

# Little Stambridge Hall, Rochford: Initial Heritage Assessment



Plate 1. South front of Little Stambridge Hall

Hinchliffe Heritage for Rural Solutions

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## **Appendices**

## 1. Introduction

1.1 The purpose of this Initial Heritage Assessment is to provide:

- i) an initial overview of the history and evolution of Little Stambridge Hall and its setting
- ii) an initial assessment of the significance of Little Stambridge Hall and its setting
- iii) assess the potential for development of the site, including consideration of local historical design precedents
- iv) inform the design of the development

The Initial Heritage Assessment will thus inform the emerging proposals for the conversion, conservation and redevelopment of parts of the site, based on an understanding of the site and the local vernacular.

1.2 Little Stambridge Hall, its attached garden wall, the adjacent cart lodge and the lodge to the NE are all Grade II listed buildings. Any proposal within the site therefore has the potential to affect their heritage significance and/or their setting.

1.3 This Initial Heritage Assessment has been prepared to support the design process and application consultation and so consideration has been given at this stage to the heritage issues in the NPPF (2019) and in particular:

*189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.** As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*192. In determining applications, local planning authorities should take account of:*  
*a) the desirability of sustaining and enhancing the significance of heritage assets and **putting them to viable uses consistent with their conservation;***  
*b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*  
*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

*193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

## Little Stambridge Hall, Rochford: Initial Heritage Assessment

1.4 In preparing this Initial Heritage Assessment, consideration has been given to generic advice from Historic England, in particular the advice in *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (October 2019) and *Making Changes to Heritage Assets*. Consideration has also been given to the IHBC's Toolbox Guidance Note, on 'Alterations to Listed Buildings' (2021) and the Governments *National Design Guide* (2019).

1.5 The Initial Heritage Assessment has been prepared by John Hinchliffe of Hinchliffe Heritage, following a site visit on 12th January 2021 and desk-based research.



Plan 1. Aerial Photograph of site

## 2. Description of the Site and its Setting

### 2.1 Introduction

Little Stambridge Hall is an isolated historic hall and farmstead in a rural location, approximately 1.5km NE of Rochford town centre, 1.5km N of the River Roach, which flows E-W into the estuary of the River Thames, and 1km W of the small village of Great Stambridge. It is approx 6km N of Southend-on-Sea and the River Thames, in SE Essex.

The topography is almost wholly flat, sloping down very gently towards the watercourses. Little Stambridge Hall is at the N end of Little Stambridge Hall Lane, a straight and narrow country lane. The surrounding land is almost all large, undivided agrarian fields, enclosed by ditches, a few hedges and a few lines of trees. The area is dotted with several farms, some of which are still working farms.

Little Stambridge Hall has an attached garden wall to the S, an adjacent cartlodge to the E, a lodge to the NE and a group of later ancillary outbuildings and stables to the W. It stands in extensive grounds with large gardens the S and W, bounded by trees, and part of a former moat/water space to the N. Immediately N of Little Stambridge Hall is a large group of large former farm buildings of the 20th C, including timber former hen houses and large metal-clad sheds, known as Little Hall Farm, although these are now in non-agricultural uses such as storage.

Little Stambridge Hall has been occupied until very recently as a family home, although it is currently vacant due its antiquated services, especially the heating system which is no longer operational. From an initial inspection, it appears to be mostly structurally sound and wind and watertight (apart from standing water in the basement), although there are some signs of structural weakness in some of the historic timber posts and beams.

The cartlodge is currently being restored and converted into a separate dwelling.

The lodge is occupied as a dwelling.



Plate 1a. Deflected structural timber beam



Plate 1b. Standing water in basement

### 2.2 Little Stambridge Hall

#### *Exterior*

2.2.1 The main E-W range of Little Stambridge Hall dates back to the 16th C or earlier but it was substantially rebuilt, probably in the 18th C, and has had several other small additions and alterations, internally and externally. It thus now has a T-Plan, with a N-S crossing at the W end, which incorporates an earlier substantial brick chimney breast. It has two main storeys but has some accommodation in the roof space, lit by dormers on the rear and W side only. It also has a small basement which is currently inaccessible due to being under-water.

Little Stambridge Hall is now wholly faced in red bricks in Flemish bond but has some black headers. It has a roof covering of red plain clay tiled, hipped to the W crosswing but gabled at the E and N, over a modest cornice of two corbelled courses of bricks.

The principal front (S) elevation has five bays plus a further two in the crossing. In the centre of the five bays is a painted timber door case with an open dentilled pediment on console brackets and fluted pilasters, in poor condition. The door is six-panelled flush-beaded, painted timber. Curiously, a single full-height shallow brick pilaster rises at the L of the central doorway.

All windows on the S elevation are painted timber six over six vertically sliding sashes with exposed sash boxes and ovolo moulded glazing bars. Some have horns and some do not. All have thin stone cills. Those on the ground floor have segmental brick arches but those on the first floor have recessed timber lintels. The first floor windows in the crosswing are taller, as the crosswing itself is slightly taller, and have taller rectangular panes. The doorways in the S elevation of the crosswing and in the return have small-paned French windows and semi-circular fanlights with tracery.

To the L of the crossing is a 20th C painted timber conservatory.



Plate 2. South front



Plate 3. Doorcase



Plate 4. 6 over 6 box sash window without horns and with deep segmental brick head



Plate 4a. Ovolo moulding on ground floor windows with horns



Plate 5. 20th C conservatory



Plate 6. French windows with traceried fanlight

2.2.2 The W side elevation is separated from the front elevation by the conservatory, a tall brick wall and some later single storey additions. These additions obscure sight of the base of an early tapering brick chimney stack which projects outwards and rises above the ridge. It has diamond pattern blue brick headers and offset shoulders with an upper shaft of moulded capping. This elevation has a variety of windows and altered/infilled openings of various dates, including two different six over six sliding sashes at first floor with shallow segmental brick arches.



Plate 7. W end elevation with chimney, obscured at base



Plate 8. W end elevation

2.2.3 At the RH (W) end of the rear (N) elevation the gable of the cross wing projects forward of another large early chimney stack which is almost centrally located but, again, its base is obscured by later single storey additions. Although the original 16th C external N face of the chimney has been retained, much of it appears to have been rebuilt (Plate 12). To the L of the chimney is a projection of three two-storey bays. The two bays to the L have rear-facing gables but the third adjacent to the chimney now has a flat roof. All windows in the rear projection have horns, narrow stone cills and shallow segmental brick arches.



Plate 9. N elevation with cart lodge under restoration and part of moat in foreground



Plate 10. N gable

2.2.4 The E gabled elevation is substantially screened by a later two storey parapeted plain brick extension but to the R, it has a single six over six sliding sash window (without horns) and a deep segmental brick arched head. Below the window is a six-panelled, raised and fielded door in a painted timber door case with Doric pilasters and a dentilled pediment.



