

Quendon and Rickling Conservation Area Appraisal and
Management Proposals, Approved June 2015



Contents

1 Part 1: Appraisal	4
Introduction	4
Planning Legislative Framework	6
Planning Policy Framework	7
General Influences	9
The General Character and Setting of Quendon and Rickling Green	10
Origins and Historic Development	13
Character Analysis	18
Area 1 - Cambridge Road	25
Area 2 - The Green and Rickling Green Road	37
1 Part 2 - Management Proposals	53
Revised Conservation Area Boundary	53
Planning Controls and Good Practice: The Conservation Area	54
Planning Controls and Good Practice: The Potential Need to Undertake an Archaeological Field Assessment	54
Planning Control and Good Practice: Listed Buildings	54
Planning Controls and Good Practice: Other Buildings that Make an Important Architectural or Historic Contribution	54
Planning Controls and Good Practice: Other Distinctive Features that Make an Important Architectural or Historic Contribution	55
Planning Control and Good Practice: Important Open Spaces, Trees and Groups of Trees	55
Proposed Controls: Other Distinctive Features that make an Important Visual or Historic Contribution	56
Enhancement Proposals to Deal with Detracting Elements	56
1 Maps	58
Figure 1 - 1877 Ordnance Survey Map	58
Fig 2 - Character Analysis	58
Character Analysis Key	59
Figure 3 - Management Plan	60
Management Plan Key	61
1 Appendices	62

1 Part 1: Appraisal

Introduction

1.1 This appraisal has been produced by Officers of Uttlesford District Council to assess the current condition of the Quendon and Rickling Conservation Area, to identify where improvements can be made and to advise of any boundary changes that are appropriate. The document is in draft form and will be subject to public consultation and agreement by District Council Members.

1.2 The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of Conservation Areas can be perceived to interact in a complex manner and create a 'unique sense of place' that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

1.3 Uttlesford has a particularly rich built heritage, with 36 Conservation Areas and approximately 3,700 listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained. This is the case at Quendon and Rickling where the villages are still mostly contained within their respective historic envelopes either straddling the old A11 (now the B1383) or centred around the large village green.

1.4 The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links by road, rail and air, make it a popular destination to live and work. Key drivers are the presence of Stansted Airport within the locality and the relatively easy commuting distance to both Cambridge and London. Additionally, there are other towns of substance such as Harlow, Bishops Stortford and Braintree that provide employment opportunities nearby. With such dynamics the historic environment of the District is a popular destination for in-migration. The associated pressures accompanying such in-migration make it more important to protect the high quality of both built and natural environments.

1.5 The Uttlesford Local Plan adopted in 2005 recognises these facts and commits the Council to prepare Conservation Area Statements and Supplementary Planning Documents and the production of this document is part of this process.

1.6 Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationship of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The interaction with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the Conservation Area.

Part 1: Appraisal 1

1.7 This Appraisal will consider these factors carefully. Once it has been approved by the District Council it will be regarded as a 'material consideration' when determining planning applications. The document also puts forward simple practical management proposals to improve the character of the Conservation Area and that are capable of being implemented as and when resources permit.

1.8 The recommendations in this Appraisal concerning non listed buildings and structures are generally formed by the field workers' observations made from the public realm and rarely involve internal inspection of buildings or their structural condition. Therefore such recommendations as set out in this Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional relevant information.

1.9 This Conservation Appraisal will:

- Identify the special character of Quendon and Rickling Green
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Review the existing boundary
- Put forward practical enhancement proposals

1.10 The document has been prepared in partnership with the local community and the Council would like to record its thanks to Quendon and Rickling Parish Council and to the members of the local community who provided useful information to officers when the survey was being undertaken. Particular thanks are due to Saffron Walden Museum for detailed historical information, to the Quendon and Rickling village website and to the Local History Recorders site, both of which have provided much local detail.

1.11 A working group of Quendon and Rickling residents is currently preparing a Parish Plan for the village. Research work for the emerging plan notes the local support for maintaining the unique character of the village and particularly acknowledges the importance of the local environment. As with many similar settlements there are pressures for development, though opportunities for house building within the historic core are necessarily limited to a few infilling opportunities. Responses from survey work so far indicates concerns over the lack of community spirit, the general appearance of the village, facilities for the young and village communications. Great concern was also expressed regarding the speed and volume of traffic through the village. This issue will be dealt with in the relevant section of this document.

1.12 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. Both Quendon and Rickling Green are vibrant communities with a small but diverse range of local organisations. These include an active Parish Council, regular meetings of the Women's Institute and a popular cricket field on the Green.

1 Part 1: Appraisal

There is also a well used village hall and a thriving Bowling Club. The Parishes of Ss. Simon & Jude, Quendon and All Saints, Rickling together with Widdington have, since 2012, formed a benefice with Newport and now share one vicar who provides services at the various churches on a rota basis. Only the Grade II* Church of St. Simon and St. Jude in Quendon is located within the present Conservation Area. It is notable for its white painted wooden bell tower which was extensively restored in 2013.

1.13 This document is written in three parts: Legal and Policy Framework; Appraisal; Management Proposals.

Planning Legislative Framework

1.14 The legal background for designating a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council 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*'. The same section of the Act also requires that Councils undertake periodic reviews.

1.15 Section 71 of the Act requires Councils to '*formulate and publish proposals for the preservation and enhancement*' of Conservation Areas and hold a public meeting to consider them.

1.16 Within Conservation Areas there are additional planning controls and if these are to be supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

1.17 Planning permission is required for the demolition of a building in a Conservation Area but is subject to certain exceptions. For example, it does not apply to Listed Buildings which are protected by their own legislation but is relevant to other non listed buildings in the Conservation Area above a threshold size as set out in the legislation⁽¹⁾. Looking for and identifying such buildings is therefore a priority of this Appraisal.

1.18 Another exception relates to certain ecclesiastical buildings which are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the 'ecclesiastical exemption'. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

1.19 The Town and Country Planning (General Permitted Development Order) 1995 (as amended), defines the range of minor developments for which planning permission is not required and this range is more restricted in Conservation Areas. For example,

1 The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.

Part 1: Appraisal 1

the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a highway and a reduced size of extensions, all require planning permission in a Conservation Area.

1.20 However, even within Conservation Areas there are other minor developments that do not require planning permission. So as to provide further protection the law allows Councils to introduce additional controls if appropriate. Examples of such controls can include some developments fronting a highway or open space, such as an external porch, the painting of a house or the demolition of some gates, fences or walls. The removal of important architectural features that are important to the character or appearance of a Conservation Area or individual buildings within it such as distinctive porches, windows or walls or railings to non-listed properties can be subject to a more detailed assessment and if appropriate made subject to protection by a legal process known as an 'Article 4 Direction'. The use of such Directions can be made in justified circumstances where a clear assessment of each Conservation Area has been made. In conducting this appraisal, consideration will be given as to whether or not such additional controls are necessary.

1.21 Trees. Another additional planning control relates to trees located within Conservation Areas. Setting aside various exceptions principally relating to size and condition, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide to make the tree/s subject to a Tree Preservation Order. This Appraisal diagrammatically identifies only the most significant trees or groups of trees that make a particularly important contribution to the character of the Conservation Area. Other trees not specifically identified may still be suitable for statutory protection.

1.22 Hedgerows. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is extremely complicated and only applies in certain situations that are determined by the location of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species.

Planning Policy Framework

1.23 National Planning Policy Framework. Published in March 2012, this document replaces previous advice, including PPS 5, Planning for the Historic Environment. The principle emphasis of the new framework is to promote sustainable development.

1.24 Economic, social and environmental roles should not be considered in isolation because they are mutually dependent and positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed it is considered proper to reinforce local distinctiveness.

1.25 In relation to the historic environment the National Planning Policy Framework advises as follows:

1 Part 1: Appraisal

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation Areas. Such areas must justify such a status virtue of being of '*special architectural or historic interest*'.
- Heritage assets. A Heritage asset is defined as '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)*'.
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non- designated heritage asset should be taken into account and a balanced judgement reached. Substantial harm to or loss of a Grade II Listed Building should be exceptional whilst harm to heritage assets of higher status, e.g. a Grade I or II* Listed Building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations '*where this is necessary to protect local amenity or the well being of the area...*'.
- Green Areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

1.26 Uttlesford Adopted Local Plan. Uttlesford District Council has a commitment to the environment and its Local Plan Policies. Uttlesford's policies protect Conservation Areas by only permitting development that preserves or enhances their quality and by preventing the demolition of structures that positively contribute to their character and appearance. The Council's Conservation Officer can provide appropriate advice.

1.27 The Uttlesford Local Plan was adopted in 2005 and can be viewed on the Council's website or a copy can be obtained from the Council. In accordance with the Planning and Compulsory Purchase Act 2004, the Council is currently preparing a replacement Local Plan that will, in due course, contain the relevant Council planning policies.

1.28 The Quendon and Rickling Green Inset of the Uttlesford Local Plan shows the existing Conservation Area and the Development Limits. Also shown is the extent of the County Wildlife Site at Coney Acre and the Site of Special Scientific Interest (SSSI) at Quendon Wood which is also designated as "Ancient Woodland".

Part 1: Appraisal 1

1.29 English Heritage - Heritage at Risk Register. English Heritage has a 'Heritage at Risk Register'⁽²⁾. In relation to Quendon and Rickling Green no such buildings have been identified and neither has this Appraisal identified any.

1.30 Essex County Council - Buildings at Risk Register. The County Council has a 'Buildings at Risk Register'⁽³⁾. In relation to Quendon and Rickling Green no such buildings have been identified and neither has this Appraisal identified any.

1.31 Assets of Community Value. There are eight Assets of Community Value are registered in relation to Quendon and Rickling Green. Of these seven are to be found within the Conservation Area. These are the Village Green Rickling Green; Village Hall Cambridge Road; The Fountain Cambridge Road; Cricket Pavilion Rickling Green; Primary School Rickling; St Simon and St Jude Church, Quendon and The Cricketers Arms Rickling Green.

1.32 Quendon and Rickling Green Conservation Area date of designation. Quendon and Rickling Conservation Area was first designated in 1977.

General Influences

1.33 Quendon and Rickling Green are situated in a primarily rural area on a gently rolling plateau some 25 miles south of Cambridge and 6 miles north of Bishop's Stortford. The two villages are very different in character: Quendon, a linear settlement bisected by the B1383 arterial road which links Bishop's Stortford with the A11, Cambridge and beyond and Rickling Green, a quiet nucleated village centred around the large green. It is both settlements' proximity to Cambridge, Bishop's Stortford and Harlow and links to the M11 that exerts the greatest influences offering opportunities for employment and enhanced communications to London and beyond. The main Cambridge to London Liverpool Street railway can be accessed from either Newport or Elsenham stations, both only a few miles distant. Bus services are reasonably frequent but car ownership is still high, eroding the need for local services. There are no longer any local shops in either of the villages, but a popular public house, The Cricketers Arms, serves the needs of the community. There is also a well used village hall managed by an active Village Hall Committee and a wide range of social and sporting groups.

1.34 Because of the lack of local opportunities and the ease of access to good communication routes, out-commuting is high and has led in the past fifty years to a change in the residential make up of the village. There are few opportunities for local employment other than in agriculture, though in recent years a proportion of residents have been able to work from home reflecting the increasing availability of fast and reliable internet access⁽⁴⁾.

2 *Heritage at Risk Register 2013 East of England*, English Heritage 2013

3 *Heritage at Risk in Essex Register 2011*, Essex County Council October 2011

4 *The Census 2011 - Method of Travel to Work (QS701EW)* segment showed that 42% of the respondents travelled to and from their main place of work by either car or van whilst only 2.4% were able to walk. Some 8% work mainly at or from home in the village, though based on trends elsewhere this figure is likely to have increased somewhat since the survey was conducted

1 Part 1: Appraisal

1.35 Historically, agriculture was the main source of employment and although still an important local activity, its prominence is very much reduced. A number of local farms remain as working business. Quendon Hall and Rickling Hall farm the surrounding areas and a thriving herb cultivation business operates from Coldhams Farm Rickling. A furniture retailer operates from large premises at Mace's Farm and the nearby Quendon Hall (Parklands) between the village and Newport is also a noted local venue of weddings and other social events. Many other activities associated with village life are now only remembered in the house names such as Laundry Cottage, Woodmans Cottage, Mill House and Brick Kiln Cottage. In 2008 the village Post Office and shop closed leaving local people with only the choice of services at Newport or Stansted. The Old Kings Head and the Coach and Horses Inn (now White House), both on Cambridge Road used to be pubs serving thirsty travellers on the busy A11 before the M11 was built. Today, they are converted to residential use but The Cricketers in Rickling Green still operates and offers food and drink for locals and visitors to the village.

