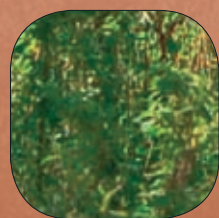




Elsenham

Settlement Study



The Fairfield Partnership

LDADesign

February 2007

Elsenham Settlement Study, February 2007 : addendum

This report refers to 'land controlled' by Fairfield Partnership.

This should read 'land considered' by Fairfield Partnership. The areas shown as 'land controlled' do not exactly correspond with the areas now under the control of the Fairfield Partnership.

In paragraph 3.3.4, the land at Elsenham Cross is referred to as 'a common'. As noted in paragraph 5.3.1, common in this context refers to its landscape characteristics, rather than its legal status.

LDA Design, September 2007



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1.0

Introduction

1.1 Aims of Study

This settlement study has been carried out by LDA Design on behalf of the Fairfield Partnership, and analyses the character, facilities and settlement pattern of Elsenham and Henham in Uttlesford District in Essex.

To be read in conjunction with the separate Landscape & Visual Assessment (LDA Design, December 2006) and Ecological Assessment (LDA Design, December 2006), this document supports the promotion of land sited between Elsenham and Henham to the north of Stansted Airport, and assists in the evolution of a sustainable masterplan: an extension to Elsenham that creates a balanced new/extended community that responds to and respects its landscape and village settings.

The document aims to consider ways in which the development and character of existing settlements around Elsenham might influence and affect the proposed development, thereby developing guidelines to inform and shape the master planning process. Its particular focus will be the structure and development of Elsenham and Henham, how best to protect the current and historic character of these villages, and respect and develop the regional distinctiveness of the vernacular forms of settlement.

1.2 Site Description

Elsenham is a village of just over 2000 people, located approx. 3 km north of Stansted Airport, adjacent to both the M11 and the London – Cambridge West Anglia Great Northern (WAGN) rail Line. The village straddles the B1051, occupying low land north of the Stansted Brook, a branch of the River Stort.

Henham is a small village of approx. 1200 people, occupying the higher land on a ridge amidst undulating farmland in the upper reaches of the River Stort watershed. It lies approx. 5 km north of Stansted airport, and is accessible by tertiary roads. It is medieval in form and appearance, and has a quiet residential character.

Figures 1 and 2 illustrate both villages in context to their surroundings.

1.3 Methodology

This study comprises:

- A brief assessment of the historical structure and uses of the landscape surrounding Elsenham and Henham;
- A baseline assessment and photographic survey of facilities present within the existing settlements of Elsenham and Henham; and,
- A summary and photographic survey of facilities, village character, materials, building style, land use, distinctive and detracting features, edge treatment and key views present within the existing settlements of Elsenham and Henham; and,
- A brief survey of settlement patterns characteristic of towns and villages within Uttlesford District in North Essex, identifying urban form and green space precedents to inform the landscape and green spaces within a new sustainable development at Elsenham.

Field surveys were undertaken in September and November 2006; a 35 mm SLR with a 50mm focal length lens was used for all photography.