Plate 11. N elevation



Plate 12. Chimney much-rebuilt



Plate 13. Detail of E gable



Plate 14. E Gable

### *Interior*

2.2.2 The interior of Little Stambridge Hall has been much altered over the years in different phases and retains little/no decorative fabric or floor plan from its 16th C origins but some dark stained ancient timber beams and posts are partly exposed (Plates 15-18) and these are probably part of the frame of that original building. Also, in the roof space and attic, most of the early substantial oak rafters, braces, raised tie bars and purlins survive (Plates 19 and 20), although most at the E end have been replaced.

In the library, at the W of the main range on the ground floor, the beams are boxed in and there is some painted timber Georgian panelling with dado, tall skirting, dentilled cornice and a Georgian fire surround (Plate 23 and 24).

The large room at the S end of the crosswing also has tall skirting boards and a Georgian dado (Plates 21 and 22) but the fire surround, which is served by the principal chimney on the W gable is plain painted timber. This room also has moulded panels above, although these are probably applied later.

Some other Georgian or Georgian style fireplaces and panelled doors also survive in some rooms (Plates 25 and 26).

The upper flight of the principal staircase is in line with the 18th C front doorway but the lower flight turns into it from the principal living room/hall and all of the staircase is now in restrained Edwardian "Arts and Crafts" style, with stained timber newels and square section spindles (Plates 27 and 28). This hall also has a "Tudor"-arched stone fireplace but also has an (unfixed) ancient cast iron back plate with the initials CR or GR (for a Rankin or George Rex?) which is served by the main chimney breast on the N elevation.

The room to the E of the staircase has simple painted timber "Arts and Crafts" panelling and fire surround with matching doors on one wall.

At the W end of the building is a modest secondary staircase which leads up from the hallway outside the kitchen and service rooms at this end.

Almost the whole ground floor has a covering of stained and varnished parquet wood blocks.



Plate 15. "Tudor-arched" fireplace and beams in hall/living room



Plate 16. Beams and posts in bedroom



Plate 17. Beams and posts in bedroom



Plate 18. Beams and posts in bedroom NB damage at junction



Plate 19. Roof structure in crosswing



Plate 20. Roof structure in main range



Plate 21. Main room in crossing



Plate 22. Main room in crossing



Plate 23. Panelled library



Plate 24. Panelled library



Plate 25. Georgian-style fire surround



Plate 26. Georgian-style fire surround



Plate 27. Edwardian panelling



Plate 28. Edwardian staircase



Plate 29. Edwardian staircase



Plate 30. Edwardian Tudor style fire surround with CR/GR cast iron back plate

## 2.3 Cartlodge

The cart lodge dates from the 17th or 18th C and is linked to the E end of the Hall by a low wall with two ventilation grilles. It is currently being restored and converted to a dwelling and is entirely covered with sheeted scaffolding. It is a small two storey building on an orthogonal plan on an E-W orientation. The ground floor is constructed of red bricks, with some black headers but the upper floor is constructed of timber with a gambrel roof, all of which is being replaced with new timbers, except a panel in the E end. The whole roof had a covering of plain red clay tiles.

The loft is floored, supported on chamfered joists.

The ground floor had two open bays to the R, which had been infilled with garage doors and an enclosed bay to the L with a vertically boarded door and a reduced window.



Plate 31. N elevation of Cart lodge



Plate 32. Ground floor of Cart lodge

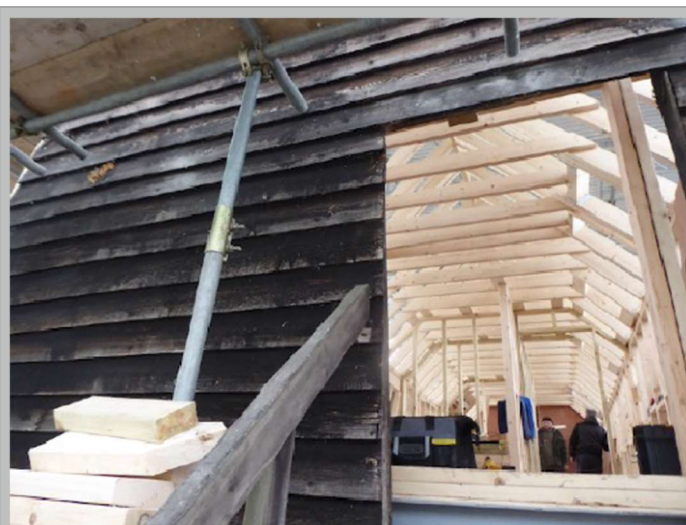


Plate 33. First floor of Cart lodge



Plate 34. Selevation of Cart lodge



Plate 35. N and E elevations of Cart lodge prior to works



Plate 36. S elevation of Cart lodge prior to works



Plate 37. N elevation of Cart lodge prior to works

## 2.4 Garden Wall

To the S and W of the hall, a large garden is enclosed by a brick garden wall in mixed bonds which dates from the 17th/18th C, although it has had some later repairs and alterations. The N length of the wall, to the W of the Hall is approx 2.2m high with later repairs and now has a simple coping of headers. It has two pedestrian doorways with boarded timber doors, the E one leading into a brick shed on the outside face.

The W length of the wall is also approx 2.2m high but has a complex coping of headers with a sloping course of soldier courses and another course of headers on top. It is leaning considerably outwards and so has buttresses on the outer face.

The S length of the wall is only approx 1m high and has a similar complex coping of headers with a sloping course of soldier courses and another course of headers. In the centre, in line with the front door of the Hall is a semi-circular bow with a gateway at the apex, although the bow has been added since 1939. This length too is leaning outwards and has buttresses in places. At the E junction of the bow, the wall has been repaired recently with matching (albeit new bricks) and a further short length of collapsed wall is awaiting repair.

The E length of wall is approx 2m high and has a similar brick coping. At the N end, adjacent to the cartlodge is a pedestrian gateway which had an arched head, although this has collapsed.



Plate 38. N length of garden wall



Plate 39. W and part S lengths of wall



Plate 40. Outer face of W length of wall with buttresses



Plate 41. Altered curve and gateway in S length of wall



Plate 42. Brick coping and buttresses on S length of wall



Plate 43. Repaired coping on S Length of wall



Plate 44. E length of wall



Plate 43. Collapsed arch in wall adjacent to cart lodge

## 2.5 The Lodge (Plates 44-46)

Approx 50m to the NE of the Hall is the small lodge cottage to the Hall, which dates from the early 18th C. It is constructed of red brick in Flemish bond and has a hipped roof of red plain clay tile above two courses of corbelled bricks. As the two storey element is on a square plan, the roof has an almost pyramidal form. To the E is a small single storey extension with a gable. There are 2 external brick chimney stacks to the N face. The N, S and W elevations each have a ground and first floor small paned 3-light (UPVC) casement window, without cills. Those on the ground floor have a segmental arched head of double headers but those on the first floor have no obvious lintel.



Plate 44. S elevation of Lodge



Plate 45 W and N elevations of Lodge



Plate 46. N and E elevation of Lodge

## 2.6 The Grounds (Plates 47-54)

The entrance to the site of the Hall from Little Stambridge Hall Lane is somewhat underwhelming, as it is marked only by a dilapidated painted picket fence and 5-bar timber gate. Further along the driveway, approx 10m E of the cartlodge is a pair of circular brick piers with stone finial balls, although they have been much reduced in height and are leaning out of plumb.