1.36 The initial results from the emerging Quendon and Rickling Village Plan⁽⁵⁾ highlighted the need for facilities for younger residents as well as concerns over the general appearance of the local environment. At the same time, the Plan acknowledges concerns about parking and speeding with these being cited as one of the key impacts on the quality of life. Protection of environmental features, including open spaces, hedges, groups of trees, streams, ponds, banks and ditches is of high importance to the local residents. Due to its location the village will continue to be subjected to development pressures and so now is an appropriate moment to be considering how to best protect its built and open space environment.

The General Character and Setting of Quendon and Rickling Green

1.37 Setting. Quendon and Rickling are situated at the western extent of the plateau that runs all the way across to Debden village and Carver Barracks. This Landscape Character Type is classified as 'Debden Farmland Plateau'⁽⁶⁾, and is predominantly rural in character comprising a mixture of medium to large-scale irregular arable fields framed by dense patches of woodland and gappy hedgerows with some hedgerow trees. Nearer to the settlements smaller fields are more apparent. Woodland is predominantly deciduous and adds a visible framework to the landscape in all seasons. Notable remnants of ancient woodland, such as Quendon Wood, Catherine Grove and Northey Wood are scattered throughout the countryside. Trees also give structure to this landscape, surrounding settlements, fields and lanes. Throughout the area there is a rich variety of vernacular buildings in local materials ranging from colour-washed plaster or half-timbered, to flintwork and red brick. Rickling Hall and Quendon Court are notable, each set in its own grounds and screened from the road by fence and hedging. Modern buildings are generally discrete and there are some old outstanding barns now often converted to living space or used as small business units. Since the nineteenth century the railway line has passed the village and together with the B1383 provides routes out to Cambridge and London. Now the M11 marks a further boundary to the

5 *Quendon & Rickling Village Plan* update summary, Village website 2014

6 *Landscape Character Assessment of Uttlesford* Chris Blandford Associates, September 2006, Fig. 7.1

Part 1: Appraisal 1

east, occasionally impinging on the tranquillity of rural life with the roar of distant motor traffic. To the east the Harcamlow Way provides a pedestrian link between Newport and Thaxted.

1.38 The wider topography is characterised by large fields surrounded by broken hedgerows, ditches and grassy tracks. Views from the higher ground can be panoramic, but are often interrupted by distant blocks of woodland. In 1874 Kelly described the locality of Rickling as "the soil is heavy; the subsoil clay producing excellent crops of wheat and beans ..."⁽⁷⁾. The quality of this landscape has now led to it being included in an Area of Special Landscape Value (SLA) where it is classified as 'North West Essex chalk farmland'⁽⁸⁾. Settlements are often fringed with trees. Individual farms and historic manors, some moated, dot the countryside and there is a sense of rural peace once the main roads are left behind, only occasionally interrupted by planes using Stansted Airport.

1.39 In the nineteenth century "the chief crops [of] wheat, barley, oats &c." were cultivated usually on a 'four course system'⁽⁹⁾. Today wheat, barley and rape are most frequently grown and the land is classified as being of Grade 2 and Grade 3 quality (very good and good)⁽¹⁰⁾.

1.40 The fieldscape is dominated by pre-18th century irregular fields, probably of medieval origin though some may be even older, interspersed by the occasional common field. Historic settlements are dispersed in nature, with isolated farms, moated sites and small hamlets strung out along linear greens. Away from the main roads, lanes are sunken and winding and several leading to the village have Protected Lane Status⁽¹¹⁾. The area is sensitive to land management changes. The open skyline on the ridges of the plateau landscape means that any new development would be visible in the panoramic views across fields. Sensitivity to new development would also arise due to the sense of tranquillity, pressure from increased traffic on rural lanes and erosion of verges, the presence of wildlife and biodiversity habitats and their strong integrity with historic buildings.

1.41 General character and plan form. The developments that have occurred in Quendon and Rickling Green over the past half century reflect the social and economic changes that the settlement has undergone. Most houses in the village, that until the middle of the 20th century provided accommodation for workers on the Quendon Hall and Rickling Hall estates, are now privately owned. Local Authority housing development during the 1950s on Brick Kiln Lane and at Greys Hollow still provides low cost housing

7 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co., 1874, p.178

8 *Strategic Environmental Assessment Consultation Environmental Report Annex B: Baseline Information*, Essex County Council, March 2012, Parra. 5.3.3-5.3.4

9 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co. 1874 p.174

10 *Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Land*, Defra Publications, 1988

11 Reference: UTTLANE31: Quendon and Rickling - Church End to Rickling Hall and UTTLANE 157: Quendon and Rickling Wicken Bonhunt - Rickling Road - *Uttlesford Protected Lanes Assessment*, Essex County Council, March 2012

1 Part 1: Appraisal

for local people whilst recent developments on the former Red Star Garage site – now renamed Hallfields - and at Longridge have expanded the village's stock of family homes. Gradual infilling has resulted in a greater property density.

1.42 Otherwise, and with the exception of some infilling throughout the historic core, Quendon has changed relatively little over the last century. The existing Conservation Area is a mirror reflection of the community as it existed in the late 19th century and as shown on the 1877 Ordnance survey map (see Figure 1). Rickling Green, though, has seen somewhat more in the way of development with later 20th century housing appearing to the north and east of the Green, along Brick Kiln Lane and at the Ridge and Woodview Drive.

1.43 Quendon, strung out along the main road is very much a linear settlement. Grand dwellings such as Rickling House and Quendon Court sit well back from the road, behind high fences and gates and in their own extensive grounds. They are only briefly glimpsed by passers-by through gaps and railings. Even the parish church of St. Simon and St. Jude is partially hidden up a track. Other smaller properties abut the road more closely, some almost hard onto the thoroughfare, some sit behind low brick or flint walls. Everywhere there are trees, in the gardens of larger houses, standing in blocks or as single specimens, some still form part of the field boundaries which, together with dense hedging, obscures any views of the countryside beyond. Indeed, the only distant prospects are those along the channelled route of the main road.

1.44 By contrast, Rickling Green, with its school, pub and houses clustered around the village cricket ground is a much more nucleated settlement. Within the village the scale is intimate, with channelled views out through gaps in the buildings and over open spaces to the gently rolling countryside. In the village core, brick, colour-washed plaster and tiled roofed buildings predominate interspersed with a few cottages roofed in straw thatch. Most incremental new housing is discreet and, where visible, has often been designed to blend in with the environment, though a few larger late 20th century properties abut the Green in a prominent position. At the southern end of the Green there is a sense of space with more widely distributed buildings, open yards, a pond and drainage ditches. The majority of the modern development has taken place on the roads that span away to the north.

1.45 The National Heritage List for England records some 53 individually listed buildings and other structures in the parish of Quendon and Rickling, of which 31 are to be found in the designated Conservation Area. Some of these are timber-framed and plastered, though there are also a significant number of brick buildings. Most date from the 16th to 18th centuries, though a few 19th century cottages along Cambridge Road are also included. Quendon Church and Quendon Court are both Grade II*, the remainder are classified Grade II.

1.46 When examined in conjunction with the spread of unlisted constructions and buildings of later date, the indications are of a piecemeal infilling of timber framed buildings continuing into the early 19th century when brick and slate became the choice for the better quality buildings. Like other settlements along the route of the old A11,

Part 1: Appraisal 1

Quendon experienced a partial rise in fortunes which divided the community between those still reliant on the land and those for whom better communications meant employment if not wealth.

1.47 There are several other buildings and features that whilst not being listed are nevertheless of architectural and historic interest and which add to Quendon and Rickling Green's overall quality.

1.48 One very important feature of the *Á æã* is the use of flint and brick walls interspersed with low hedges to define boundaries and link buildings. The use of these materials reflects the local landscape where flints abound and hedged field boundaries form such a visually important part. This appraisal also identifies a number of important walls that are not individually listed but there may also be others not immediately visible from the public realm and or in otherwise inaccessible locations.

1.49 Throughout the Conservation Area there are trees in abundance, either as groups or as individual specimens. As noted above, trees are a particular defining feature of Quendon located in the churchyard, along field boundaries, visible in private gardens and as single specimens flanking the fountain on the small green to the front of Rickling House. In Rickling trees are principally in evidence around the Green where they add scale and contrast to the adjacent buildings.

1.50 Overhead cables on poles detract significantly in some locations.

1.51 There are many high quality buildings representative of various periods. Despite some occasional less than satisfactory adjoining modern development, the Conservation Area itself represents an historic grouping of buildings in a rural setting that warrants its formal designation. One further recognition of the quality of the local environment is the inclusion of the *Á æã* on National Route 11 of the National Cycle Network.

Origins and Historic Development

1.52 Historical background data has been extracted principally from the *Uttlesford District Historic Environment Characterisation Report* ⁽¹²⁾ and the *Essex Historic Environment Record (HER)* ⁽¹³⁾.

1.53 Prehistoric, Roman and Saxon. Evidence of prehistoric occupation has been identified throughout the zone ranging in date from the Neolithic through to the Iron Age. Assessment of cropmark evidence indicates the remains of probable prehistoric burial mounds (ring ditches) and settlement enclosures as well as a multi-ditched enclosure of probable Iron Age date. Excavations have found sporadic Paleolithic ⁽¹⁴⁾

12 *Uttlesford District Historic Environment Characterisation Report*, Essex County Council, 2009, Parra. HECZ 6.4 Shortgrove, Debden and Quendon [and] HECZ 2.5 Ridge between the Stort and Cam Valleys

13 <http://www.heritagegateway.org.uk/>

14 Palaeolithic implements found in Quendon are noted by Sir John Evans in *The ancient stone implements, weapons and ornaments of Great Britain*, London, Longmans, 1872

1 Part 1: Appraisal

and Neolithic occupation largely confined to the gravel sub soil areas, with much wider Bronze Age and Iron Age settlement sites. A Neolithic celt (axehead) from Quendon is in the collections of Saffron Walden Museum

1.54 Studies indicate significant occupation of the zone in the Roman period exploiting both the position of the main Roman roads as well as the slopes of the river valley. Excavations close to Newport have identified a rich cemetery which would have had an adjacent settlement. There is a high probability that any settlement of this period would have comprised dispersed farmsteads extending down into the Quendon and Rickling area. JGS Brinson records possible finds just to the west of Quendon⁽¹⁵⁾ and Roman occupation deposits and cremations were found in 1852 when labourers discovered urns, rubble, mortar, pottery, glass and a fibula at the southern extent of Rickling Green⁽¹⁶⁾. During the construction of the M11 Roman material including pottery and tile was found during field work by Mr. D. Pullinger⁽¹⁷⁾.

1.55 Medieval. The park at Quendon originated as a medieval deer park, possibly dating back to the 11th century. The existing Grade I listed Quendon Hall dates from the 17th century and the deer park was re-modelled at that date. The fieldscape comprises a complex network of fields of ancient origin, probably of medieval date, though some may be even older, interspersed with linear greens and a number of former common fields of which the last pieces were enclosed in the 19th century. To the west of Quendon and north of the Harcamlow Way significant cropmarks indicating the presence of a possible mediaeval moat have been observed with substantial ditches of up to 8 m in width⁽¹⁸⁾. There is a significant proportion of ancient woodland in the zone, both in the parkland and outside with a significant block surviving at Quendon Wood and Catherine Grove. Many of the roads as well as the green lanes and bridleways are intricate, twisting and sunken, indicating their ancient origins.

1.56 Using evidence from the Essex Placenames Project⁽¹⁹⁾ it is possible to build up a picture of Quendon and Rickling Green at this period as a rural area surrounded by ancient woods. Variations on the name are variously rendered as: Kuenadanam; Quen(e)den(e); Cuendon; Querendon; Querndon; Quenendon; Quenynden; Quniton and Quinden. This has variously been translated as "cwenena denu or women's valley". Rickling has rendered as Richelinga; Riclinges; Rigeling; Rikelinges; Rykeling(e); Rekeling'; Rekelyng or the place of "Ricola's people".

1.57 Post Medieval. During the post-medieval period, changes in agricultural production are reflected in the changing design of farm complexes with the development of the 'Victorian High Farming' tradition. The zone is bisected by the modern transport corridors of the M11 and London to Cambridge railway line.

15 SMR Number: 155

16 [Archaeology Data Service] Import RCN-NMR_NATINV-373370

17 cf. Robertson, I.G. *The Archaeology of the M11 Motorway in Essex, 1970-75*, 1975

18 SMR: 19901. cf. Ingle, CJ, Strachan, D, Tyler, S and Saunders, H, 1993-2012, NMP Cropmark Plot - 1:10,000 (Map)

19 Essex Placenames Project, Quendon and Rickling portal

Part 1: Appraisal 1

1.58 William Winstanley (c.1628–1698) the writer, poet, hoaxer and uncle of Henry Winstanley lived for a time in Quendon and his second wife, Anne, was buried in the churchyard. Notably in a local context Winstanley is credited as being the author of *The Flying Serpent or Strange News Out of Essex*, a 1699 pamphlet purporting to chronicle the ravages of the Henham dragon. Another notable resident was the pioneer of radiography, Ernest Edwin Wilson, who was living in Quendon at the time of his death in 1911.

