastered building on an L shaped plan with wings extending to the north and west. The ground storey has 2 bays and a modern door with a gabled tiled hood. The roof is tiled, with end chimney stacks.

**1.235** Rose Cottage is a more recent early 19th century timber-framed and plastered building of two storeys with a slate roof. Three window range of double-hung sashes with glazing bars and a central doorway has pilasters and a cornice.

**1.236 Other buildings that make an important architectural or historic contribution to the street scene:** A group of buildings on the eastern end of Station Road and associated with the railway development include Station House built 1850. This was the original ticket office and station master's house. This is an interesting building constructed in red brick with yellow brick dressings, slate roof and highly distinctive octagonal chimneys.

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Picture 1.43 The Station buildings still retaining many quality features

**1.237** The present station post dates this building. It is constructed in a pink brick with some black brick dressings. This single storey building has a slate roof with some fine chimneys to north and south ends and central panelled double doors and timber windows.

**1.238** The station platform structures and building are recommended for inclusion in the conservation area. They exhibit many superb features such as cast columns and brackets and a decorative wooden canopy enclosed with picket fencing. The pinkish brick buildings retain their original form with large impressive chimneys. These require some attention such as removal of boarding covering some windows and where necessary reinstatement of appropriate windows.

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Picture 1.44 The Maltings, a fine complex of buildings, now successfully converted for other uses

**1.239** The Maltings built 1855 constitutes one 2 and one 3 storey substantial blocks of buildings. Constructed of red brick these building retain many fine features including corbelled brick work and remarkable cone shaped roof structures. It is presently an important site for numerous light industrial and commercial business uses.

**1.240** Buriton House is a 19th century red brick building, formerly 2 houses, with slate roof retaining fine, tripartite sliding sash windows, bays to ground floor and gabled central section. A fine section of brick boundary walling encloses the east side.

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Picture 1.45 Some fine 19th century buildings on Station Road with the incongruous and unattractive village hall beyond

**1.241** The Granary is an unusual red brick building retaining its original form with many former features. These include black brick dressings and curved headers above the distinctive range of 24 paned windows. The gable end fronts the road on the north side has a distinctive more recent distinctive angular window.

**1.242** Nos. 2 and 3 are a pair of red brick semi-detached houses with slate roofs. In spite of modern weather-boarded porches they retain many other original features including some finely detailed dormers windows, mostly original windows and decorative chimneys.

**1.243** Alongside is Bank House, another fine 19th century red brick house, with slate roof fronted by railings. Of L-shaped plan, this is another quality brick building retaining many original features including chimneys, windows and doorways.

**1.244** Pond Cross Cottages on the junction of the north side of Frambury Lane was built in the mid 19th century. In spite of replacement windows, the impact of which is reduced by virtue of their setting, this building range still retains the original form with red brick cross wings and make a positive contribution to the conservation area. Some distinctive features such as the angled yellow brick window dressing and the three ranges of distinctive octagonal chimneys remain.

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**1.245 Important Trees and Open Spaces:** A triangular section of trees on the river bank to the east of the Village Hall car park are important as they act to screen Saxon House.

**1.246** Some large trees on the west bank of the river and the gardens of Pond Cross House make a contribution to the area, providing a dominant backdrop to this section of the conservation area. Opposite Pond Cross House, trees and hedging provide screening for 20th century buildings.

**1.247** Although outside the conservation area, the attractive and open expanse of the common is highly important and this greatly affects the setting of the conservation area on its perimeter. The future treatment and landscaping of the village hall and car park must respect this key site.

**1.248 Other distinctive features that make an important visual or historic contribution:** Some sections of red brick walling around Pond Cross House are notable including, the curved brick walling flanking the frontage and a low section edging the footpath with a distinctive single bar railing above.

**1.249 Detracting Elements:** It is recognised that the Village Hall, built in 1960, was an important new building for the village at that time, but was built on a low budget and with the help of volunteers. These low grade materials and unsympathetic extension are now considered to detract significantly from the conservation area. In short this is a seriously ugly building. Long term plans to replace this building with something more in keeping with the surrounding, both in materials and detailing, would be highly recommended. This would make a tremendous improvement to this highly important site and provide a worthwhile new facility for the community and specifically designed to meet their requirements.

**1.250** Along with the Village Hall itself, the fencing, gates and concrete lamp post fronting the curtilage of the village hall and the vast expanse of tarmac are seriously detracting elements. Again emphasis is on redevelopment of the site which could address all issues.

**1.251** If the station platforms and associated buildings are to be included within the conservation area, the appearance of the buildings will require some attention particularly to unblock windows of the platform buildings.