To the E of the Hall and N of the driveway (but outside the application site) is the site of a former church which was demolished in the late 19th C, its over-grown graveyard with several head stones, which was associated with the church, still remains.

A significant feature to the N of the Hall is pond which was associated with a former medieval moat, which was further N but which was infilled in the late 19th C. The pond is now referred to as the “moat” but it is a water-filled depression with a P-shaped area, of which the narrowest part extends S to within approx 4m of the NW corner of the Hall.

To the W of the Hall is a collection of 20th C stables and outbuildings and a kitchen garden, partially enclosed from the fields beyond by a hedge .

To the W of the “moat” is a paddock and to the E of the “moat” is an area of water-logged lawn.

The grounds are substantially surrounded by mature trees which strongly filter views of the Hall from outside the site, even though it stands in a flat open landscape.

To the N of the grounds of the Hall are a range of replacement former agricultural buildings known as Little Hall Farm, but now in industrial/storage use.



Plate 47. S end of moat



Plate 48. N end of moat



Plate 49. Paddock, stables and trees to NW of Hall



Plate 50. Entrance to Hall from road



Plate 51. Reduced circular brick piers with stone balls



Plate 52. Graveyard



Plate 53. Industrial buildings



Plate 54. Former hen huts

### 3. History of the Site and Its Setting

3.1 There is evidence that Great Stambridge existed as a settlement in the Iron Age (earlier than 500 BC) and still in Saxon times. Excavations at Hampton Barns found that at one time a creek had formed there and two distinct village settlements of huts had developed.

3.2 Both Great and Little Stambridge are mentioned in the Domesday Book. Each consisted of two inhabited areas or “manors” in the surrounding forest. After the Norman Conquest Earl Sweyn, who lived at Rayleigh, was a tenant of Great Stambridge under the Bishop of Bayeux who, in turn, held it from the King. In 1086, the time of the Domesday survey, there were ten families of farm workers, two ‘beasts’, 25 swine and 58 sheep.

3.3 Little Stambridge, like all feudal lands, was the property of the King but a Norman named Thierr Pointel had taken possession and had been allowed to remain. He had in his manor two small farmers and five families of farm workers. The smaller manor, probably that known as *Coombs*, was the property of Canterbury Cathedral and their tenant was Ralf Baignard. There were seven farm workers’ families and pasture for 200 sheep.

3.4 The medieval Little Stambridge Hall was almost certainly built several metres to the N of the current Little Stambridge Hall, within a square defensive moat, shown to be still in situ in 1873 (Map 2). However, for some reason, another Little Stambridge Hall was built on the site of the current Hall around the 16th C. The Hall and the manor of Little Stambridge came into the possession of Sir James Bouchier of Worcester around 1600 and it became one of the residences of the family. Sir James was a wealthy leather merchant who also had a town house on Tower Hill in London and another country estate at Felsted, N of Chelmsford. Little Stambridge Hall and Great Stambridge Hall are both shown to be in situ on Speed’s 1610 map of Essex (Map 1)

3.5 Sir James’ children were born in Little Stambridge Hall and his sons were educated at Felsted School. Sir James’s eldest son, Richard became friends there with the young Oliver Cromwell (1599-1660), another pupil at the school, who was born in Huntingdon. Cromwell came to visit Richard at Little Stambridge Hall and met Richard’s sister, Elizabeth, whom he subsequently married at St Giles’ Church Cripplegate in 1620. Little Stambridge Hall came to them as part of the marriage settlement, although it is not known whether they actually came to live there. In the following decades, Cromwell of course became the figurehead for the Parliamentarians and led them during the English Civil War. Following their victory, he became the Lord Protector, ruler of the country. However, after the restoration of the monarchy, Cromwell’s estates, including Little Stambridge Hall were confiscated by the Crown and passed on to Royalist supporters. Eventually, much of Stambridge, including both halls and the Flour Mill on the River Roach came into the possession of the Rankin family, who still retain them.

3.6 The 16th C Little Stambridge Hall was then substantially rebuilt and remodelled probably in the early 18th C to its current basic form and appearance. The two great brick chimney stacks on the W and N elevations and parts of the timber structure from the earlier building were retained but the elevations were wholly rebuilt in red bricks with a more ordered pattern of tall windows and classical doorways were introduced on the S and E frontages.

The earliest known detailed map of Little Stambridge is the 1838 Tithe Map. Unfortunately, this is not available on line and current Covid Restrictions prevent direct access to it at the Essex Records Office, where copies are held.

#### 3.7 1873 OS Map

The first detailed OS Map for the site is the 1873 6in to the mile map (Map 2). This shows that the moat to the N of the Hall was still extant and that there were two ponds between it and Little Stambridge Hall, where there is currently a single pond referred to as “The Moat”. It also shows that the lodge, the cartlodge and the garden wall were all in situ, albeit the latter did not have the existing bow in the S length. Little Hall Farm also had a collection of farm buildings to the E of the moat, laid out in around two farmyards and St Mary’s Church (Plate 55) was in situ within the current graveyard.

This church at Little Stambridge had been refurbished in 1870 but, as it catered mostly for the residents of Little Stambridge Hall only, it was demolished in 1891 and the two parishes were then united to form the Parish of Stambridge, with the St Mary's and All Saints at Great Stambridge (Plate 55a) becoming the sole Parish Church.

When St. Mary's at Little Stambridge was demolished, one window and its stone surrounds was saved and later installed in the W wall of the S aisle of Great Stambridge church, where it can be seen today.

The bell also survived the demolition. This was a rare Peter Hawkes bell made some time between 1608 and 1620. This 20 inch bell was inspected at Great Stambridge Rectory (now Stambridge Meadows residential care home) in 1909 but it has not survived and its eventual fate is unknown, but it was probably scrapped at some time. In 1909 there were 6 surviving Peter Hawkes bells, one at Shopland Church, but today there are only two. It has been speculated that Hawkes, like other bell founders at the time, was itinerant and would move around to different locations with his foundry equipment and setting up where required, often re-casting previous broken or cracked bells. It is also speculated that he settled in Braintree where the name is common on the church registers, but they only go back to 1660 so this is far from certain.

A silver chalice and matching cover from Little Stambridge church was sold in 1904, at Christie's of London for £96. It was 6 ½ inches high with the bowl section engraved with two bands of foliage and the stem and foot decorated with dotted bands. It had a 1562 maker's mark on the cup and a 1569 maker's mark on the lid and a 1570 London hall mark. The money was used to purchase an organ for Great Stambridge Church. The previous organ at Great Stambridge was sold to Canewdon where it is still in use today. It has several angels painted on the case that have the faces of girls who attended Great Stambridge Sunday School in around 1900.

The 1873 OS Map (Map 3) also shows the isolated location of Little Stambridge Hall and its relationship with Rochford, Great Stambridge Hall and Broomshill.

#### *1895 OS Map*

The more detailed 25in to the mile 1895 OS Map (Map 4) illustrates that the square moat had been infilled by that date and that a conservatory had been built in the approximate position of the existing conservatory at the hall.