1.59 The Chapman and Andre survey of 1773-5, published in 1777, and the 1783 Christ's Hospital plan of the farms in the parish of Rickling⁽²⁰⁾ both give a good idea of the area at this period. The focus of Rickling Green is on the large central open space, whilst in Quendon properties are starting to spread out along the course of the Cambridge to London road.



Picture 1.1 Quendon and Rickling as shown on the Chapman and Andre map of 1777 (Reproduced courtesy of a private collection)

20 'A plan of the parish of Ugley in the county of Essex taken by order of the Worshipful the Governors of Christ's Hospital London in 1783', and 'A plan of the farms in the parish of Rickling and county of Essex belonging to Christ's Hospital London' held by London Metropolitan Archives, Reference: SC/GL/PR/LA/II/UGL/p751078x

1 Part 1: Appraisal

1.60 In Victorian times, John Marius Wilson's *Imperial Gazetteer of England and Wales, 1870-72*⁽²¹⁾ described Quendon as being "a parish in Saffron-Walden district, Essex; adjacent to the river Stort and the London and Cambridge railway, 3 miles N by W of Elsenham r. station, and 6 S by W of Saffron-Walden. It has a post-office under Bishop-Stortford. Acres, 643. Real property, £952. Pop., 165. Houses, 35. The manor, with Q. Hall, belongs to Capt. H. by ng. The living is a rectory in the diocese of Rochester. Value, £165.* Patron, Capt. H. by ng. The church was rebuilt in 1861."⁽²¹⁾

1.61 The official Census summary report of 1831⁽²²⁾, paints a picture of Quendon as a primarily rural community largely reliant on the land. Then the total population is listed as 211 persons comprising 102 males and 109 females. There were 39 inhabited houses, 2 uninhabited and none under construction. Of the men aged over 20, the majority, 18 in all, are classified as 'Agricultural Labourers', there are 3 'Farmers employing Labourers' and 2 other labourers not associated with agriculture. Interesting 12 men are involved in 'Retail & Handicrafts' and 3 are described as 'Capitalists or Professionals'.

1.62 Half a century later and in 1881 the village still seems to be a diverse community. The population has diminished slightly to 192⁽²³⁾ but there are still 14 men employed in agriculture and a further two working with animals. There were, though, 5 men employed in "Defence of the country" and a similar number appear as "Wkrs in Food & Lodging" together, and a further 2 women. This is perhaps indicative of Quendon's role as a stopping off place on the busy A11.

1.63 Similarly, John Marius Wilson's *Imperial Gazetteer of England and Wales, 1870-72*, described Rickling as being "a parish in Saffron-Walden district, Essex; near the river Stort and near the London and Cambridge railway, 2½ miles S W of Newport r. station, and 6¾ N by E of Bishop-Stortford. Post-town, Newport, under Bishop-Stortford. Acres, 1, 331. Real property, £2, 260. Pop., 502. Houses, 103. The property is divided among a few. The manor belongs to Col. Inglis. R. Hall is an ancient house. The living is a vicarage in the diocese of Rochester. Value, £168.* Patron, the Bishop of Rochester. The church is good. There are an Independent chapel, a national school, and charities £5."⁽²⁴⁾

21 *Imperial Gazetteer of England and Wales*, London & Edinburgh: A. Fullarton and Co. 1870-72

22 *1831 Census of Great Britain, Abstract of answers (Sample Report Title: Abstracts of the Answers and Returns Made pursuant to an Act, passed in the Eleventh Year of the Reign of His Majesty King George IV, Intituled, "An Act for taking an Account of the Population of Great Britain, and the Increase or Diminution thereof." Enumeration Abstract.)*, Table [1]: "Population Abstract". Available on the *Vision of Britain Through Time* website

23 1881 Census of England and Wales, Population tables 2, Table 4, 'Area, Houses, and Population of Civil Parishes in the several Registration Sub-Districts in 1871 and 1881' Available on A Vision of Britain Through Time website at: http://www.visionofbritain.org.uk/unit_page.jsp?u_id=10234219

24 *Imperial Gazetteer of England and Wales*, London & Edinburgh: A. Fullarton and Co. 1870-72

Part 1: Appraisal 1

1.64 In addition to the various farmers the 1874 Kelly's Post Office Directory⁽²⁵⁾ lists the following commercial activities: George Gardiner "grocer, draper & post-master, Quendon Street"; William Perring "drover, Rickling grn"; Jas. Sawkins "wheelwright, Rickling grn"; William Smith "bricklayer, Rickling grn" and William Wright "shoe maker, Quendon Street". Davis Symonds was the proprietor of the Coach & Horses and Alfred Dixon was at the King's Head in Quendon.

1.65 There was also a National School, built in 1873 at the cost of £1,000, which served both the parishes of Quendon and Rickling and a small place of worship used by the Independents and Methodists. Today the school, though much expanded, still provides education to local children.

1.66 The official Census summary report of 1831⁽²⁶⁾, paints a picture of Rickling as a primarily rural community largely reliant on the land. Then the total population is listed as 447 persons comprising 239 males and 208 females. There were 59 inhabited houses, 1 vacant and none under construction. Of the men aged over 20, the majority, 79 in all, are classified as 'Agricultural Labourers', there are 5 'Farmers employing Labourers' and 24 men are involved in 'Retail & Handicrafts'.

1.67 By 1881 the village still seems to be a diverse community. The population is now 452⁽²⁷⁾ but there are still 61 men employed in agriculture and 10 are 'Wkrs in House, Furniture & Decorations'. There were, though, 2 men and 4 women employed in "Dress" and a similar number appear as "Wkrs in General or Unspecified Commodities". One man is a 'General/Local Government' employee.

1.68 The agricultural depression of the early twentieth century only exacerbated the general decline in population as more and more villagers moved away from the land. This population shift has in part been halted by the new developments of the past fifty years around the perimeter of the conservation area and by gradual infilling elsewhere so that during the latter part of the 20th century the combined population for Quendon and Rickling parish has increased gradually from 534 in 1931 to 557 in 1951(Census reports, 1931-1981). The 2011 census records a population of 587 (2011 Census, Office of National Statistics).

25 *Post Office Directory of Essex*, London: Printed and Published by Kelly and Co., 1874, pp.174-8

26 *1831 Census of Great Britain, Abstract of answers (Sample Report Title: Abstracts of the Answers and Returns Made pursuant to an Act, passed in the Eleventh Year of the Reign of His Majesty King George IV, Intituled, "An Act for taking an Account of the Population of Great Britain, and the Increase or Diminution thereof." Enumeration Abstract.)*, Table [1]: "Population Abstract". Available on the *Vision of Britain Through Time* website

27 1881 Census of England and Wales, Population tables 2, Table 4, 'Area, Houses, and Population of Civil Parishes in the several Registration Sub-Districts in 1871 and 1881' Available on A Vision of Britain Through Time website at: http://www.visionofbritain.org.uk/unit_page.jsp?u_id=10234219

1 Part 1: Appraisal

1.69 In common with many other rural settlements, Quendon and Rickling has seen a steady erosion of local facilities over the years. The village once boasted two shops, three pubs, two garages, a transport café, post office and school. The post office closed in 2007 and the last of the shops a year later. Today, the school is still at the heart of the village and the final pub, The Cricketers continues to trade on the village green.

Character Analysis

1.70 The current Conservation Area has been surveyed as two character areas with a map and key common to all. Historical photographs have been provided by Saffron Walden Museum and from the Saffron Walden Town Library. Other photographs have been taken by the fieldworker. All maps are reproduced from the Ordnance Survey under Uttlesford District Council Licence No: 100018688 (2004)⁽²⁸⁾.

1.71 Scheduled Monuments. Within the Quendon and Rickling Conservation Area there there are no designated Ancient Monuments.

1.72 Designated Parks and Gardens. Within the Quendon and Rickling Conservation Area there there are no designated Parks. Quendon Park situated just to the north of the village is registered as being of Grade II quality⁽²⁹⁾.

1.73 Archaeological sites. Quendon and Rickling is described by the *Uttlesford District Historic Environment Characterisation Project*⁽³⁰⁾ as exhibiting evidence of a range of enclosures of multi-period date, as well as identifiable features of surviving field systems, landscape and parkland features. In the zone excavations have found sporadic Neolithic occupation largely confined to the gravel sub soil areas, with much wider Bronze Age, Iron Age and Roman settlement sites. A Motte and Bailey castle, probably constructed in the 11th-12th century⁽³¹⁾, is located at Rickling Hall some half a mile to the west of the Conservation Area. The present hall, which is of 15th century date, is located within the former bailey. Not all archaeological sites are of equal importance and the Council will decide a course of action that may vary from archaeological investigation and recording to protecting such a site from development, when determining planning applications. There will generally be a presumption in favour of preservation in situ.

1.74 Listed buildings. Individually listed buildings have been identified, plotted and a representative selection is described, such abbreviated descriptions being based on the Dept. of Culture Media and Sport's list. Full descriptions can be obtained on line at English Heritage's website or Heritage Gateway website (www.heritagegateway.org.uk)

28 Here is the footnote

29 SMR Number: 7375. English Heritage, *Register of Parks and Gardens of Special Historic Interest in England, Part 15 Essex*, 2001

30 *Uttlesford District Historic Environment Characterisation Report*, Essex County Council, 2009, Parra. HECZ 6.4 Shortgrove, Debden and Quendon [and] HECZ 2.5 Ridge between the Stort and Cam Valleys

31 Monument No. 370689

Part 1: Appraisal 1

Listed Buildings are protected from unauthorised demolition, alteration or extension. Structures, including railings and walls, within the curtilages of listed buildings, if they are pre-1948, are subject to the same controls as listed buildings.

1.75 Non-listed buildings of quality and worthy of protection from demolition. This Appraisal has identified several non-listed buildings that make an important architectural or historic contribution to the Conservation Area and these have been separately identified. The basic questions asked in identifying such buildings/structures are:

- Is the non-listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- Does the building contain a sufficient level of external original features and materials?
- Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance, particularly in respect of the front elevation?
- Is the building/structure visually important in the street scene?

1.76 Traditional materials and detailing. Traditional materials and detail make a significant contribution to the character of the local area.

1.77 Lime render, either finished plain or with pargetted decoration is the predominant finish at the historic core of the village where buildings are most commonly constructed from oak timber frame. Timbers are often rendered over but if left exposed, are weathered to a silver grey. Infill should be with wattle panels. Notable are the areas of basket and combed pargetting and the long band of incised plasterwork applied to good effect on the run of Rickling Corner Cottages. Bricks, used for principal construction from the eighteenth century, are handmade reds, often sourced from local kilns such as that operated by James Pryer from a site adjoining The Cricketers' Arms⁽³²⁾. Moulded detailing found on better quality buildings dating from the 19th and early 20th century is sometimes augmented by the addition of courses picked out in dark grey bricks of the Staffordshire Blue type - the Old Parish Rooms - or in Cambridge gault on The Cricketers Arms. Occasionally inset panels of flintwork are also included for contrast

32 James Pryer was still operating the brick works in 1861 and by 1871 he had been succeeded by James B. Hayden, junior. James Hayden, senior, was a Blacksmith and proprietor of the Cricketers' Arms Public House. He died comparatively young and the Public House was continued by his widow, Elizabeth Hayden. Charles Hayden became the Master Blacksmith and by 1861 James Hayden junior was apprenticed to him. During the 1860's he ceased work as a Blacksmith and became a brickmaker. The 1877 Ordnance Survey (see Figure 1.) marks the field to the rear of the Cricketers' Arms as "Brick Field". In a recent survey the garden to the rear of the house was noted as low lying which is consistent with clay digging. See A. Corder-Birch, *Survey of Brickworks in Essex*, 1997.

1 Part 1: Appraisal

and effect, such as those found on the principal elevations of Grape Cottage and Waterbutt Row. Brickwork is most commonly found in Flemish bond although English bond is also used, usually on perimeter walls and outbuildings where decorative effect is required. Barns and outbuildings are usually constructed in weather board which is prevalent, both feather edged and plain edged. It is historically preserved with pitch or creosote though now most often painted black.



Picture 1.2 Traditional Essex combed pargetting of an unusual almost horseshoe shape on the wall of one of the Rickling Corner Cottages.