**1.252** The station car park, viewed from the conservation area, but not within it, is exceedingly unsightly, rough and poorly drained. This could be greatly improved with resurfacing.

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Picture 1.46 A number of very detracting elements on Station Road

**1.253** Saxon House is a modern building on the south side of Station Road and outside the conservation area. Nevertheless, this building due to its scale and form, and additionally the presence of a mobile home in its curtilage, seriously detract from the conservation area. Removal of the caravan would make some improvement but should site redevelopment occur, a building more appropriate in scale, materials and detailing would greatly enhance the area.

**1.254** On the end of Frambury Lane there is a sign for the recreation ground. This points in the direction of the common, not the recreation ground and could easily be realigned.

**1.255 Proposed Boundary Revisions:** Inclusion is recommended for the station platforms and associated buildings which are an important part of the industrial heritage. Extending the boundary is also recommended to include an important tree on the north of the station car park.

**1.256** A small adjustment has been made to the arbitrary boundary the rear of Chestnut Court a 20th century development opposite Pond Cross House to include only the properties fronting the High Street.

**1.257** A further small adjustment has been made to exclude The Elms on the southerly corner of Frambury Lane as this is on the perimeter of the conservation area and does not contribute architecturally or historically to it.

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### Overall Summary

**1.258** Newport is a village of high importance in historical and architectural terms. Its range of listed buildings, dating from the 13th century, makes a particularly important contribution to the environment. Quality buildings from later periods provide diversity of architectural types. The wealth of detailing found in Newport and the variety building types and materials, including plastered timber framed structures and a substantial number of fine brick buildings, contribute greatly to this rich environment.

**1.259** Throughout the historic core, significant areas of open space and extensive tree cover enhance the high qualities of individual buildings of importance, and the overall quality of the conservation area generally. The large grounds set behind the historic farmhouses are characteristic of the village and are highly important. They provide a backdrop of greenery and openness and are an essential part of the village's cultural heritage which should at all costs be protected.

**1.260** Distinctive boundary walls of considerable visual merit and historic importance frequently link buildings and open space to provide overall cohesion, they need to be maintained and retained.

**1.261** A significant number of unlisted buildings have been identified that are architecturally, visually and historically important. These, together with their architectural detailing could be at risk unless measures are introduced to protect them. Others in the village have already suffered this fate.

**1.262** There may be few remaining infill plots for development but where such development does occur, it must be sensitive and respect the character of the conservation area and needs of Newport, in that particular location.

**1.263** A number of important open spaces have been identified. Important trees have been plotted indicatively and important views that should be retained.

**1.264** Detracting elements have been described and the manner in which these will be dealt is described in the table set out in the management proposals below.

## Part 2 - Management Proposals 2

### Revised Conservation Area Boundary

**2.1** The revised boundary is shown on Map 10. The main additional areas proposed for inclusion are (a) a section of the south east of Bridge End to include Fushias, an important small building to protect in this prime location; (b) two sections of trees on Bury Water Lane, presently unprotected, and (c) the railway platforms and associated buildings. The main area proposed for exclusion is (a) a large area of late 20th century developments which includes Gaces Acre, Gilbey Green and Meadowford which make no historic or architectural contribution to the conservation area; (b) a small section of Barnard Close which incorporates two 20th century buildings; other minor adjustments have been made to exclude or include land where boundaries have previously been drawn in an arbitrary manner or on perimeters where buildings do not warrant inclusion.

### General Planning Controls and Good Practice in the Conservation Area

**2.2** The general controls and national legislative framework has already been described. Against this background, the Council's Development Control staff process planning applications assisted by the Council's Conservation Officer.

**2.3** Planning applications are currently considered against policies set out in the Uttlesford Local Plan that can be seen on line at [planning @ uttlesford.gov.uk](http://planning@uttlesford.gov.uk).

**2.4** One particularly relevant policy, Policy ENV1 – Design of Development in Conservation areas says 'Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open spaces and their enclosure, grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted'. This policy was a main consideration for developing management proposals set out below.

**2.5** Good practice advice for applicants wishing to submit an application is to carefully consider the wording of the above policy and enter into discussions with the Council before submitting the application to avoid delay and hopefully achieve a satisfactory outcome.

### Planning Control and Good Practice, Listed Buildings

**2.6** There are 77 individually listed buildings, (some are groups of properties), and these are shown on Map 10.

**2.7** Policy ENV 2 – Development affecting listed buildings says 'Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for

## 2 Part 2 - Management Proposals

the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.