The church had been demolished but an additional building had been erected to the N of the graveyard.

#### *1923 OS Map*

The 1923 OS Map (Map 5) shows that the conservatory at the hall had been demolished and that the shed on the N side of the garden wall had been built. The concentration of buildings at Little Hall Farm had also increased and the site of the former moat and the area S of the former church had been planted with trees. The two ponds immediately N of the Hall had been merged into a single water space, approximately the same shape and size as at present.

The map does not show the alterations which had taken place inside the Hall, not least with the installation of a new main staircase and panelling around a fireplace in the room to the E of the staircase.

#### *1939 OS Map*

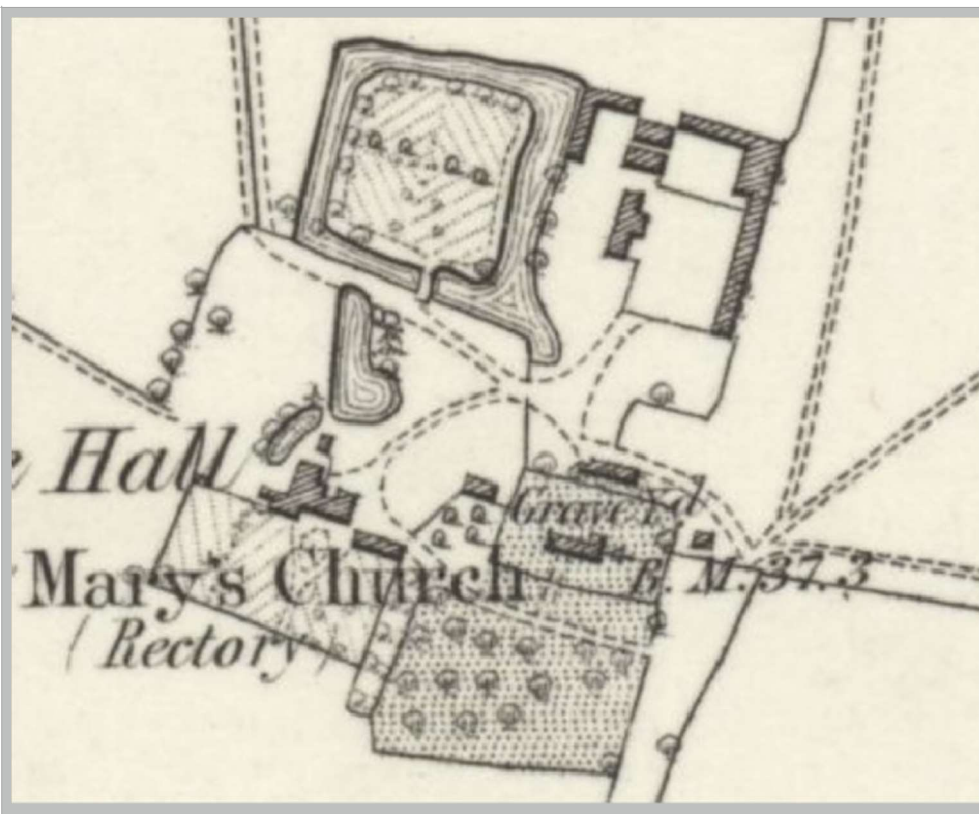
The 1939 OS Map (Map 6) shows that a pair of houses had been built to the E side of Little Stambridge Hall Lane and that some land on the W side of the walled garden had been enclosed and an outbuilding had been constructed.

Since 1939: further minor alterations have taken place inside the Hall; the historic farm buildings at Little Hall Farm have been demolished and replaced with modern farm buildings and

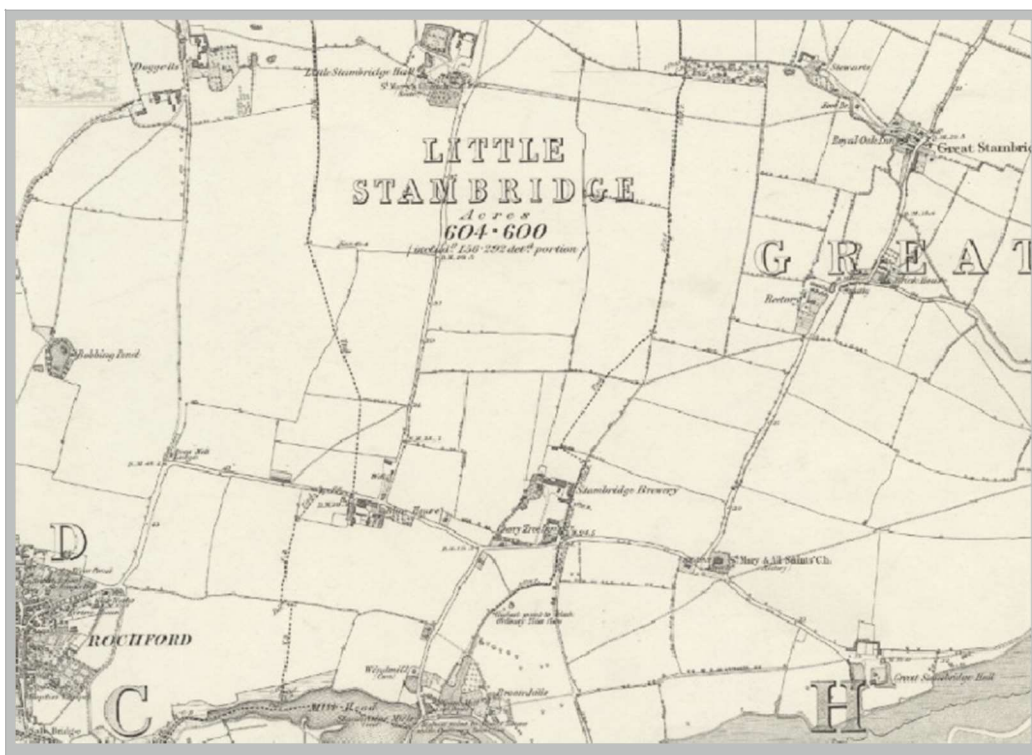
subsequently become used for industrial/storage purposes; the bow has been introduced into the S length of the garden wall; trees have been planted outside the S length of the wall and; several outbuildings have been constructed to the W of the Hall.