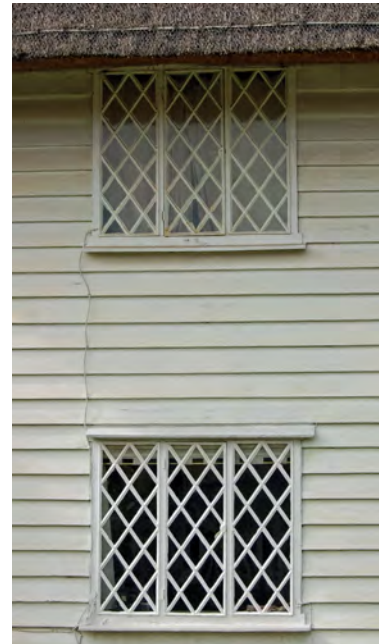
1.78 Throughout the historic core there are a number of instances of traditional straw thatch found laid very steeply, though the pitch can vary. It is usually finished plain, but ridges may be finished with decorative ligger work in patterns including dragons' teeth, diamond, scalloped, clubbed, herring-bone and crossed, usually hipped. On other buildings roofs are sometimes of double cambered handmade red clay plain tiles laid steeply (47 to 50°) or for 19th century and later additions, natural blue-grey slate at a lower pitch Orange clay pantiles are usually confined to outbuildings only.

1.79 Windows are largely traditional; in painted or stained timber with either symmetrical flush or recessed casements, vertical or horizontally sliding sashes, the latter a particular feature of North West Essex. Locally distinctive is the seven window range of 19th century two-light casements with "Gothic" arched top panes on Rickling Corner Cottages. Although plastic replacement windows are to be found on a number of later properties, surprisingly few historic houses have been assailed by this blight. Where replacement windows are in evidence they are usually good copies of the original or are in period style.

Part 1: Appraisal 1



Picture 1.3 Local flint and imported stone contrast on the windows to the church of St Simon and St Jude, Quendon.



Picture 1.4 Elegant diamond pane form windows are employed to dramatic effect within the weatherboard exterior of Rickling House Cottages.

1.80 Roofscapes provide a rich variety of architectural detail, form and shape. Interest is drawn from the single or multiple red brick chimney stacks, some of very elaborate shape. On low 1 ½ storey cottages dormer windows penetrate the roofline where they typically provide contour and interest. On grander buildings smaller pitched roof dormers are typically narrow openings sometimes partly concealed behind a parapet.

1.81 Boundary treatments are an important element in defining the street scene where they provide texture and interest to an area. Walls, many of which are constructed of flint panels supported by brick piers and capping, and fences, many of the timber picket type, are typically low to front and side elevations on public through-fares. They are either painted white or left untreated. Railings and wrought iron gates define the boundaries to some grander properties. Mostly they are painted black. Quendon Court, though, is fronted by a long run of distinctive white painted fencing, set upon a third height wall and topped in the upper third by long iron spikes supported by posts and rails.

1 Part 1: Appraisal



Picture 1.5 Local flint used to good effect in the boundary wall to the church of St Simon and St Jude in Quendon.



Picture 1.6 Modern brickwork laid in a herringbone pattern is used to good effect in a wall abutting the east side of the Cambridge Road.

1.82 Fields are defined by heavy agricultural timber fencing, always unfinished and usually of three horizontal bars either roughly squared or left in the round. Hedged boundaries are also frequent, particularly on the more rural periphery of the conservation area where they sometimes conceal more modern developments.

1.83 **Trees and hedgerows.** There are a considerable number of trees that particularly contribute to the quality of the Conservation Area. The basic criteria for identifying such important trees are:

- They are in good condition
- They are visible at least in part from public view points

Part 1: Appraisal 1

- They make a significant contribution to the street scene or other publicly accessible areas

1.84 A large number of trees within the Conservation Area and around the Church are already subject to Tree Preservation Orders.



Picture 1.7 Mature trees along the west side of the old A11 add scale to the streetscene and frame the view to the north.

1.85 **Open land, open spaces or gaps of quality that contribute to the visual importance of the Conservation Areas where development would be inappropriate have been identified.** The basic question asked in identifying such areas is:

- Is the open space or gap an important landscape feature contributing to the general spatial quality and visual importance of the Conservation Area?

1.86 Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

1.87 Any other distinctive features that make an important visual or historic contribution are noted.

1.88 Reference has previously been made to the potential of introducing Article 4 Directions in justified circumstances and the criteria for their selection in relation to features associated with selected non listed properties is as follows:

1 Part 1: Appraisal

- In relation to retention of chimneys, these need to be in good condition, contemporary with the age of the property, prominent in the street scene and generally complete with chimney pots. Exceptionally chimney stacks of particular architectural merit without pots may be selected.
- In relation to retention of selected windows, these need to be on front or side elevations, fronting and visible from the street/s, contemporary with the age of the property and where the majority of windows of respective elevations retain their original characteristics and have not been replaced by modern glazing units.
- In relation to retention of walls or railings, those selected need to be below the prescribed heights (walls including a footpath or bridleway, water course or open space 1m fronting a highway or 2m elsewhere require prior consent for their demolition), be prominent in the street scene and make a positive architectural or historic contribution to its visual appearance.
- In relation to retention of other features, these may include good quality architectural detailing to non-listed buildings, constructed of wood, metal or other materials.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed threshold where consent for demolition is not required or to prevent the erection of inappropriate additions such as porches to terraced properties of historic interest.

1.89 Features that detract or are in poor repair have been identified and appear in the Table 'Enhancement Proposals to Deal with Detracting Elements' set out in Part 2.

1.90 Important views are identified and are briefly described.

1.91 In suggesting any revisions to boundaries of the Conservation Area, consideration has been given as to whether or not the land or buildings in question form part of an area of special architectural or historic interest whose character or appearance should be conserved.

Part 1: Appraisal 1

Area 1 - Cambridge Road

1.92 General overview. This part of the village is very much a linear settlement with properties strung out along the route of the Cambridge Road. The focal point is the memorial fountain under its octagonal pagoda-like roof, which sits prominently alongside the main road on a small green. Former pubs, now converted to domestic dwellings, abut the road closely as do many of the smaller cottages. Others sit behind low brick or flint walls, or are raised up on the higher ground. Grand dwellings such as Rickling House and Quendon Court are sited well back from the busy thoroughfare, behind high fences and gates and in their own extensive grounds. They are only briefly glimpsed by passers-by through gaps and railings. Even the parish church of St. Simon and St. Jude is partially hidden up a track. Everywhere there are trees, in the gardens of larger houses, standing in blocks or as singles specimens, some still form part of the field boundaries which, together with dense hedging, obscures any views of the countryside beyond. Indeed, the only distant prospects are those along the channelled route of the main road.

1.93 Scheduled Monuments. There are no Scheduled Monuments recorded in this part of the Conservation Area.

1.94 Designated Parks and Gardens. There are no Designated Parks and Gardens within this part of the Conservation Area.

1.95 Archaeological sites. There are no significant archaeological sites within this part of the Conservation Area although excavations have found evidence of sporadic Paleolithic and Neolithic occupation.

1.96 Individually Listed Buildings and Structures. A selection of representative Listed Building descriptions (generally abbreviated) is provided below.



Picture 1.8 Church of St. Simon and St. Jude in 1920 prior to the addition of the timber bell tower. (Reproduced courtesy of Saffron Walden Museum).

1 Part 1: Appraisal

1.97 Church of St. Simon and St. Jude, Grade II*. Positioned somewhat discretely up a small track and on the sloping ground as it rises away from the road, is the small 13th century flint church with its distinctive white weather boarded bellcote giving it just a hint of a New England chapel. Bettley and Pevsner consider it a "curious looking but attractive building"⁽³³⁾ notable for three distinctive features, namely the "nave roof which covers the aisles in a single sweep; the conspicuously small chancel ... And the timber bellcote by Stephen Dykes Bower"⁽³⁴⁾. The chancel arch and the north and south arcades are each of 3 bays and date from the earliest period of construction in the 13th century but were restored, as was much of the church, by George Perry of Bishop's Stortford in 1861. At the same time a small vestry was added at the north end. Further restorations of the aisle windows, south porch and roof were undertaken in 1965-8 by Dykes Bower, who was then a resident of Quendon Court, just a few hundred yards down the road. Other notable features are the original windows in the north and south walls, a screen commissioned in memory of the architect A. Winter Rose, who died in 1918, and the 18th century organ case, said to have come from the chapel of Jesus College, Cambridge. Following an appeal the bellcote was extensively restored in 2013.



Picture 1.9 Quendon church today with the addition of the timber bell tower which was restored in 2013.

1.98 The other principal buildings of this part of the village are two imposing houses - Rickling House and Quendon Court. The first of these, Rickling House is a Grade II 18th century brick house of substantial construction with early 19th century and later additions. The main block of 2 storeys in height has a parapet with a raised brick band

33 James Bettley and Nikolaus Pevsner *The Buildings of Essex*, London, Yale University Press, 2007, pp. 630-1

34 *ibid*

Part 1: Appraisal 1

on the east front and a five window range of double-hung sashes with glazing bars set in flush cased frames. At the south end there is a Tuscan portico with plain columns and a cornice. In the early 19th century an additional 2 storey block was built out on the south and west with 2 large bows on the south side and a parapet with a brick dentilled cornice. Each bow has a 3 window range and there is 3 window range on the west front consisting of double-hung sashes with glazing bars, in plain reveals. There are later additions at the north end. The roof is tiled, with 3 hipped dormers.



Picture 1.10 An impressive tree lined avenue leads to Rickling House.

1.99 Quendon Court is set somewhat back from the road in large formal grounds. Again, it is an imposing house, here constructed of red brick sometime around 1750. The present building is the third known to have been built on the site replacing a 15th century house called "White House" which in turn replaced a mediaeval house known as "Batilles". Today it is a pleasant 2 storey brick house of 5 bays with a two window range of double-hung sashes with glazing bars, in plain reveals. An impressive central 8-panel door set within a doorcase of coursed pilasters and surrounded by an ornamental frieze and open dentilled pediment is approached by steps with iron railings. A 19th century wing with curvilinear gable projects from the south end of the west front. The noted ecclesiastical architect and proponent of the Gothic revival, Stephen Dykes Bower, lived here from 1934 until his death in 1994. During his residence he added a single story drawing office with clock turret and cupola. It is listed Grade II*.

1.100 Mill House and Mill Cottages comprise principally a 17th century timber-framed and plastered house of circa 1640, with later additions extending to the north and south. The main central block is jettied on the upper storey. At the lower edge of the jettied storey there is part of a plaster band with leaf ornamentation. A two window range in the centre part and one window range in the additions is made up of small 2 and 3-light leaded casements. Roofs are tiled, half hipped at the north and south ends, with a central square chimney stack to the centre block and an end external stack at the north end.

1 Part 1: Appraisal



Picture 1.11 The varied roof heights, contrasting joinery against the whitewashed plaster and addition of the low picket fence contribute to the rural atmosphere of Mill House and Cottages, even though they abut the busy Cambridge Road.

1.101 The Old Rectory, Grade II, is a timber-framed and plastered house of 17th century origin but much altered and partly rebuilt in the 18th century and with modern additions and renovations carried out in the 20th century. It is 2 storeys in height with the 2 storey central canted bay and the upper storey of the north end of the west front being jettied. The windows generally are double-hung sashes with glazing bars. At the rear there are 4 gables. The roof is tiled with a large chimney stack with attached shafts.

1.102 The Grade II Manor Farmhouse is another goodly sized 17th century 2 storey timber-framed and plastered house with a later wing extending to the east at the rear. The west front has a brick plinth and the upper storey is jettied on the whole front on exposed joists. The upper storey has exposed close studding and a 3 window range partly comprising double-hung sashes with glazing bars with the remainder being casements. The hipped roof is tiled and steeply pitched with a gambrel at the north end and a central square chimney stack. The relatively steep pitch may be indicative of long straw thatch as the original roofing material.

Part 1: Appraisal 1

1.103 There are a number of thatched properties still remaining in this part of the village. Goddens, is a pleasing 17th to 18th century thatched two storey timber-framed and plastered house with a cross wing at the south end. The 3 window range is of small leaded casements. Diagonally opposite The Thatched Cottage, as its name denotes, is a small 18th to 19th century timber-framed and plastered cottage under thatch, the roof half hipped at the north and south ends, with a central gabled dormer window. Further to the south and on the road down to the Green, Rickling House Cottages are also thatched. These comprise a 17th century timber-framed and plastered house with later alterations and additions. The south-west end has one storey and attics and the north-east end is a 2 storeyed 19th century weather-boarded addition. Casement windows, some with diamond pane glazing. with 2 gabled dormers to the south-west part, one tiled and the other thatched. All are Grade II listed.