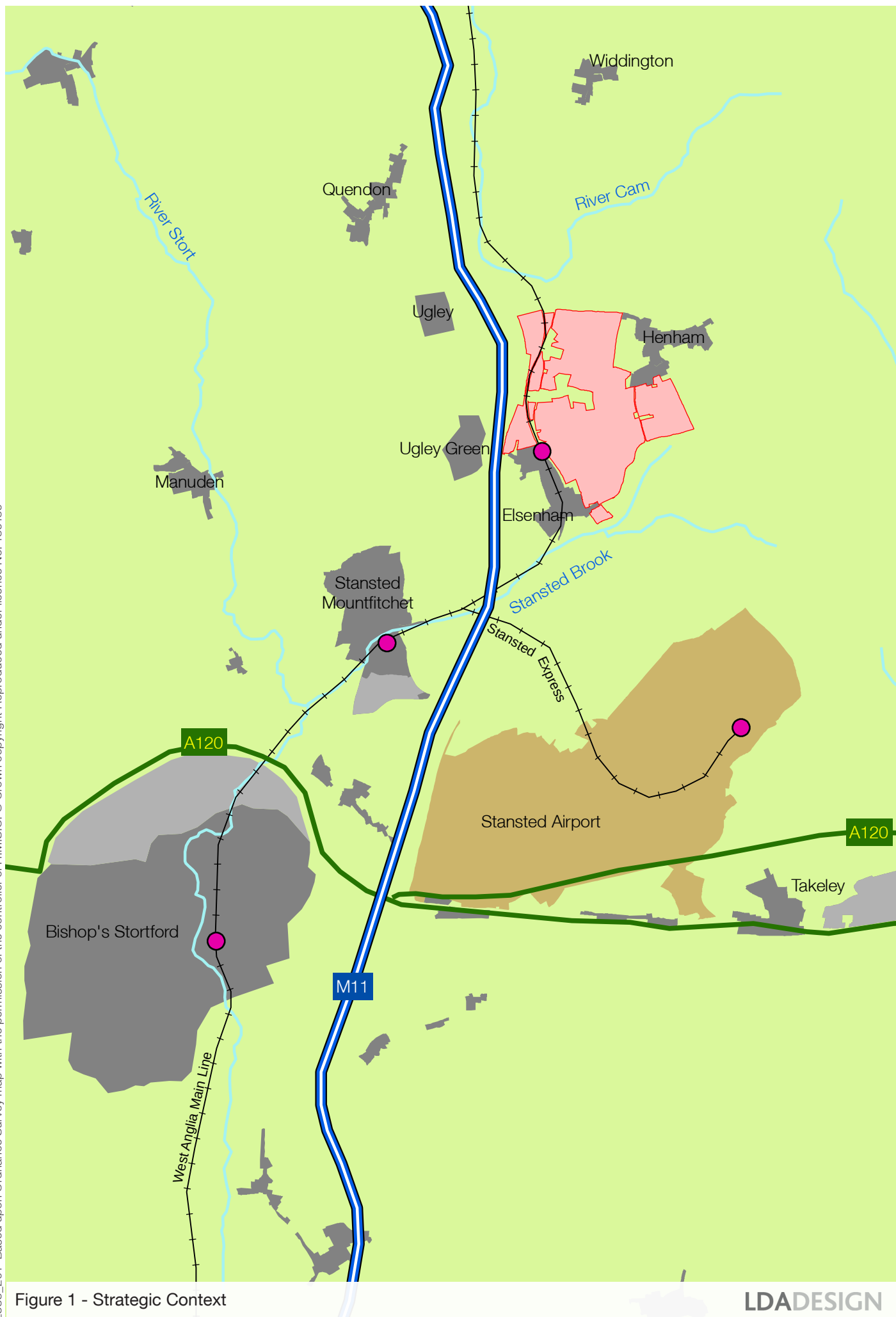
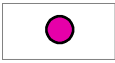
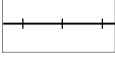


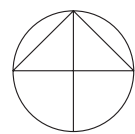
Figure 1 - Strategic Context

Strategic Context

Legend

-  The Site: land controlled by The Fairfield Partnership
-  Railway Station
-  River
-  Railway
-  Motorway
-  Major Road
-  Current Urban Areas
-  Potential development areas
-  Stansted Airport

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Site Context

Legend



The Site: land controlled by
The Fairfield Partnership



Aerial Photograph

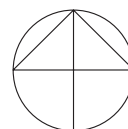




Figure 2 - Site Context

2.0 Historic Landscape

2.1 Historic Landscape Characterisation

As part of a more holistic approach to assessing the historic environment, English Heritage and the Association of Local Government Archaeological Officers (ALGAO) commissioned a Historic Landscape Characterisation (HLC) study focused on the London-Stansted-Cambridge Growth Area. The aim of the study was to create a method of assessing the historic landscape to inform the strategic planning process, and to include not only designated sites but also the wider landscape which surrounds them.