Map 1. Speed's 1610 Map of Essex



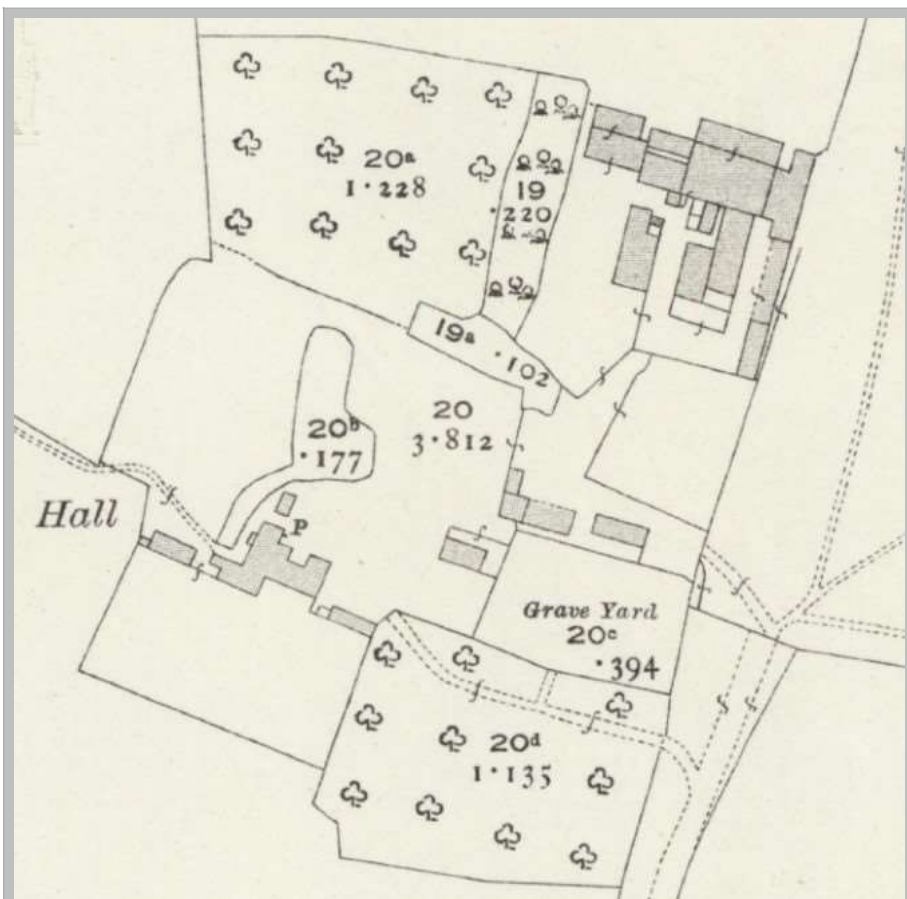
Map 2. 1873 OS Map



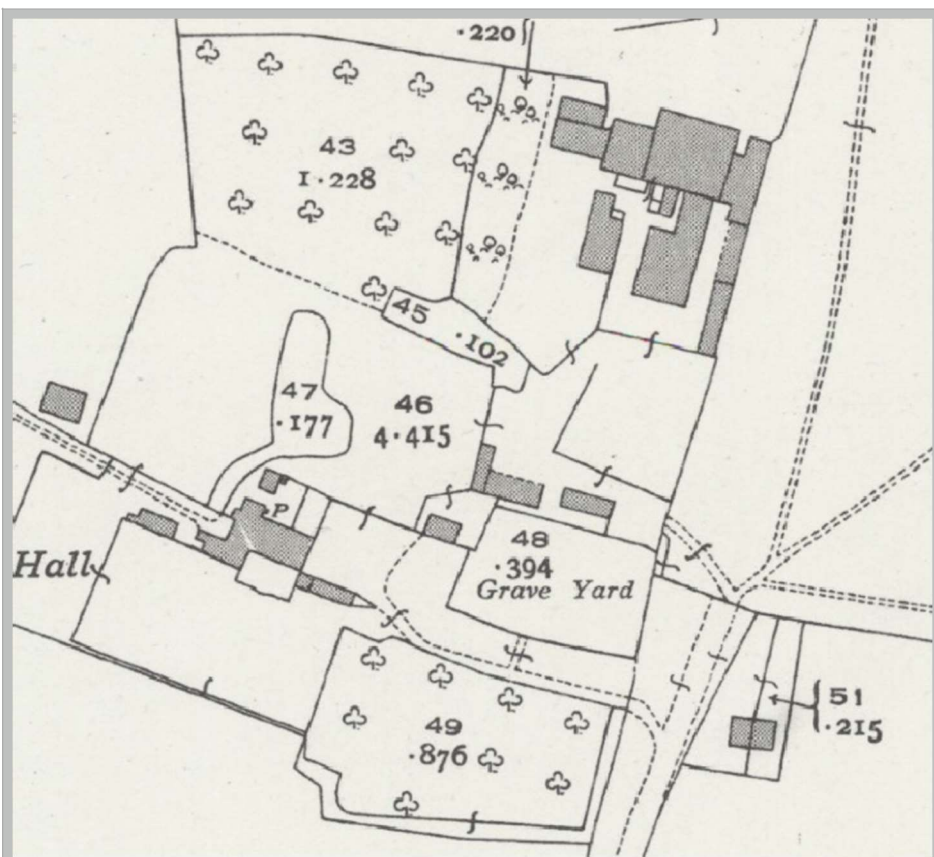
Map 3. 1873 OS Map



Map 4. 1895 OS Map



Map 5. 1923 OS Map



Map 6. 1939 OS Map



Plate 55. St Mary's Church c. 1870



Plate 55a. St Mary and All Saints at Great Stambridge



Plate 56. Early 20th C etching of Little Stambridge Hall



Plate 57. Early 20th C watercolour of Little Stambridge Hall



Plate 58. Ceramic model of Little Stambridge Hall



Plate 59. Aerial photograph circa 1960

## 4. Heritage Designations

### 4.1 Definitions

The Glossary of the NPPF 2019 defines “Designated Heritage Assets”:

*A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*

It defines “Heritage Assets”:

*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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

### 4.2 Listed Buildings

4.2.1 The listed buildings at Little Stambridge Hall are shown on Plan 2 and in Table 1 with their grades, levels of heritage significance (using criteria in the table at Appendix 1) and date of listing. All of the listed buildings here have group value with each other. There are no other listed buildings within 500m of the site.

4.2.2 The listing descriptions for the listed buildings (for identification only) are provided at Appendix 2.

4.2.3 Grade II listed buildings are defined by Historic England as being “of special architectural or historic interest”. They account for 92% of all listed buildings.



Plan 2. Nearest Listed Buildings to Swindon Bank Farm

**Table 1. Listed Buildings**

Listed Building	Grade	Level of Heritage Significance	Date of listing
A. Little Stambridge Hall	II	Medium	1951
B. Cartlodge	II	Medium	1988
C. Lodge	II	Medium	1988
D. Garden Wall	II	Medium	1988

#### 4.3 Conservation Area

The site is not within a conservation area.

#### 4.4 Historic Environment Record

An online search of the Essex Historic Environment Record on 19th January 2021 for “Little Stambridge Hall” revealed that the above listed buildings are recorded as entries plus:

- Site of Church of St Mary, Little Stambridge Hall. SMR Number 13606
- Incomplete Moat, Little Stambridge Hall. SMR Number 13607
- Double bank and ditches, probably Saxon, on the line of the parish boundary NW of Little Stambridge Hall. SMR Number 13364

#### 4.5 Buildings of Local Interest

Rochford DC adopted a *Local List SPD* in 2013. There are no buildings in or near to the application site which are recorded on the list in that SPD.

#### 4.6 Archaeological Interest

It should be noted that the whole site has the potential reveal some archaeological evidence due to the long occupation of the general site, the former presence of a medieval moat to the N and the continued presence of an associated pond, known as the “Moat”.