Picture 1.12 Rickling Corner Cottages, some of the most distinctive and visually arresting of all the buildings in the area.

1.104 Perhaps, some of the most distinctive and visually arresting of all the buildings in the area are Rickling Corner Cottages (Grade II), situated prominently on the junction of the road down to Rickling Green. In all there are five terraced properties here

1 Part 1: Appraisal

comprising a range of timber-framed and plastered houses of 17th century origin but with 18th and 19th century external features. All are 2 storeys and together they present a 7 window range of 19th century two-light iron casements with "Gothic" arched top panes. Four boarded doors with gabled porches with shaped bargeboards. An ornamental plaster band extends across the front between the storeys. The roofs are tiled with 2 central chimney stacks.

1.105 Important buildings or structures within the curtilages of Listed Buildings. None are noted.

1.106 Other buildings that make an important architectural or historic contribution. A number of such buildings have been noted in this part of the conservation Area.

1.107 Rosebush Cottage and The Cottage on Cambridge Road comprise a pleasing group of two related terraced cottages dating from the 19th century. They are shown on the 1877 Ordnance Survey mapping. Constructed of rendered brick, tiled roofs, two chimney stacks with a range of 4 19th century two-light casements with quarter divided top panes. Two boarded doors with gabled porches (one infilled) stylistically similar to those found on Rickling Corner Cottages opposite. Article 4 Directions to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.



Picture 1.13 Pond Cottage, a pleasing, probably 18th century, building of one and a half storeys, much extended from its original form, but still worthy of note.

1.108 Pond Cottage is a timber-framed and plastered house of probable 18th century origin. Renovated in the 20th century it is now one storey high with attics. The casement windows are all modern replacements with wide glazing bars. Roof tiled with a central chimney stack and three dormer windows. A modern porch (in old style) is built out to the south. Article 4 Directions to provide protection for roofing materials and selected architectural detailing may be appropriate subject to further consideration and notification.

Part 1: Appraisal 1

1.109 The 19th century village fountain under its octagonal pagoda-like roof supported on eight decorated oak posts with braces, is one of the most distinctive structures in the village. The roof is shingled with a large central turned finial supporting a small iron weather vane. A plaque records that the fountain and nearby drinking trough were donated to the people of Quendon in 1887 by Henry Tufnell Esq. in memory of Col. Cranmer-Byng of Quendon Hall. Article 4 Directions to provide protection for selected architectural detailing may be appropriate subject to further consideration and notification.



Picture 1.14 The 19th century village fountain, a most distinctive feature that should be preserved.

1.110 Quendon and Rickling Village Hall is one of the most prominently situated buildings in the village. Dating from the 19th century, there is, though, very little documented history on the building. A map from 1800 shows a building on the site and local elders have said it was once a coffee shop serving travellers between London and Norwich⁽³⁵⁾. Constructed in red brick it is a long single story building with a small gable just offset towards the southern end of the east front. The principal elevation is divided into 5 bays by pilasters. Six window range of modern casements of which the three at the northern end are arched, all set into shallow reveals. Two porches with six panelled

1 Part 1: Appraisal

doors. Twin chimneys with polygonal shafts in the neo-Tudor style, roof tiled. Article 4 Directions to provide protection for selected architectural detailing may be appropriate subject to further consideration and notification.



Picture 1.15 Quendon and Rickling Village Hall. One of the most prominent buildings in the village and most worthy of retention.

1.111 Further south along Cambridge Road, and built in a similar red brick, possibly sourced from the nearby Rickling brickworks, are Nos. 1-4 Red Brick Cottages. Together these comprise two groups of semi-detached one and a half storey buildings with gables at the north and south ends, dormer windows, tiled roofs and a central chimney stack. Windows are all modern casements. The second group with a later extension at the southern extent. Simple detailing is provided by projecting courses of laid tiles inset into the brickwork breaking up the facades of the gable ends. They are not plotted by the 1897 Ordnance Survey but do appear on the 1920-21 1:2,500 series indicating that they were built sometime during the first two decades of the 20th century to a style which draws some inspiration from the nearby village hall. Article 4 Directions to provide protection for selected architectural detailing may be appropriate subject to further consideration and notification.

1.112 Other distinctive features that make an important architectural or historic contribution. Walls so identified are protected from demolition without prior consent unless otherwise stated.

1.113 A range of boundary treatments are found in this part of the Conservation Area - wooden picket style fences, some traditionally painted in white and others left untreated; garden hedges and flint walls with brick piers and capping detail. These are notably found to the front of the Church of St. Simon and St. Jude, fronting Talbots and running from The Norden down to Norbury Cottage. Many of these boundary treatments surrounding smaller properties are quite low permitting views into the many well-maintained gardens. Larger houses tend to have more extensive hedges, walls and high fences or railings which screen them from public thoroughfares. Most prominent is that forming the western boundary to Rickling House and the white painted post and point fencing to the front of Quendon Court. This intermixing has helped to define the particular character of Quendon and Rickling where the village abuts the main road.

Part 1: Appraisal 1



Picture 1.16 Fine flint and brick walling and a white painted picket style gate gives access to Norbury Cottage.

1.114 To the front of the Old rectory is a run of iron railings. Whilst of comparatively recent date, they serve to separate the property from the thoroughfare and provide a formal boundary between the tree lined grounds and the busy thoroughfare.

1.115 Of note is the post box mounted into the wall of the corner of the White House. This bears the initials 'GR' indicating that it is an early twentieth century model and should be retained.

1.116 Important open spaces. The churchyard represents an area of high quality open space. One of the most immediately recognisable features of the village is the wide run of green sward between the front of Rickling House and the main road. Planted with small specimen trees, in the middle can be found the village fountain under its pagoda-like roof and to the front the large granite water trough. Together they contribute to the quality and distinctiveness of the centre of the Conservation Area adding to its charm with a combination of trees, open space and historic features.

1.117 Particularly important trees and hedgerows. Mature trees of exceptional quality are one component of a quintessential English landscape particularly around the church and nearby properties. Those in the grounds of properties abutting the main road, particularly the larger houses, play an important part in defining the special quality of this part of the village. Some still form part of the field boundaries which, together with dense hedging, obscures any views of the countryside beyond. Indeed, the only distant prospects are those along the tree-lined route of the main road. Hedgerows delineating the boundaries of the settlement play an important function in making the transition from built environment to open countryside. Their retention is of the utmost importance.

1 Part 1: Appraisal



Picture 1.17 Trees surrounding the Church of St Simon and St Jude and Quendon Cottage set both properties in scale whilst the adjacent hedge-lined field serves as a reminder that the village sits in a primarily rural area.

1.118 Important views. Two such views are identified - looking along Cambridge Road to the south and taking in the defining prospect of the of the village fountain and tree lined verges. Additionally, glimpsed views towards the church from various points, particularly from the field and footpath are important and serve to place the area in context with the surrounding landscape.



Picture 1.18 The varied roof treatments, trees and gently descending flint walling make a pleasant prospect in this view looking down to Cambridge Road from the church.

1.119 Elements that are out of character with the Conservation Area. A number of telephone utility poles and their overhead services detract from the quality of the streetscene, particularly along the Cambridge Road. It is considered appropriate to draw attention to the level of visual damage, particularly where these services intrude in proximity to Listed Buildings. It is recognised that in the current economic climate it may be difficult to achieve any real improvements, though, it will still be worth while exploring the potential for the under grounding of services with the telephone utility companies should the opportunity arise.

Part 1: Appraisal 1

1.120 The majority of the walling throughout this part of the Conservation Area is in good repair. The exception is a small portion of half-round capped brick wall on the boundary of Quendon Cottage and the track up to the church where a number of sections of brick are starting to spall.



Picture 1.19 Utility poles, particularly in close proximity to quality listed buildings, introduce a discordant element into the street scene. If at all practicable, their replacement with underground services would be a significant improvement.

1.121 Opportunities to secure improvements. The speed and volume of traffic through this area of the village impacts on the quality of the environment. Any opportunities to tackle this issue should be pursued. The run of small trees and infill growth on the east side of the B1383 between The Old Rectory and Quendon Cottage would benefit from some management.

1.122 Suggested boundary changes. The current boundary is drawn in an arbitrary manner crossing the back gardens of a some properties on the west and east sides of the Cambridge Road. A number of amendments are thus suggested in this part of the Conservation Area principally to ensure that the revised Conservation Area boundary follows demarked boundaries or features on the ground. Additionally, the current boundary cuts through the middle of the property known as Lavender Hill and takes in the corner of the curtilage of Aster House. It is proposed that the full extent of the curtilage of both be included in the Conservation Area. There are also anomalies where the boundary crosses land to the north of Manor Farm at undefined points and passes through the front portion of the bowling green pavilion. Specifically to:

- a. Include the entire rear gardens of White House, Aster House and the property itself, Lavender Hill and the remainder of the property not already in the Conservation Area, the rear gardens of Bramble Cottage and Squirrels.
- b. Follow the rear property boundaries of The Thatched Cottage to Talbots.
- c. Include the entire rear gardens of Norbury and The Priory.

1 Part 1: Appraisal

d. Extend the boundary to better follow the extent of tree cover to the east of Manor Farm and at the eastern extent of the plot of land to the north of Manor Farm.

e. Revision to follow the rear property boundaries of Pond Cottage to Old Pottery House.

f. Minor amendment to move the boundary so as to not pass through the bowling green pavilion.

1.123 Other actions. None.

Part 1: Appraisal 1

Area 2 - The Green and Rickling Green Road

1.124 General overview. As mentioned previously, the Quendon and Rickling Conservation Area has been divided into two principle areas for survey purposes only, known as Area 1 and Area 2. Area 2 encompasses Rickling Green Road and the Green.

1.125 Rickling Green Road leads from Cambridge Road, to the north-east, and features a linear development pattern of dwellings of varying forms and materials with a combination of low-mid level walls and hedgerow boundaries and notably wide verges, framing the view towards the Green.

1.126 The Green to the south, also used as the village cricket ground, provides a pleasing focal point around which a nucleated development has formed, comprising several listed buildings and non-designated heritage assets of varying forms, scale and materials, including the village public house, primary school and cricket pavilion.

1.127 The Conservation Area is heavily characterised by properties which are generally set back within generous grounds with sizeable gardens to the front as well as the rear. Whilst having a positive relationship to the Conservation Area, with the principle elevations fronting onto the road or green, their siting and location ensures that they remain visually and physically unobtrusive, preserving the open character of the village.

1.128 The Conservation Area has largely retained its rural character and appearance, and despite the introduction of several new dwellings to the Rickling Green Road street scene, and to the outskirts of the Green, there is a pleasing sense of continuity in terms of overall form, scale, detailing and materials which include brick, flint, slate, clay tile and examples of thatch.



Picture 1.20 View across The Green taken from the south-west.

1.129 Scheduled Ancient Monuments. There are no Scheduled Ancient Monuments within Area 2 of the Quendon and Rickling Conservation Area.

1.130 Designated Parks and Gardens. There are no Designated Parks and Gardens within Area 2 of the Quendon and Rickling Conservation Area.

1.131 Archaeological sites There are no known Archaeological sites within Area 2 of the Quendon and Rickling Conservation Area.

1 Part 1: Appraisal

1.132 Individually Listed Buildings and other structures. The following Listed Buildings fall within the boundary of the Conservation Area (Area 2)

1.133 Sycamore and Thatch End - Grade II, Formerly 3 timber-framed and plastered cottages of 17th century origin, Sycamore and Thatch End are now two, semi-detached tenements. Having been much altered in the 20th century, the dwellings are two storeys and both feature a three window range to the primary elevations. Sycamore features side-hung casement windows with glazing bars whilst Thatch End has modern casements with lattice leaded lights. The roof to Sycamore is tiled whereas Thatch End is thatched. Both properties are set back from the main street with gardens to the front and are heavily screened by mature boundary hedgerows which contribute positively to the village scene.

1.134 Yew Tree Cottage - Grade II, Yew Tree Cottage is located in a prominent position within the village, and occupies a corner plot at the southern end of Rickling Green Road which is framed by a boundary of mature vegetation forming a buffer between the openness of the Village Green and the more built-up area to the north-west. The cottage is believed to date from the 17th century and is timber framed with render externally. Formerly 3 cottages, now one tenement, it is two storeys with a five windows on the upper floor and 6 window range to the ground floor. Both storeys comprise mostly leaded casement windows. The roof is tiled with 3 central brick chimney stacks.



Picture 1.21 Yew Tree Cottage: A designated heritage asset positioned to the north of the Green and largely screened by mature vegetation and trees.

Part 1: Appraisal 1

1.135 Well Cottage - Grade II, Believed to date from between the 17th and 18th century, Well Cottage is a timber-framed and plastered dwelling which was later renovated in the 20th century. The structure is one storey with attic and features casement windows with lattice leaded lights. The roof is thatched with a half hipped gable at the east end and a central chimney stack. The cottage also features a dormer window to the front elevation and there is a modern wing built out to the north, which has been designed in a similar style to the main cottage.