**2.8** The listed buildings in the conservation area are very different in character, span many centuries and display a wide variety of architectural styles, methods of construction and use of materials. Good practice advice to applicants is to acknowledge this essential fact when submitting an application and recognise that the Council's overall objective is to ensure that proposals accord with the above policy especially in determining scale and in the use of materials. The former must always be subservient whilst the latter should always be of the highest quality and frequently involve the use of second hand materials. A pre-submission discussion with the Council's Conservation Officer is advised to establish such parameters.

**2.9** Early photographs show there were once more thatched roofs than currently exist and the relatively small number that remains is now only a remnant of the earlier cultural heritage of the village. Such roofs must stay thatched with repair works being carried out in the traditional manner. Welsh slate is another traditional material, particularly on 19th century listed buildings and when it becomes necessary to re-roof such buildings, second hand Welsh slate should normally be used. The use of plastic windows on listed buildings is entirely inappropriate. The Council will use its powers of enforcement in appropriate situations if unauthorised works are carried out.

### Planning Controls and Good Practice in respect of other buildings that make an important architectural or historic contribution

**2.10** Policy ENV1 referred to above refers to such buildings that are identified on Map 10. As set out earlier buildings in conservation area cannot be demolished without consent. Because of the important architectural or historic contribution these buildings make to the conservation area, any application involving their demolition will normally be refused.

**2.11** Not surprisingly a number of windows have been replaced in some of these buildings by inappropriate modern ones. Similarly some original doors have been replaced. Elsewhere traditional roofing has been replaced with modern materials that are visually jarring, so too is modern render. Where this has occurred it has detracted from the visual appearance of the property and the street scene. It is therefore intended to introduce an additional control to prevent this from happening in the future and the mechanism to achieve this is known as an Article 4 Direction as briefly described previously.

## Part 2 - Management Proposals 2



Picture 2.1 Quality timber casement window

**2.12** The council therefore proposes to make an Article 4(2) direction to remove the right to alter windows and doors and roofing materials on selected dwellings. In due course an Article 4(2) Direction will be drawn up and appropriate consultation will take place in due course.

**2.13** The government advises that such powers should be used sparingly and this advice has been heeded. Notwithstanding the proposed Direction other quality features such as chimney stacks and pots, decorative brickwork, porches and bargeboards will remain unprotected in law. Good practice by responsible owners will be to maintain and retain these features. The Council's Conservation Officer will offer advice on request.

### Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees

**2.14** Policy ENV3 Open Spaces and Trees says 'The loss of traditional open spaces, groups of trees and fine individual specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value'.

**2.15** Newport is fortunate indeed to have the extensive areas open space, such as the recreation ground to the south of the village, and the common and Gaces Acre recreation ground which are near the centre of the village. Within the conservation area open space contributes so much to the quality of the environment and provides different

## 2 Part 2 - Management Proposals

functions. Small areas such as Elephant Green and the triangle on Bridge End provide a green lung in these parts of the village whilst the gardens of Belmont House, Newport House, the Georgians and many others play other important functions because their tall mature trees make significant visual contributions to the conservation area, providing complimentary structure, form and colour.

**2.16** The general and diagrammatic locations of trees that make a particular contribution to the conservation area are illustrated on Map 10. Other trees also contribute to the quality of the street scenes. As noted in the appraisal all trees in the conservation area (subject to exceptions) are afforded protection, as owners have to notify the council if they wish to undertake works to them. Many trees have been made subject to Tree Preservation Orders. The areas are identified on Map 10 and it is considered that development on them would be entirely inappropriate and represent a considerable loss.

**2.17** Good practice guidance for owners includes making regular inspections of trees to check for dieback and danger in the general interests of amenity and health and safety. The Council's Landscape Officer will offer advice in appropriate circumstances.

### **Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution**

**2.18** As the appraisal has demonstrated there are lengths of quality red brick, flint and brick walling and some railings that are distinctive to Newport. These represent an essential component of the village's cultural heritage and must be protected from demolition. The walls of quality are shown on Map 10 and can be divided into two categories. Firstly there are those within curtilages of listed buildings where listed building consent will normally be refused for any proposal involving their demolition.

**2.19** Secondly there are other walls that are not in the curtilage of a listed building. The council proposes to introduce an Article 4 Direction to remove the right to remove selected walls and appropriate consultation will take place in due course.

## Part 2 - Management Proposals 2



Picture 2.2 Example of brick and flint walling in Newport

### Proposals to Deal with Detracting Elements

**2.20** The appraisal has identified the following elements that detract from the qualities of the conservation area. The table below identifies them and proposes a course of action in summary form.