## 5. Heritage Significance

### 5.1 Introduction - Understanding Heritage Significance

#### 5.1.1 The National Planning Policy Framework (2019) requires that:

*189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance....*

*190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

#### 5.1.2 The Glossary of the National Planning Policy Framework (NPPF) (2019) defines "Significance" (for heritage policy):

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

#### 5.1.3 In assessing the heritage significance of Little Stambridge Hall, the associated listed buildings and their setting, regard has been had to the heritage interest of the buildings, as required by the NPPF, and the heritage values, as defined in Historic England's *Conservation Principles* (2008), which asserts that a tangible heritage asset can have the following four values:

*Evidential value* - the potential of a place to yield evidence about past human activity.

*Historical value* - the ways in which past people, events and aspects of life can be connected through a place to the present.

*Aesthetic value* - the ways in which people draw sensory and intellectual stimulation from a place.

*Communal value* - the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

#### 5.1.4 *Conservation Principles* also clarifies that:

*The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve.*

*In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*

- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.*

*Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.*

5.1.5 *Conservation Principles* goes on to state that:

*4.1 Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.*

*4.2 Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.*

*4.3 Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to: judge how its heritage values are vulnerable to change take the actions and impose the constraints necessary to sustain, reveal and reinforce those values mediate between conservation options, if action to sustain one heritage value could conflict with action to sustain another ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it.*

*4.4 Action taken to counter harmful effects of natural change, or to minimise the risk of disaster, should be timely, proportionate to the severity and likelihood of identified consequences, and sustainable.*

*4.5 Intervention may be justified if it increases understanding of the past, reveals or reinforces particular heritage values of a place, or is necessary to sustain those values for present and future generations, so long as any resulting harm is decisively outweighed by the benefits.*

*4.6 New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.*

5.1.6 In Historic England's *Informed Conservation*, Kate Clark advises that:

*Significance lies at the heart of every conservation action, which for the historic environment means the recognition of a public value in what may well be private property. Historic buildings and their landscapes are significant for many different cultural reasons: for their architecture, for their archaeological significance, for their aesthetic qualities, for their association with people and memories, beliefs and events or simply because they are old. They can tell us about technology, innovation, conflicts and triumphs. Their interest may lie in the materials used or in the decorative finishes, in the grouping of landscape, building and place. That significance may be personal, local, regional, national or international; it may be academic, economic or social...*

5.1.7 Important considerations in assessing significance are authenticity and integrity. These are defined as:

**Authenticity** is a measure of truthfulness. Understanding of the concept of authenticity is guided by ICOMOS's *Nara Document on Authenticity* (1994)

**Integrity** is a measure of the wholeness and intactness of cultural heritage and its attributes

5.1.8 Historic England has issued *Statements of Heritage Significance (October 2019)* which explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal.

The Advice Note recommends:

*For each heritage asset, describe the various interests:*

***Archaeological interest***

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

***Architectural and artistic interest***

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

***Historic Interest***

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

*Having described the various interests, assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal, or of its setting if it, too, is affected by the proposal.*

*Again in the development of proposals and during works, more information may become available which increases the understanding of the heritage asset, and of its significance. The opportunity may usefully be taken to re-appraise significance in such cases.*

*The applicant can assist the LPA's decision-making by setting out a clear and succinct explanation of the impact of the proposal on significance and how negative impact on significance has been avoided, by continuing to follow the staged approach.*

## **5.2 Levels of Significance**

5.2.1 There is no definitive grading system or methodology for assessing the levels of significance or values of heritage assets, but the most reliable methodologies have clearly defined criteria for grading, based upon the designations and other values of the heritage assets.

5.2.2 This Site Assessment uses the levels of significance and their criteria (Appendix 1) which was used in the *Design Manual for Roads and Bridges* (DMRB), which has been used in some cases by the Heritage Lottery Fund, Historic England and others. The DMRB has been withdrawn

by the government but the criteria for levels of significance of heritage assets and methodologies for assessing impact of development on them remain valid.

### 5.3 Brief Statement of Significance of Little Stambridge Hall

5.3.1 Little Stambridge Hall is an ensemble of buildings of multiple heritage significance. The ensemble has evolved over several centuries and so is an evolved group of historic buildings and structures, which include four Grade II Listed Buildings.

Little Stambridge Hall has aesthetic value, evidential value and **architectural interest** as its existing historic fabric illustrates architectural styles from three principal periods: the 16th C, the 18th C and circa. 1900.

- the brick chimneys on the N and W elevations bear witness to the requirement for fire-proof materials for large hearth fires during the 16th C and the tradition of tapering the chimneys and creating diamond patterns with blue/black bricks
- the timber frame and roof structure bears witness to the tradition of timber framing, cross walls, purlins and substantial rafters
- the S elevation and the door cases on the S and E elevations illustrate the balance and symmetry which accompanied the introduction of classical detailing in the 18th C
- the panelling in the library, some doors, fireplaces and other decorative internal fabric illustrate the introduction of classical design elements during the 18th C
- the existing main staircase and the panelling in the room to the E provide a modest illustration of the simplicity of the Arts and Crafts Movement of circa 1900 when the building was partially upgraded, but the staircase detracts from the authenticity of the historic floor plan, the character of the main living room and, to a lesser extent the character of the first floor landing.

As the building has been altered in various stages, it lacks full authenticity and historic integrity of a single architectural style and some insensitive alterations/additions have had a harmful impact. In particular:

- although most of the windows are of materials, proportions and method of opening appropriate to the time of the creation of the window openings, almost all have been replaced and have a variety of detailing. Some wholly inappropriate windows have been fixed in the W elevation, together with some altered openings;
- the W bay on the rear projection of the N elevation currently has a flat roof which is a non-traditional form on this historic building and detracts from its appearance and significance
- a variety of structures have been erected against the two early chimney stacks on the W and N elevations, detracting from their appearance and significance;
- a variety of structures of non-traditional designs and materials have been constructed to the W of the Hall.

The structural integrity of the garden wall has been severely compromised by its construction on inadequate foundations so that it has collapsed in places and is potentially in danger of further collapse which would further reduce its integrity and heritage significance. The repairs/rebuilding of the upper part of the coping on the N length of the wall has further reduced the heritage significance of the garden wall.

There is no evidence of the details of a showpiece gateway to this important historic ensemble at the junction with Little Stambridge Hall Lane but the current dilapidated fence and gate are not of a design quality which is commensurate with the significance of the site.

The stumps of the circular brick piers to the W of the cartlodge suggest that these were formerly more impressive historic piers which would have more successfully provided a gateway to the Hall.

Little Stambridge Hall has evidential value and **historic interest** as the latest evolution of one of the manor houses of the parish, which formerly had its own associated farm (Little Hall Farm) and its own church, both of which have been demolished. Its principal historic interest is its association with Oliver Cromwell. He visited the hall in his youth and married Elizabeth Bouchier,

who was born here and was granted it as part of the marriage settlement but there is no evidence that he ever lived here.