Picture 1.22 Well Cottage: A Grade II listed, thatched cottage on the outskirts of the Green.

1.136 Should the need to replace the existing windows to Well Cottage arise, a return to a more traditional casement style would be desirable, subject to the necessary consents.

1.137 Barn to Mace's Farm on south side of farmyard - Grade II, The barn at Mace's Farm is a large agricultural barn of 16th or 17th century origin, located on the south side of the farmyard. The timber-framed and weather-boarded aisled barn is 8 bays across, with a tiled roof; hipped on the east and west ends. On the north side there are 3 gables and 2 entrances.

1.138 Bury Farmhouse - Grade II, Bury Farmhouse is a two-storey red brick house, believed to date from the late 18th or early 19th century. The house features a three window range of double-hung sash windows with glazing bars. The roof is tiled with brick chimney stacks at either end.

1 Part 1: Appraisal

1.139 Mace's Cottages (Nos. 1 and 2), Thought to date from between the 17th and 18th centuries, Mace's Cottage is a timber-framed and plastered cottage, located to the south-east of the Green. Renovated in the 20th century, the cottage is one storey with attic. The front elevation features a two window range comprising small casement windows and a boarded door. The roof is tiled with 2 gabled dormer windows and a central cruciform chimney stack. A further wing extends at the rear which also features a gabled dormer.

1.140 Cricketers Arms Public House - Grade II, Located in a highly prominent position overlooking the Green, the inn comprises an 18th century-early 19th century block, with a later 19th century wing extending to the west. The older block was re-fronted when the later wing was built. Constructed in red brick with yellow brick quoins and dressings, the later wing features a pitched roof, with gable elevation fronting onto the green and decorative bargeboard. The inn is two storeys. The older block has a parapet and 2 window range comprising horizontal sliding sash windows with glazing bars. The 19th century wing has double-hung sashes with glazing bars. The roofs are tiled with a central chimney stack on the older block and further brick stack to the new wing.



Picture 1.23 The Cricketers Arms public house: A fine 18th century structure with later 19th century alterations enjoying a prominent position overlooking the Green.

1.141 Tudor Cottage - Grade II, A 17th-18th century timber-framed and plastered house, renovated in the 20th century, with the timber-framing exposed. The structure is one storey with attic and features small leaded casement windows. The principle elevation also features three gabled dormers with tiled roofs whilst the roof itself is thatched with a half-hipped gable at the south end. The cottage has 2 brick chimney stacks, one at the end and one central.

Part 1: Appraisal 1

1.142 Thatch - Grade II, Believed to date from the 17th-18th centuries, Thatch is a small, timber-framed and plastered cottage. It is one storey with attic and features small leaded casement windows. As the name suggests, the roof is thatched and today, the primary elevation features two gabled dormer windows with lattice leaded lights and an internal brick chimney stack.



Picture 1.24 Thatch: A fine example of a 17th-18th century thatched cottage which makes a significant contribution to the character of the Conservation Area.

1 Part 1: Appraisal

1.143 Important buildings or structures within the curtilages of Listed Buildings. None are noted.

1.144 Other buildings that make an important architectural or historic contribution. A number of buildings have been noted and are detailed below.

1.145 Flint Cottage and The Old Post Office - These modern dwellings, whilst recent additions to the Rickling Green Road Street scene, make a positive contribution to the character and appearance of the Conservation Area by reason of their form, materials and detailing. A pair of semi-detached, brick and flint houses with east facing gables, gabled dormer windows comprising 2-light timber sliding sash units, with slate pitched roof and brick chimney stack. Both dwellings feature an array of traditional architectural features including jetty to the front elevation and plaster to the first floor with some pargetting. Article 4 Directions to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.



Picture 1.25 Flint Cottage to the right and The Old Post Office to the left. Good examples of modern infill development which reflects local architectural styles and materials.

1.146 Snowy Cottage - A recent 21st century addition to the street scene; a detached two storey dwelling with slate roof, predominantly brick with flint panels and render to the first floor. It references local architectural styles with a projecting gable featuring decorative bargeboard detailing, finial and vertically sliding sash windows with segmented arches. Article 4 Directions to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.

Part 1: Appraisal 1



Picture 1.26 Snowy Cottage: Another example of a recent addition to the Rickling Green Road street scene which positively contributes to the character and appearance of the Conservation Area.

1.147 Candle Mass Cottage - A rendered, single storey cottage with attic located adjacent to the Cricketers Arms Public House and believed to date from the 19th century. The roof is tiled with two gabled dormer windows to the west, featuring vertically sliding sash windows and decorative carved bargeboards. The cottage makes a positive contribution to the character and appearance of the Conservation Area by reason of its form, style and materials. Article 4 Directions to provide protection for selected architectural detailing may be appropriate subject to further consideration and notification.

1.148 Rickling Church of England School - A red brick structure located in a prominent position to the north-east of the Green, with tiled roof and brick end chimney stack. Constructed in Flemish bond, with brick buttresses of varying widths, the primary west facing elevation features a 2-light sash window with mullions under a flat brick arch, and a similar 2-light window to the right hand side. Two brick gables project to the west, the wing on the left-hand side being two storeys and featuring a decorative bargeboard with finial and pendant detail, and 2-light sash windows under pointed brick arches. The right-hand side gable is single storey and features the same bargeboard detailing. There is a stepped string course running along the elevation. A further glazed, gabled porch has been erected between the western wings, whilst there are further 21st century timber clad extensions to the east. Article 4 Directions to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.

1 Part 1: Appraisal



Picture 1.27 A 19th century school, still very much at the centre of village life and a principle feature on the outskirts of The Green.

1.149 Nos. 1 and 2 Rickling Green Road - Pair of two storey, brick cottages with slate roofs and central brick stacks. Both cottages feature 2-light casement windows with horizontal glazing bars under segmented brick arches to the ground floor. Article 4 Directions to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.

1.150 Nos. 1, 2 and 3 Lacey Cottages - Nos. 1 and 2 are a pair of rendered, semi-detached cottages with slate roofs and central brick stacks. Both cottages feature timber 2-light casement windows with central, horizontal glazing bar and timber ledge and brace doors. No. 3 is a semi-detached and adjoins No. 1 Rickling Green Road. It features a brick facade with part rendered and part weather boarded gable to the north. It has a clay tile roof and central brick chimney stack. The windows are 2-light casements with horizontal glazing bars. Article 4 Directions to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.

Part 1: Appraisal 1



Picture 1.28 Nos. 1, 2 and 3 Lacey Cottages. These 19th century cottages are located in a prominent position along Rickling Green Road.

1.151 The Old Parish Hall - Located in a highly prominent position along Rickling Green Road the Old Parish Hall, believed to date from the 19th century, is a red brick structure in Flemish bond with a single storey porch to the south elevation, featuring a 6-panel door with flat brick arch. At the centre of the western elevation is an imposing external brick chimney stack featuring triangular brick detailing to the shoulders. The roof is slate, with plain bargeboards to the gables, and clay finials.

1 Part 1: Appraisal



Picture 1.29 The former Rickling Parish Hall, now converted to residential use. A most pleasing 19th century building worthy of retention.

1.152 The fenestration is irregular comprising two 24-pane sash windows with glazing bars to the left-hand side of the chimney stack, and an identical window on the right-hand side which is flanked by 2 narrow sash windows; one on either side. All windows feature flat brick arches. There is a brick string course which runs below the sill level, featuring 3 courses in Flemish bond; the central brick course featuring contrasting header bricks. Article 4 Directions to provide protection for windows and selected architectural detailing may be appropriate subject to further consideration and notification.

1.153 Other distinctive features that make an important architectural or historic contribution. There are various examples of low-mid level walls within the village constructed of brick and flint, particularly along Rickling Green Road, which are considered to be of importance to the character and appearance of the Conservation Area by reason of their traditional form and materials. The section of walling that forms the boundary of 1 and 2 Rickling Green Road, and 1 to 3 Lacey Cottages is of particular note.

1.154 In addition to this, the majority of property boundaries feature low to mid level picket fencing or mature hedgerows. This combination of boundary treatments results in a sense of consistency within the Conservation Area, ensuring that properties have a positive relationship to the street scene, which reflects the open and rural character of the village.

Part 1: Appraisal 1

1.155 There are also two historic, cast-iron finger-posts located on the grass verges to the west of the green, which are historically important pieces of street furniture, understood to have been made by the Maldon Iron Works in 1934, which are worthy of retention and make a positive contribution to the Conservation Area⁽³⁶⁾.



Picture 1.30 Made by Maldon Iron Works in 1934, this signpost was partially restored in 2003 and continues to be an important feature of the village scene.



Picture 1.31 Also made by Maldon Iron Works, this sign was set no. 4 of order R/301, dating from 1934.

1.156 Important open spaces. The most important area of open space within Area 2 is the village green itself which is positioned at the heart of the village. The first recorded match on The Green took place in 1843, however, it is understood that village had its own cricket team before this date as in August 1842 a match between Audley End and Rickling Green is recorded in a number of contemporary newspapers. It should be noted that Rickling won the day⁽³⁷⁾. The expanse of uninterrupted open space makes a significant contribution to the character of Rickling Green whilst promoting a sense of quintessential village life.

1.157 In addition to the Green, the wide verges present along Rickling Green Road are highly important in creating a sense of open space within the Conservation Area, which reinforces the rural character of the village and provides an important link to the open countryside beyond.

36 John V. Nicholls *Essex Survey of Cast Iron Signposts in the Uttlesford District 2002-2005*, 2005

37 See *Rickling and Cricket – “The most perfect of wickets”* by Alexander Rich

1 Part 1: Appraisal



Picture 1.32 The Green provides an important area of open space which is synonymous with quintessential rural village life. Not only a valuable recreational resource for the village, the Green is a key element of the character of the Conservation Area.

1.158 On the southern section of The Green lies the village pond, which is surrounded by mature trees and forms an attractive feature which adds to the character of the Conservation Area.

1.159 **Particularly important trees and hedgerows.** The numerous hedgerow boundaries and mature trees along Rickling Green Road frame the view towards the Green with the wide verges, which are characteristic of the Conservation Area, giving a distinctly open and rural character and appearance.

1.160 The hedgerow boundary on the approach to the Green from the south, along Belcham's Lane is important, framing the views into the village.

Part 1: Appraisal 1



Picture 1.33 Belchams Lane: The mature hedgerow boundaries and wide verges frame the view into this rural village and hint to the open green beyond.

1.161 The mature trees present on the grassed verges are an important element of the Conservation Area. Fine examples can be seen both on the approach to the Green from the north, and on the Green itself. The public verges that flank The Green also feature several good examples, whilst those along the private boundaries combine with mature hedgerows to create an envelope of greenery around the Green.

1.162 The mature Sycamore, to the east of the Green and to the front of Chapel Cottage is a particularly fine example and has been made the subject of a Tree Preservation Order.

1 Part 1: Appraisal



Picture 1.34 Situated prominently on the outskirts of the Green, this fine Sycamore makes an important contribution to the Conservation Area and is subject to a Tree Preservation Order.

Part 1: Appraisal 1

1.163 The Maple to the north of the grass verge on the approach to the Green is also a striking and prominent feature within the street scene, and makes a positive contribution to the character and appearance of the Conservation Area.

1.164 Important views. There are several important viewpoints within Area 2, most notably those upon the approach to the Green, from the south along Belcham's Lane and particularly when travelling along Rickling Green Road, from the north east, towards the Green. The wide expanses of verge and mature trees contribute positively to the rural character of the village.

1.165 The views across the green are also notable, particularly that from the Cricketers Arms Public House towards the Cricket Pavilion. From this point, there are also glimpses of the rural countryside beyond, emphasising the rural position of Rickling Green.

1.166 The pond to the south of the green also provides an important vista from within the Conservation Area and also when travelling along Brixton Lane.

1.167 Elements that are out of character with the Conservation Area. There are a number of telephone poles and cables visible, particularly along Rickling Green Road, which are clearly modern additions to the street scene and detract from the traditional character and appearance of the Conservation Area by adding visual clutter to this primary thoroughfare.

1.168 There is also an excess of street furniture on the grassed island to the west of the Green, consisting of signage, benches and a bin. The array of features detracts from the modest and generally uncluttered character of the Conservation Area and its historic features such as the village signpost and historic finger-posts.



Picture 1.35 It is regrettable that several new items of street furniture have been located in such close proximity, detracting from the relatively sparse and uncluttered appearance and character of this part of the Green.