Element Identified	Location	Proposed Next Step
Brick wall requiring attention	North Side of Brown House	Liaise with owner to repair
Advertising Boards	To side of Village Stores	Liase with owner to remove
Advertising Material on window frontage	Premier Garage	Liaise with owner to rationalise signage
Poor footpath surface	Southern end of High Street	Liaise with ECC to improve
Sign on rusty post	Bullfields	Liaise with ECC to relocate sign and remove post
Dilapidated Garden	Southern Cottage	Liaise with owner to seek improvements

## 2 Part 2 - Management Proposals

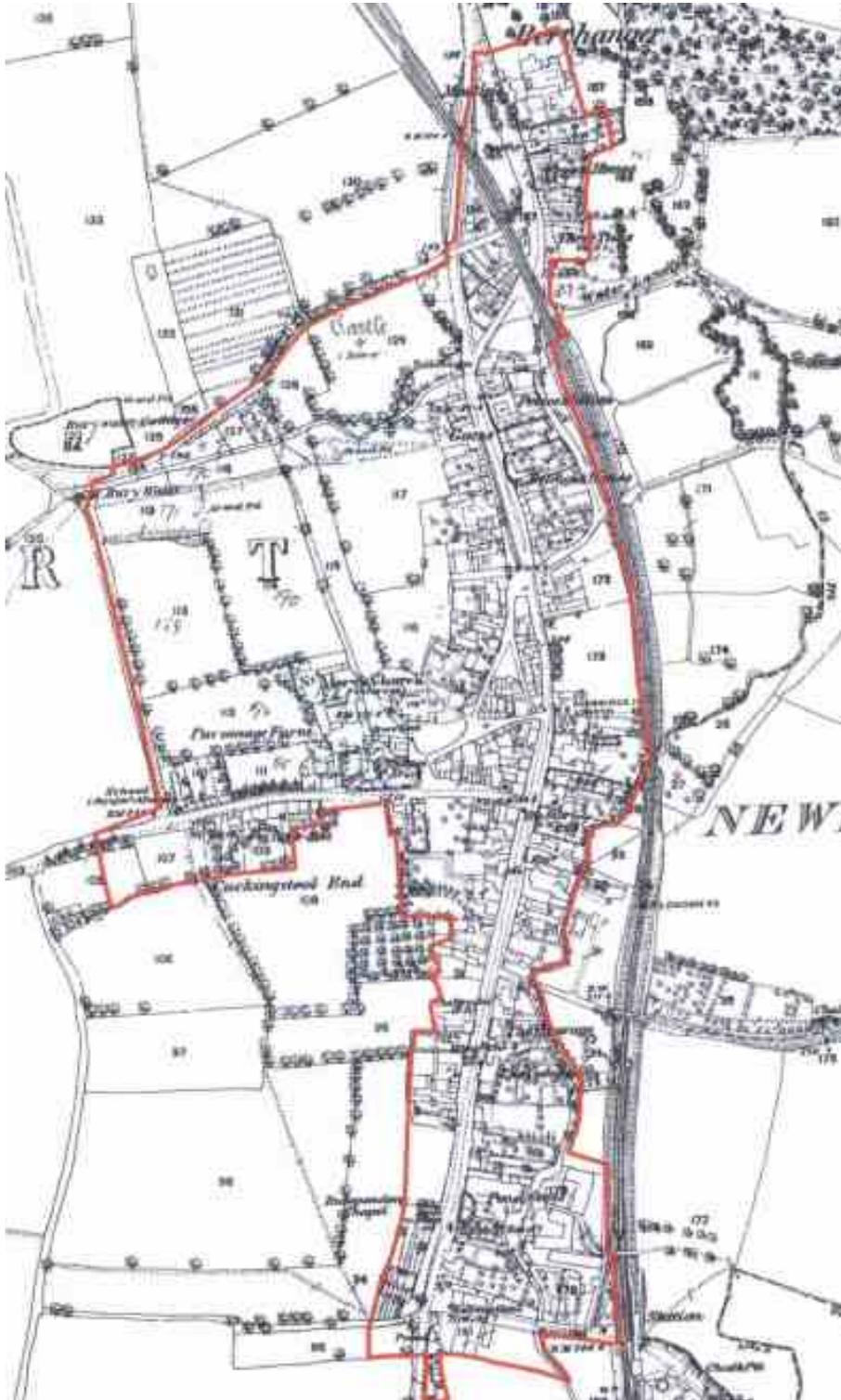
<b>Element Identified</b>	<b>Location</b>	<b>Proposed Next Step</b>
Untidy Curtilage	Newport Club	Liaise with owners to tidy up and improve fencing
Boarded up building	Youth Centre	Liaise with owners to discuss future
Untidy fencing	Opposite Youth Centre	Discuss with PC possible improvements
Lack of enclosure and poor fencing	Corner of Gaces Acre	Liaise with UDC to plant shrubs or hedging
Untidy areas under railway arches	Bridge End	Liaise with PC to secure improvements with owners and screening
Untidy shrubs on green	Bridge End	Liaise with PC to establish management plan
Broken fencing	Cambridge Road to rear of The Priory	Liaise with owner to remove or repair
Congestion of road	Bury Water Lane	Discuss with ECC various options for coach parking or one-way traffic flow
Section of collapsed flint wall	1 Bury Water Cottage	Liaise with owner to seek repair
Unightly yard	Bury Water Lane Depot	Liaise with ECC to secure planting and improvement of gate
Obtrusive fencing screening electricity sub station	Wicken Road	Liaise with ECC to plant and reduce impact and possible future removal to alternative location
Satellite Dishes on frontages	Throughout Village	LA to liaise with owners to relocate and on listed buildings appropriate Consent
Unightly fencing, gates and lamp post	Adjacent to Village Hall	Liaise with Village Hall Management Committee to seek improvements
Boarded up windows	Station platform buildings	Establish ownership and liaise to secure improvements