Little Stambridge Hall has group value with its associated cartlodge, the lodge and the Garden Wall which combine together form an ensemble of 18th C buildings/structures representing a mid-status country house.

The site has the potential for some **archaeology interest**, relating to the infilled former moat, as an example of a medieval defensive moat, and the demolished St Mary's Church (although the HER entry reveals that previous excavations at the latter did not find any archaeological features). The presence of the graveyard at the site (albeit outside the application site) contains graves of the wider community and so has some communal value.

Individually and collectively, Little Stambridge Hall, the cartlodge, the lodge and the garden wall are of **Medium** Heritage Significance.

## 6. Relevant Planning Policies and Guidance

### 6.1 National Legislation

#### 6.1.1 *Planning (Listed Buildings and Conservation Area) Act 1990*

This is the primary legislation for heritage assets.

#### 6.1.2 S.66 of the Act places a statutory duty on Local Planning Authorities to:

*...have special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.*

### 6.2 National Policy

6.2.1 National Planning Policy is provided by the National Planning Policy Framework 2019 (NPPF). Three over-arching objectives of the planning system for achieving sustainable development set out at Para 8, are:

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

In Section 16 “Conserving and enhancing the historic environment” it states, inter alia:

*193. When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight should be given to the asset's conservation** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*200. Local planning authorities should look for opportunities for **new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance**. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

6.2.2 The NPPF effectively identifies three levels of harm to heritage assets: Total Loss; Substantial Harm and; Less Than Substantial Harm. It states:

*196. Where a development proposal will lead to less than substantial harm to the*

*significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

6.2.3 However, the NPPF also recognises that development can have a beneficial impact on heritage assets and their setting:

*192. In determining applications, local planning authorities should take account of:*  
*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*  
*b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*  
*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

### 6.3 Historic England Guidance

#### 6.3.1 The Principle of Change to Heritage Assets

This Initial Heritage Assessment has been prepared on the understanding that there is no objection in principle to change affecting heritage assets. Indeed, the NPPF (2019) acknowledges the potential for new development to enhance a heritage asset or its setting. It states:

*185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: ...*

*c) the desirability of new development making a positive contribution to local character and distinctiveness; and ...*

Historic England is also consistent with the principle of this approach to change in the historic environment, as confirmed in its over-arching document, *Conservation Principles*.

It states at Para 4.1:

*Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.*

It asserts at Para 4.2 that:

*Conservation is the process of **managing change to a significant place in its setting in ways that will best sustain its heritage values**, while recognising opportunities to reveal or reinforce those values for present and future generations.*

It goes on to state at Para 138 that:

*New work or alteration to a significant place should normally be acceptable if:*  
*a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*  
*b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*  
*c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*  
*d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

There is thus no objection in principle from Historic England to change in the historic environment, provided that these criteria are met.

### 6.3.2 Further Historic England Guidance

#### a) *Making Changes to Heritage Assets Historic England Advice Note 2*

This document provides principles and guidance on good practice in repairs, restoration, additions and alterations to heritage assets. It is intended to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).

#### b) *The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3. (December 2017)*

i) This document reinforces the importance of the setting of heritage assets and provides guidance on managing development that may affect the setting of heritage assets. It begins by stressing the importance of setting and its careful management:

*The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.*

ii) It defines setting:

*...as ‘the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.*

iii) It sets out key principles for the understanding of setting:

- Setting is the surroundings in which an asset is experienced...*
- The extent and importance of setting is often expressed by reference to visual considerations...*
- Setting will, therefore, generally be more extensive than curtilage...*
- The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house... may...contribute to the significance.*
- The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting.*

iv) It provides guidance on assessing proposed and past changes:

*11. Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places are within the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the*

*consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, Paragraphs 131-135 and 137).*

v) In providing guidance on the management of development affecting the setting of heritage assets, it recommends the following broad approach:

*Step 1: identify which heritage assets and their settings are affected;  
Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);  
Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;  
Step 4: explore ways of maximising enhancement and avoiding or minimising harm;  
Step 5: make and document the decision and monitor outcomes.*

vi) Importantly, the advice note confirms that:

*Additional advice on views is available in “Guidelines for Landscape and Visual Impact Assessment”, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).*

The LI’s guidelines provides criteria for assessing magnitude of change (Table 2 below) on views and setting caused by development proposals. One scenario which has a Neutral Impact is where “There will be a change to the composition of the view, but the change will be in keeping with the existing elements of the view”.

Category	Criteria
Major adverse or beneficial visual effect	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Moderate adverse or beneficial visual effect	The proposals will cause a clearly noticeable change or contrast to the view, which would have some affect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Slight adverse or beneficial visual effect	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible adverse or beneficial visual effect	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will cause no change to the view.
Neutral	There will be a change to the composition of the view, but the change will be in keeping with the existing elements of the view.

Table 2. Scale and Criteria for Magnitude of Effect from Landscape Institute guidance

## 6.4 MHCLG

In 2019, the MHCLG issued the *National Design Guide* which:

*...illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.*

It states:

*The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics...*

and

*35 Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.*

*36 The ten characteristics set out in Part 2 are:*

- ■ *Context – enhances the surroundings.*
- ■ *Identity – attractive and distinctive.*
- ■ *Built form – a coherent pattern of development.*
- ■ *Movement – accessible and easy to move around.*
- ■ *Nature – enhanced and optimised.*
- ■ *Public spaces – safe, social and inclusive.*
- ■ *Uses – mixed and integrated.*
- ■ *Homes and buildings – functional, healthy and sustainable.*
- ■ *Resources – efficient and resilient.*
- ■ *Lifespan – made to last.*

## 6.5 Local Heritage and Design Policy

### 6.5.1 The Rochford DC Historic Environment Characterisation Project

The Rochford DC Historic Environment Characterisation Project was commissioned by Rochford District Council in 2006 to inform long term planning for the management and conservation of its historic environment and landscape, with particular regards to the creation of its Local Development Framework. It divided the district into historic character zones and placed the application site into Zone 13, which it described:

#### *13. Stambridge and the area North of the Roach*

*Description: This zone is characterised by a gently undulating landform and arable fields north of the Roach and west of Rochford and Ashingdon. The geology is mixed, with London Clay overlain with patches of brickearth, loam and sand and gravels, there has been a small amount of mineral extraction, however it is likely that extensive archaeological deposits survive.*

*Historic Landscape: The historic settlement pattern was originally dispersed and polyfocal with church/hall complexes, farmsteads and moats. This largely survives, although in the northern part of the zone, roads have become a focus for ribbon development. The zone*

*possesses a strong grid structure, which is ancient and planned, with north to south and east to west roads and tracks many of which dog-leg around existing fields. In many places recent boundary loss has created large prairie fields, although the strong historic grid structure has been maintained.*

*Archaeological Character: This zone is characterised by archaeological deposits and features of multi-period date with a number of medieval moated sites. There is a focus of prehistoric and Roman activity centred on the settlement of Great Stambridge, which itself possesses a church of Saxon origin. World War II and Cold War Military remains lie on the periphery of the built-up area of Rochford.*