1.169 Opportunities to secure improvements. Should the opportunity arise to re-lay the existing telephone cables below ground, this would represent a significant improvement to the Rickling Green street scene.

1 Part 1: Appraisal

1.170 Should the opportunity arise, the relocation of the School warning post would be beneficial in reducing the clutter on the grass island to the west of the Green. The repositioning of the litter bin may also reduce the visual impact of these items of modern street furniture.



Picture 1.36 The prominent telegraph poles and cables detract from the Rickling Green Road street scene.

1.171 Suggested boundary changes. It is proposed that the boundary be amended in several locations, so as to incorporate the curtilage of several dwellings which themselves fall within the Conservation Area boundary, and to address any instances where the boundary includes only part of a structure. The proposed changes are detailed below.

- a. To extend the boundary to follow and include the grounds of Rose Cottage, to the north-west of The Green.
- b. To amend the boundary to the west of the Pavillion to follow the clear boundary line with the adjacent field and the clearly defined hedge boundary of Laundry Cottage.
- c. To extend the boundary to the south of Mace's Farm to follow the triangular section of verge that spans Brixton Lane up to the village sign.
- d. To amend the boundary which currently runs to the south of Dell Cottage. The revised boundary will follow the hedgerow line to the north, excluding Dell Cottage and encompassing the southern-most section of green including the pond and the verges to either side of Belcham's Lane.
- e. Revision to follow the rear property boundaries and extent of gardens of Holly House to Rickling C of E school and to include the entire school building and paved play area to the west.
- f. To extend the boundary to the rear of the gardens of Rickling Green Cottages, to follow the boundary line with Hallfield and boundaries to the rear of Buckden Cottage to Tudor Cottage.

Part 2 - Management Proposals 1

Revised Conservation Area Boundary

2.1 There a number of proposed revisions:

- a. To extend the boundary to include the entire rear gardens of White House, Aster House and the property itself, Lavender Hill and the remainder of the property not already in the Conservation Area, the rear gardens of Bramble Cottage and Squirrels.
- b. Revision to follow the rear property boundaries of The Thatched Cottage to Talbots.
- c. To extend the boundary to Include the entire rear gardens of Norbury and The Priory.
- d. To extend the boundary to better follow the extent of tree cover to the east of Manor Farm and at the eastern extent of the plot of land to the north of Manor Farm.
- e. Revision to follow the rear property boundaries of Pond Cottage to Old Pottery House.
- f To extend the boundary to follow and include the grounds of Rose Cottage, to the north-west of The Green.
- g. To amend the boundary to the west of the Pavillion to follow the clear boundary line with the adjacent field and the clearly defined hedge boundary of Laundry Cottage.
- h. To extend the boundary to the south of Mace's Farm to follow the triangular section of verge that spans Brixton Lane up to the village sign.
- i. To amend the boundary which currently runs to the south of Dell Cottage. The revised boundary will follow the hedgerow line to the north, excluding Dell Cottage and encompassing the southern-most section of green including the pond and the verges to either side of Belcham's Lane.
- j. Revision to follow the rear property boundaries and extent of gardens of Holly House to Rickling C of E school and to include the entire school building and paved play area to the west.
- k. To extend the boundary to the rear of the gardens of Rickling Green Cottages, to follow the boundary line with Hallfield and boundaries to the rear of Buckden Cottage to Tudor Cottage.
- l. Minor amendment to move the boundary so as to not pass through the bowling green pavilion.

1 Part 2 - Management Proposals

Planning Controls and Good Practice: The Conservation Area

2.2 All current planning policies are contained in the Uttlesford Local Plan adopted in 2005. It is against this document that the District Council will process applications. As set out above, this will be superseded in due course by the Council's new Local Plan.

2.3 Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Council Officers to seek advice. For further details including advice on Planning Applications, Conservation Areas, Listed Buildings, Landscaping and other general administrative advice, please contact the Planning Department for assistance.

Website: www.uttlesford.gov.uk

Telephone no. 01799 510510

Or write to Council Offices, London Road, Saffron Walden, Essex CB11 4ER

Planning Controls and Good Practice: The Potential Need to Undertake an Archaeological Field Assessment

2.4 Potential need to undertake an Archaeological Evaluation. Good practice for applicants will be to carefully consider the content of the policies set out in the Local Plan.

Planning Control and Good Practice: Listed Buildings

2.5 Those buildings that are individually listed and other buildings, structures or walls within the curtilage of a Listed Building are similarly protected in law.

2.6 The Listed Buildings, including those specifically identified by this Appraisal are important and are a significant contribution to the quality of the built environment of Quendon and Rickling. Good practice for applicants proposing alterations or additions to such Listed Buildings will be to carefully consider the content of the policies set out in the Local Plan.

Planning Controls and Good Practice: Other Buildings that Make an Important Architectural or Historic Contribution

2.7 A number such unlisted buildings that make a positive contribution to the character of the Conservation Area have been identified. The Council will seek to ensure that these are retained. These are as follows: Rose Bush Cottage and The Cottage, Pond Cottage, the 19th century village fountain under its octagonal pagoda-like roof, Quendon and Rickling Village Hall and Nos. 1-4 Red Brick Cottages, all on Cambridge Road. Flint

Part 2 - Management Proposals 1

Cottage, The Old Post Office and Snowy Cottage on Rickling Green Road, Candle Mass Cottage, Rickling C of E School, 1 and 2 Rickling Green Road, 1, 2 and 3 Lacey Cottages and The Old Parish Hall.

2.8 Proposed Article 4 Directions. There are other distinctive features that are integral to some of the unlisted buildings identified in the previous paragraph that make an important architectural or historic contribution, including selected chimneys, windows and other architectural detailing. The associated legislation is complex. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. This would be associated with further detailed consideration and possible refinement of the general proposals set out earlier in this Appraisal.

Planning Controls and Good Practice: Other Distinctive Features that Make an Important Architectural or Historic Contribution

2.9 This Appraisal has identified several features including walls around the Church of St. Simon and St. Jude, that fronting Talbots and running from The Norden down to Norbury Cottage and the section of walling that forms the boundary of 1 and 2 Rickling Green Road, and 1 to 3 Lacey Cottages. All make a particular contribution to the character of the Conservation Area. Some walls are protected from demolition without prior consent by virtue of exceeding the specified heights relevant to Conservation Area or by Listed Building legislation. Any proposal involving their demolition is also unlikely to be approved. Additionally, the post box mounted into the wall of the corner of the White House and two the historic cast-iron finger-posts located on the grass verges to the west of the Green should all be retained.

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

2.10 Important open land, open spaces and gaps. The open spaces as identified being principally the grounds of the Church of St. Jude and St. Simon, the wide verge to the front of Rickling House, the verged areas present along Rickling Green Road and the Green. All represent landscape features that materially contribute to the character and appearance of the Conservation Area that must be protected.

2.11 Particularly important trees and hedgerows. Only the most significant trees are shown very diagrammatically. Some have already been made subject to Tree Preservation Orders but others worthy of protection have not. Subject to certain exceptions all trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety. The quality trees around the church and in the many properties bordering Cambridge Road define that part of the village. Notable specimens around the Green add scale and interest as well as forming part of the important historic landscape. Additionally hedges on the periphery, particularly to the south of the village serve as a transition into the open fieldscape beyond.

1 Part 2 - Management Proposals

Proposed Controls: Other Distinctive Features that make an Important Visual or Historic Contribution

2.12 The most important views within and out of the Conservation Area are diagrammatically shown. Particularly notable are those views across the Green.

Enhancement Proposals to Deal with Detracting Elements

2.13 The Appraisal has identified a number of elements that detract which are summarised below together with a proposed course of action. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognised that such improvements will frequently only be achieved with the owners' co-operation.

The features identified below are shown on the accompanying plans.

Detracting element	Location	Proposed Action
Overhead utility services on intrusive poles	At various locations along Cambridge Road and Rickling Green Road. These poles and associated overhead services are the most disruptive element in the Conservation Area	Contact utility company to explore potential of securing improvements of selected overhead services in selected locations
Spalled brickwork	Wall on the boundary of Quendon Cottage and the track up to the church	Liaise with the owner to seek remedial action

Other actions

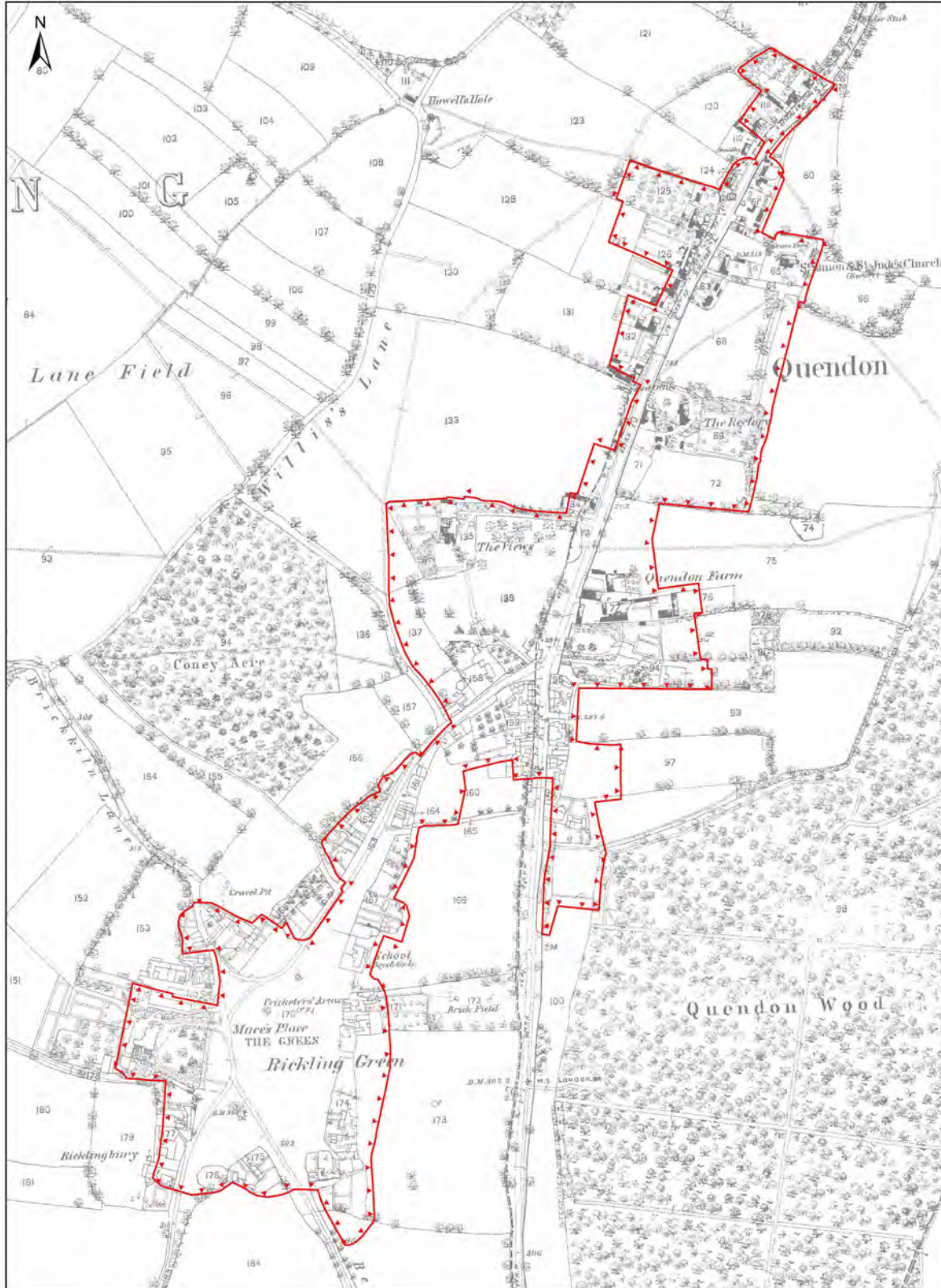
Should the opportunity arise, the relocation of the School warning post would be beneficial in reducing the clutter on the grass island to the west of the Green. The repositioning of the litter bin may also reduce the visual impact of these items of modern street furniture.

The run of small trees and infill growth on the east side of the B1383 between The Old Rectory and Quendon Cottage would benefit from some management.

The speed and volume of traffic along the B 1383 impacts on the quality of the local environment. Any opportunities to tackle this issue should be pursued.