## Part 2 - Management Proposals 2

Element Identified	Location	Proposed Next Step
Unsightly rough surface, viewed from conservation area	Station car park	Liaise with owner to seek improvements to surfacing and possible landscaping to reduce impact
Static caravan, viewed from conservation area	Next to Saxon House, Station Road	LA presently investigating
Recreation ground sign	End of Frambury Lane	Liaise with ECC to re-orientate correctly

### 3 Maps

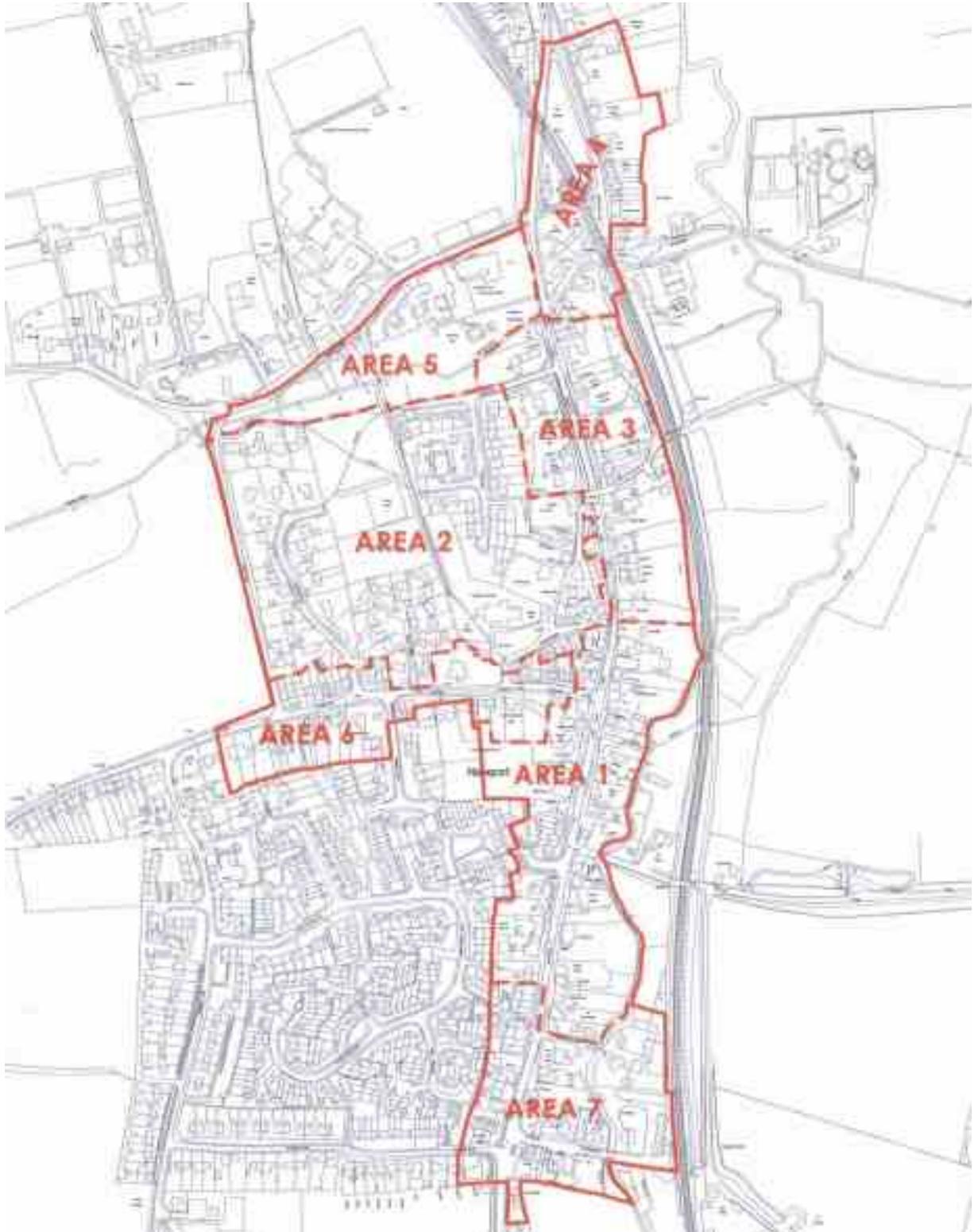
#### Map 1- 1877 Ordnance Survey Map with Current Conservation Area