#### 6.5.2 Rochford District Core Strategy

The Rochford District Core Strategy was formally adopted by the Council in 2011. It includes the relevant policies:

##### *Policy CP1 – Design*

*The Council will promote good, high quality design that has regard to local flavour through the use of the adopted Supplementary Planning Documents and the positive contribution of Village Design Statements. The Essex Design Guide and Urban Place Supplement SPDs will help provide guidance without being overly prescriptive.*

*Developers of large residential schemes will be required to produce and adhere to design briefs, which reflect the local characteristics and distinctiveness of the development area.*

It goes on to state:

*5.9 Good design is crucial when considering proposals that may affect historic buildings, especially those that are listed due to their architectural interest, protected due to their archaeological or historical status, or their contribution towards the character and appearance of a Conservation Areas. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.*

##### *Listed Buildings*

*5.10 Buildings are listed to help protect the physical evidence of our past, including buildings which are valued and protected as a central part of our cultural heritage and our sense of identity. Hence, these buildings have statutory protection and Listed Building consent is needed for their demolition, or to carry out any internal or external alterations that affect their character.*

*5.11 The Council will support the national policies that seek to protect Listed Buildings and pay particular attention to retaining their character.*

#### 6.5.3 Local Development Framework Development Management Plan

Rochford DC's Local Development Framework Development Management Plan was adopted in 2014. It does not include any specific policies on listed buildings but Policy DM12 is:

##### *Policy DM12 – Rural Diversification*

*Rural diversification will be supported so long as it involves an appropriate form of rural activity, as outlined in the Core Strategy, and having regard to the following:*

- (i) the need to ensure that the proposed use would not have an undue impact on the openness of the Green Belt, character of the countryside, nature conservation interests, the historic environment, visual amenity or residential amenity;*
- (ii) the need to ensure that the proposed use would not introduce additional activity or traffic movements likely to materially and adversely affect the openness of the Green Belt*

*or character of the countryside, or place unacceptable pressures on the surrounding highway network;*

*(iii) the sensitivity of the landscape character area to the proposed development;*

*(iv) the impact of the proposal on the agricultural value of the land;*

*(v) where rural diversification for employment opportunities is proposed, the area should have good links to the highway network particularly taking account of highway safety; and*

*(vi) where the conversion of nationally or locally listed agricultural and rural buildings is proposed it should:*

*(a) **not negatively impact on the quality of the listed structure;** and*

*(b) not affect the integrity of the existing structure. A structural engineers report should accompany any application for conversion of a Listed Building.*

*Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed and nature conservation interests are protected.*

#### 6.5.4 Essex Design Guide

The Essex Design Guide was established in 1973 by Essex County Council as a reference guide to help create high quality places with an identity specific to its Essex context. It was updated in 200 and again in 2018 to address the evolution of socio-economic impacts on place-making.

Although it is aimed primarily at residential developments in towns and villages, some of its guidance is relevant to new development, in particular its sections on:

##### *Building in Context*

###### *Understanding Context*

*Any new development of any scale in any location needs to reference and respond to the positive context that surrounds the site. Throughout, this Guide promotes a context-led approach for all new development to follow and this section provides suggestions on how to undertake both context appraisals and Design and Access Statements, the steps to follow and the subject areas to address. This includes considerations for:*

- built context...*
- historic context*

and

##### *Architectural Details*

*Getting the architectural details right is critical to ensuring new developments are appropriate to the setting and context. The Essex Design Guide includes a series of key principles which should be applied any new development. Noise, daylight, rear privacy and garden size are all important elements in designing appropriate developments which address key habitual needs. While elevation design, materials and fenestration design all seek ensure that building designs is based on*

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## Appendices

### Appendix 1. Levels of Heritage Value and Definitions, from DMRB

<b>Very High</b>	<ul style="list-style-type: none"><li>• Structures inscribed as of universal importance as World Heritage Sites.</li><li>• Other buildings of recognised international importance.</li></ul>
High	<ul style="list-style-type: none"><li>• Scheduled Monuments with standing remains.</li><li>• Grade I and Grade II* (Scotland: Category A) Listed Buildings.</li><li>• Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</li><li>• Conservation Areas containing very important buildings.</li><li>• Undesignated structures of clear national importance.</li></ul>
Medium	<ul style="list-style-type: none"><li>• Grade II (Scotland: Category B) Listed Buildings.</li><li>• Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.</li><li>• Conservation Areas containing buildings that contribute significantly to its historic character.</li><li>• Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li></ul>
Low	<ul style="list-style-type: none"><li>• 'Locally Listed' buildings (Scotland Category C(S) Listed Buildings).</li><li>• Historic (unlisted) buildings of modest quality in their fabric or historical association.</li><li>• Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li></ul>
Negligible	<ul style="list-style-type: none"><li>• Buildings of no architectural or historical note; buildings of an intrusive character.</li></ul>
Unknown	<ul style="list-style-type: none"><li>• Buildings with some hidden (i.e. inaccessible) potential for historic significance.</li></ul>

## Appendix 2. Listing Descriptions

STAMBRIDGE LITTLE STAMBRIDGE HALL TQ 89 SE ROAD 6/290 Little Stambridge Hall 4.12.51 GV II House. C16 or earlier origin main range and west crosswing with later alterations and additions. Red brick faced with some black headers. Red plain tiled roofs, hipped to left crosswing. Original chimney stack to left (west) of left crosswing, offset with attached shaft moulded capping, large chimney stack to rear of main range and end stack to right of main range, rear right wing stack. Eaves cornice. 2 storeys. 2:5 window range of small paned vertically sliding sashes. Ground floor and right return of crosswing, small paned French windows, semi-circular fanlights with tracery. There is a pilaster between second and third windows of main range. Doorway to right of pilaster, 6-panel door, fluted surround, brackets to moulded and dentilled open pediment. To right is a narrow parapeted extension. Right return doorway, recessed 6 panelled door, moulded pilasters with capitals and bases, moulded frieze and pediment. Various rear ranges. Moated site. RCHM 2 (Little Stambridge). Listed 1951

STAMBRIDGE LITTLE STAMBRIDGE HALL TQ 89 SE ROAD Wall attached to Little 6/291 Stambridge Hall and enclosing garden to south II GV Walled garden. C17/C18 with later repairs, between approx. one and three metres tall and with bow to centre of south wall. listed 1988

STAMBRIDGE LITTLE STAMBRIDGE HALL TQ 89 SE ROAD Cartlodge attached to 6/292 garden wall, Little Stambridge Hall II GV Cartlodge attached to walled garden. C17/C18. Red brick with black headers, red plain tiled gambrel roof. 2 open bays to right, enclosed bay to left with vertically boarded door. Floored loft. Listed 1988

STAMBRIDGE LITTLE STAMBRIDGE HALL TQ 89 SE ROAD The Lodge 6/293 II GV Lodge cottage Early C18. Red brick, hipped red plain tiled roof. Square plan with single storey extension to left. 2 external brick chimney stacks to main face. 2 storeys Ground and first floor small paned casement windows between the chimney stacks. Gabled porch to left extension, C20 door, C20 casement to right.