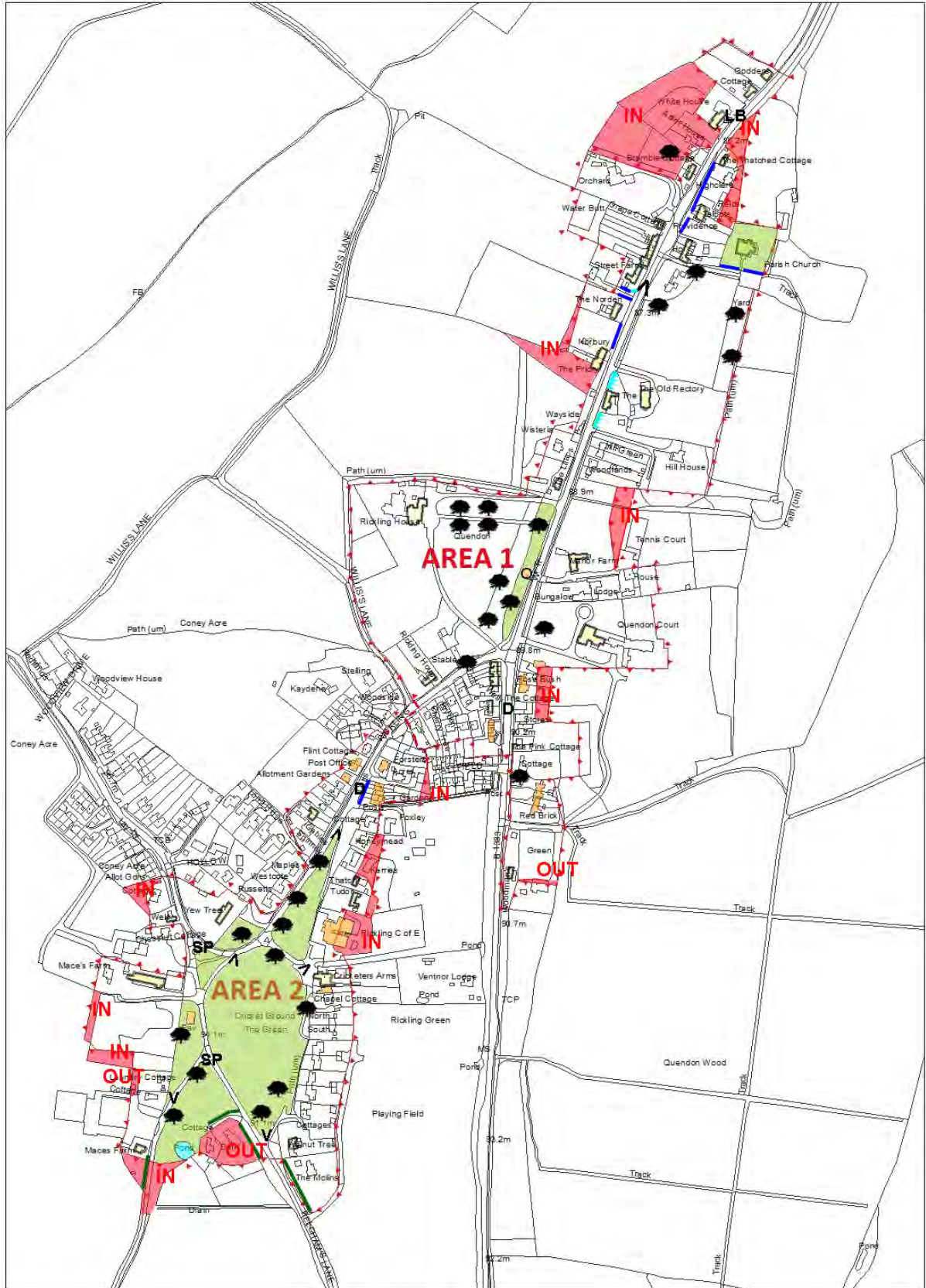
1 Maps

Figure 1 - 1877 Ordnance Survey Map



Maps 1

Fig 2 - Character Analysis



1 Maps

Character Analysis Key



Existing Conservation Area boundary



Individually Listed Buildings



Revisions to Conservation Area boundary

Other buildings that make an important architectural or historic contribution



Important open spaces and water features



General location of important trees

**Other distinctive features to be protected from demolition within parameters of legislation
(including walls and railings within the curtilage of listed buildings)**



Walls



Railings



Hedges

SP

Directional Sign

LB

Letter Box



Important Views

Area 1

Study Area

Detracting and enhancement elements.

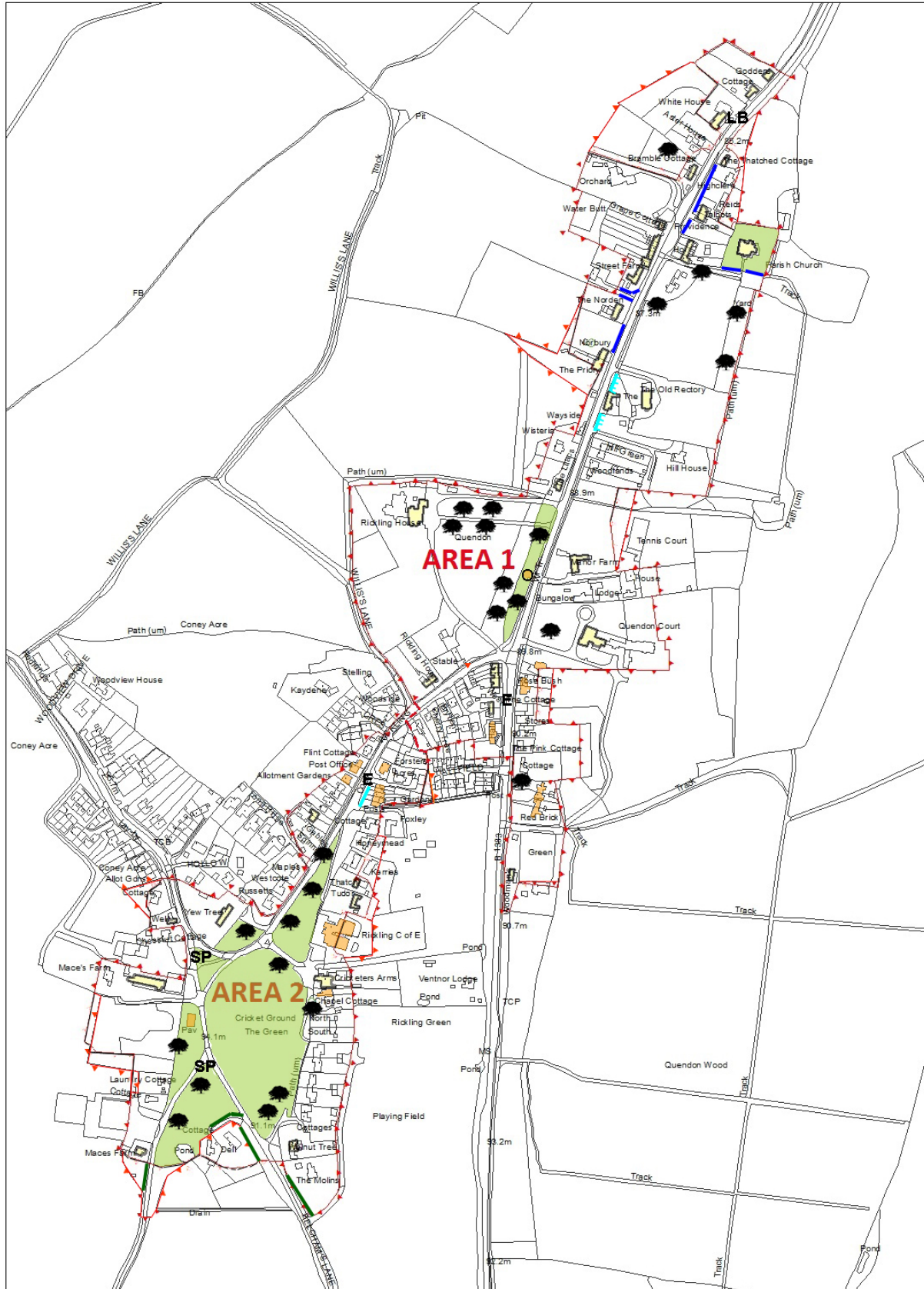
D

Detracting elements out of character

E

Suggested Improvements

Figure 3 - Management Plan



1 Maps

Management Plan Key



Revised Conservation Area boundary, adopted policy ENV1 applies



Individually Listed Buildings, adopted policy ENV2 applies

Other buildings that make an important architectural or historic contribution. See policy ENV1



Important open spaces and water features to be protected from development. Adopted policy ENV3 and National Planning Policy Framework apply.



General location of important trees to be protected within parameters of legislation

Other distinctive features to be protected from demolition within parameters of legislation (including walls and railings within the curtilage of listed buildings)



Walls



Railings



Hedges

SP

Sign Post

LB

Letter Box

<

Important Views

Area 1

Study Area

Detracting and enhancement elements.

D

Detracting elements out of character

E

Suggested Improvements

Appendices 1

Appendix 1 - Sources

ACT "An Act for taking an Account of the Population of Great Britain, and the Increase or Diminution thereof."enumeration Abstract. 1831

ACT Planning (Listed Buildings and Conservation Areas) Act 1990

CENSUS 2001, Office of National Statistics

CENSUS 1881 Census of England and Wales, Population tables 2, Table 4, 'Area, Houses, and Population of Civil Parishes in the several Registration Sub-Districts in 1871 and 1881'

CHRIS BLANDFORD ASSOCIATES Landscape Character Assessment, Chris Blandford Associates, September 2006

CHAPMAN (John) Surveyor, and ANDRÉ(Peter) A Map of the County of Essex from a Survey Taken in the Years 1772, 1773 and 1774, 1777

DEFRA Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Land, Defra Publications, 1988

DOUBLEDAY (H. A.) The Victoria History of the County of Essex Vol. I, Westminster 1903

ENGLISH HERITAGE The National Heritage List for England (online resource at <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>)

ENGLISH HERITAGE Register of Historic Parks and Gardens of special historic interest in England, English Heritage

ENGLISH HERITAGE Heritage at Risk Register 2013 East of England, English Heritage 2013

ENGLISH HERITAGE Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, March 2011

ENGLISH HERITAGE Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage, June 2010

ENGLISH HERITAGE Valuing Places: Good Practice in Conservation Areas, English Heritage, January 2011

ESSEX COUNTY COUNCIL Buildings at Risk Register - Heritage at Risk in Essex Register 2011, Essex County Council October 2011

ESSEX COUNTY COUNCIL Protected Lanes Assessment, Essex County Council, March 2012

1 Appendices

ESSEX COUNTY COUNCIL Strategic Environmental Assessment Consultation Environmental Report Annex B: Baseline Information, Essex County Council, March 2012

ESSEX COUNTY COUNCIL Uttlesford District Historic Environment Characterisation Project, Essex County Council, 2009

ESSEX PLACENAMES PROJECT www.essex.ac.uk/history/esah/essexplacenames/

ESTATE MAPS: Estate maps held by Essex Record Office Reference Code: Q/RDc 7B and D/DQy 28

EVANS (Sir John) The ancient stone implements, weapons and ornaments of Great Britain, London, Longmans, 1872

FRAMEWORK National Planning Policy Framework, Department for Communities and Local Government, March 2012

HERITAGE GATEWAY <http://www.heritagegateway.org.uk/>

H.M.S.O. Population: account of the total population, according to the census taken, 1841, of each county in Great Britain; ... also, the number of houses...; similar returns for the Channel Islands and Isle of Man... ; account of the population of each city and royal and parliamentary burgh in Scotland. London : H.M.S.O., 1841

KELLY (E.R.) Ed., Post Office Directory of Essex, London, Printed and Published by Kelly and Co., 1874

LEWIS (Samuel) A Topographical Dictionary of England, London, S. Lewis and Co., 1848

MORANT (P) History of Essex Vol 2, 1768

ORDER The Town and Country Planning (General Permitted Development Order), 1995

ORDNANCE SURVEY Second Edition Ordnance Survey map sheets of England, 1898

NICHOLLS (John V.) Essex Survey of Cast Iron Signposts in the Uttlesford District 2002-2005, 2005

PEVSNER (Nikolaus) ed. James Bettleyard The Buildings of England, Essex, New Haven/London, Yale University Press, 2007

PLAN A plan of the farms in the parish of Rickling and county of Essex belonging to Christ's Hospital London held by London Metropolitan Archives, Reference: SC/GL/PR/LA/III/UGL/p751078x

RACKHAM (Oliver) The History of the Countryside: The full fascinating story of Britain's landscape, London, J. M. Dent & Sons Ltd, 1986

REANEY (Percy Hide) The Place names of Essex, Cambridge University Press, 1935

Appendices 1

RICH (Alexander) Rickling and Cricket – “The most perfect of wickets”, N. D.

ROBERTSON (I.G.) The Archaeology of the M11 Motorway in Essex, 1970-75, 1975

UTTLESFORD DISTRICT COUNCIL Uttlesford Local Plan Adopted January 2005,
Uttlesford District Council, 2005