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## Maps 3

### Map 2 - Character Analysis Areas



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### 3 Maps

#### Map 3 - Area 1



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## Maps 3

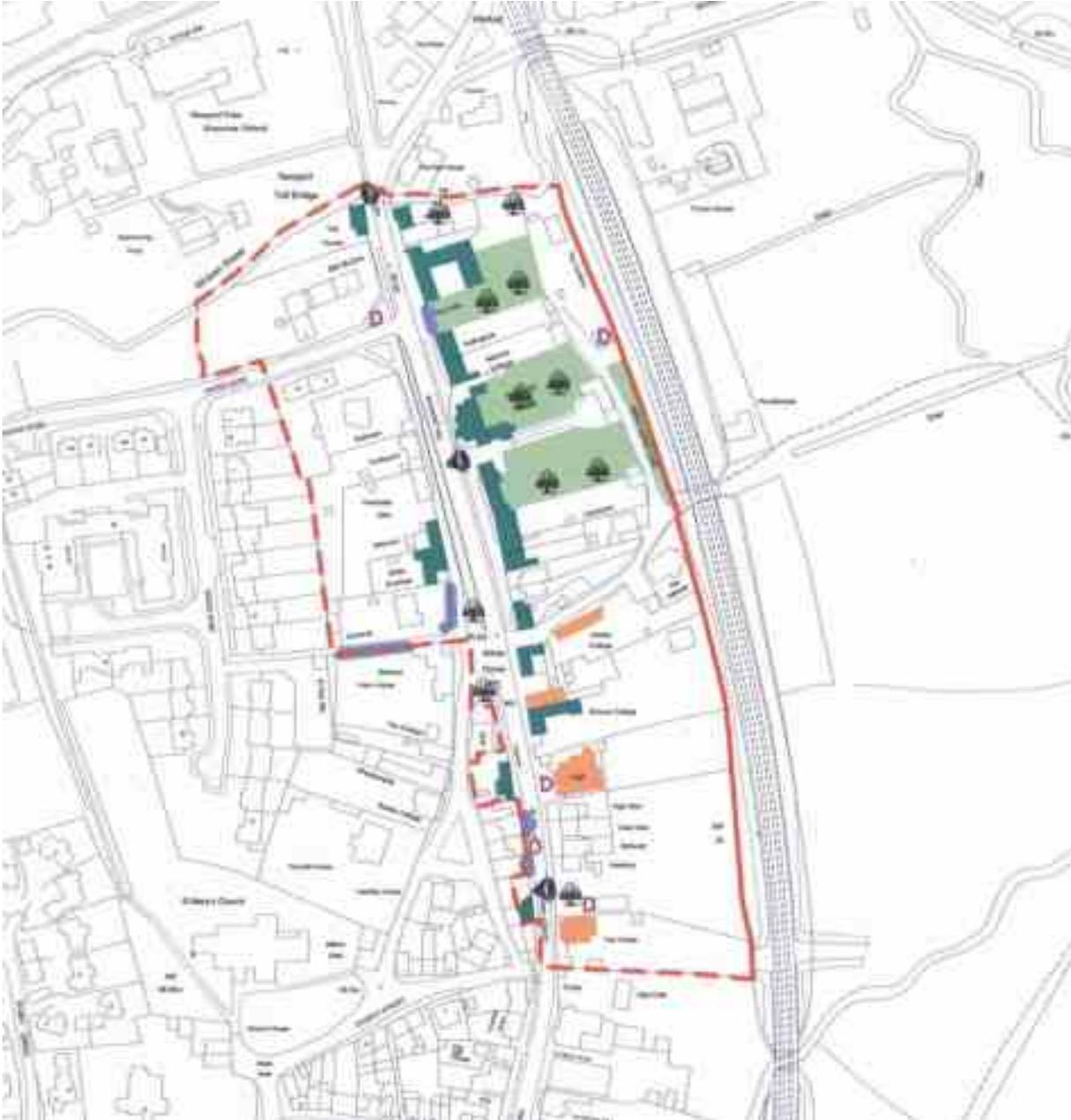
### Map 4 - Area 2



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### 3 Maps

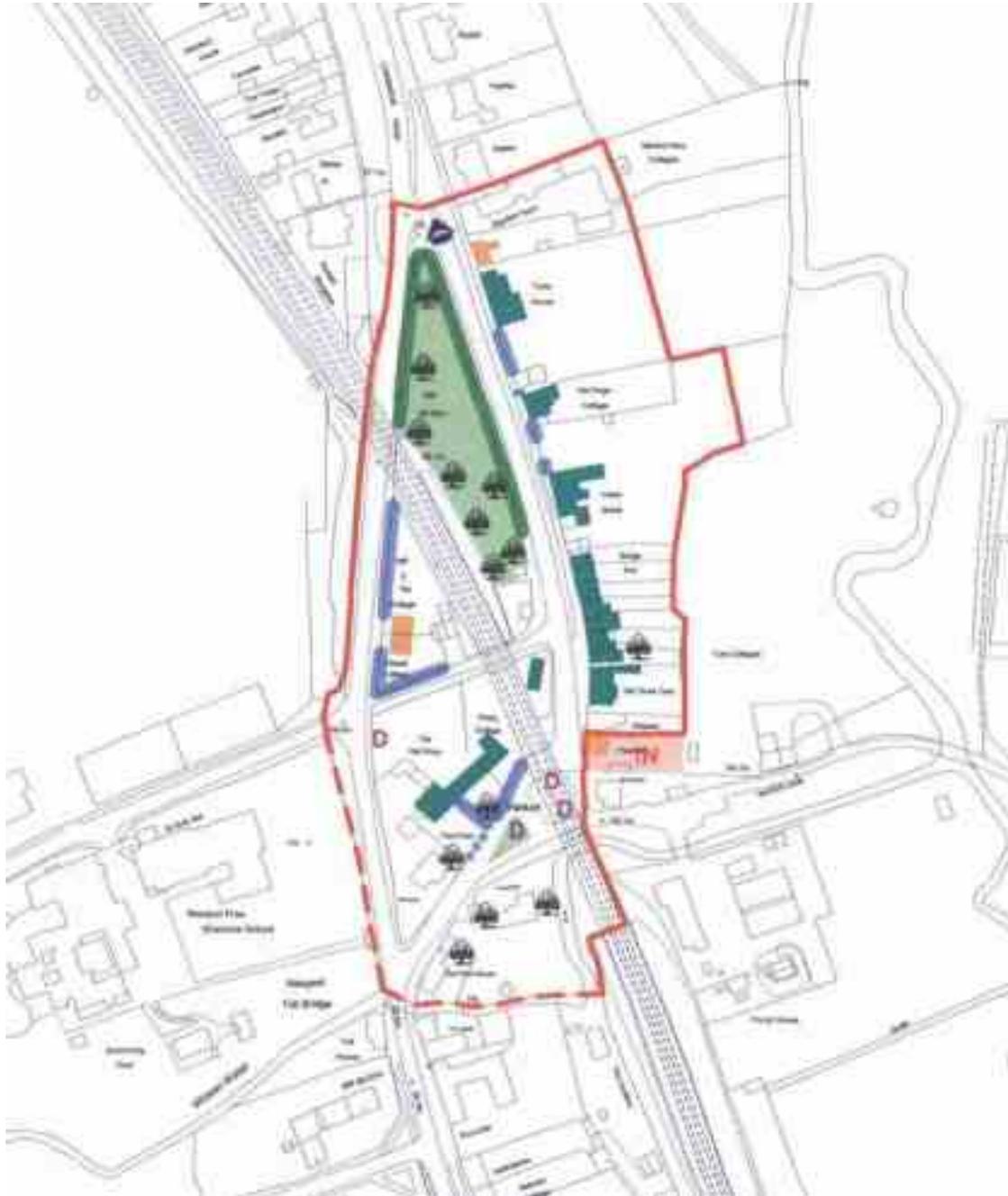
#### Map 5 - Area 3



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## Maps 3

### Map 6 - Area 4



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### 3 Maps

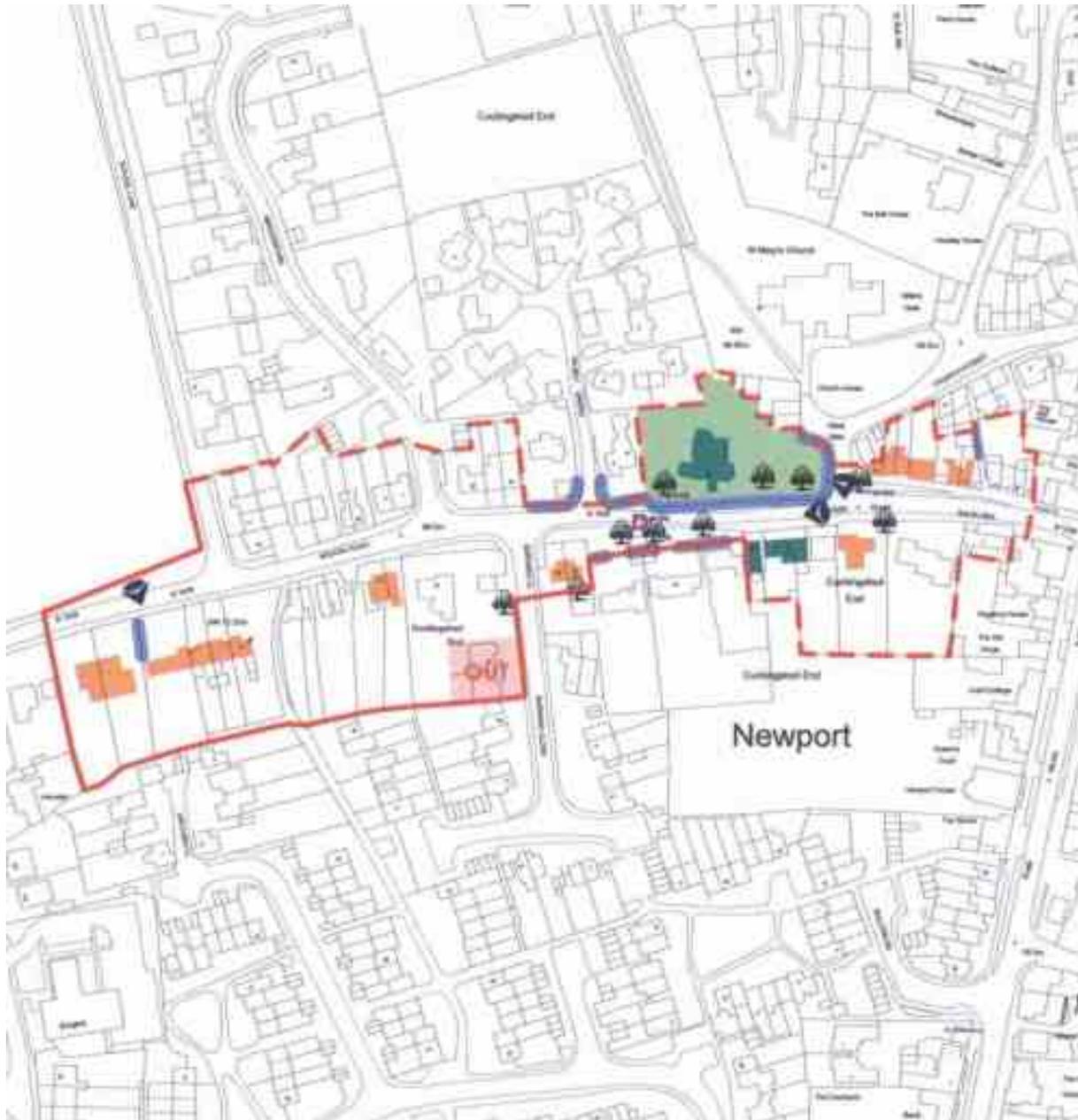
#### Map 7 - Area 5



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### Maps 3

#### Map 8 - Area 6



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### 3 Maps

#### Map 9 - Area 7



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## Maps 3

### Map 10 - Management Plan



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### 3 Maps

#### CHARACTER ANALYSIS KEY

	Existing Conservation Area Boundary
	Individually Listed Buildings
	Other buildings that make an important architectural or historic contribution to the Conservation Area
	Important Open Spaces
	Important Trees
	Important Hedging
 wvs	Other distinctive features that make an important visual or historic contribution
 hvs	
	Important Views
	Detracting Elements
	Proposed boundary revisions to the Conservation Area
	Include additional area
	Exclude existing area