Building on data from landscape character assessment already undertaken within Essex, this study analysed and characterised the heritage features within the growth area, including Uttlesford District and the landscape around Elsenham and Henham.

Both villages fall within the following HLC area:

6. Central Uttlesford

This area is characterised as follows:

- Gently rolling rural countryside, crossed by the valleys of the Pincey Brook and the River Roding.
- The geology comprises boulder clay in the central and eastern area, in the western half the River Stort cuts into glacial sands and gravels, and there are alluvial deposits on the valley floor.
- Historic settlement is largely dispersed, comprising church/hall complexes, isolated farms, many moated sites and small hamlets, often along linear greens.
- The only historic settlement of any size is Stansted Mountfitchet, which is centred on its castle and medieval market-place.
- The fieldscape comprises a complex network of pre-18th century irregular fields (these are probably of medieval origin and some maybe even older), interspersed with linear greens and a number of former common fields. The latter were largely enclosed in the 19th century and are clustered to the north of Stansted Mountfitchet, forming a southern outlier to the main concentration in the Chesterford Ridge area.
- There are a number of parks or former parks at Stansted, Shortgrove and Little Easton, the latter subsequently became a World War II airfield.
- There is a significant proportion of ancient woodland in the area, and many of the hedgerows are also of considerable antiquity.
- The majority of the roads are intricate, twisting and sunken, indicating their ancient origins.
- The M11 motorway bisects the western half of the area.
- Boundary loss can be described as low to moderate.

2.2 Historic Field Pattern

The landscape surrounding Elsenham and Henham still retains some characteristics of its historic field pattern. While much of the land between Elsenham and Henham has become large-compartment fields for intensive arable use, some historic field boundaries remain intact, particularly where they coincide with designated public rights of way. Figure 3 illustrates the structure of the historic field pattern around Henham, including field names, and is based upon a map drafted by The Henham Conservation Society. The field patterns and names illustrate a heritage of a working landscape, with common arable land, mineral extraction, grazing land, and moated farms.

2.3 Historic Landscape Interpretation

Assessment of the historic field patterns and field names creates a general picture of historic land use. Figure 4 illustrates this basic assessment. It should be viewed as a preliminary interpretation only and the starting point for a full archaeological desk-based assessment of the site.

Historic land uses may be summarised as follows:

2.3.1 Pre-enclosure Tribal Boundary

This is an interpretation of a pre-enclosure tribal boundary, probably dating as far back as the Bronze Age. It may have been the land which was protected by a settlement - Henham or perhaps another lost village. This boundary remains highly interpretational and would need further archaeological investigation.

2.3.2 Pre-enclosure Open Common Arable

These are most likely open fields, a system more common in the centre of the country than in Essex. These were used communally by the adjacent settlement(s) for the production of arable food, e.g. wheat, grain crops, etc. The splits between the different 'commons' are most likely to have been the drove routes to the poorer 'moorland' in the river valley (see below).

Often open fields show remnants of former usage by surviving ridge-and-furrow scars, especially common in the middle of the country. Footpaths through old open fields are often the scars of ownership paths cutting through the land towards an individual owner's segment of land.

2.3.3 Moorland

This land may have been boggy or of poor agricultural quality. With little value for arable yields, it will have been used for summer grazing of livestock, most likely cattle and sheep. In winter, the livestock would have been brought into closer 'enclosed fields' which had been rested over summer.

2.3.4 Historic Piecemeal Enclosure

This is land which is assumed to have been enclosed since antiquity. It is likely that this area could be the remnants of a degraded co-axial field system, which over time has seen its boundaries shifted (through owner agreements). Therefore, this can only be classed as an irregular field system or piecemeal enclosure.

Further study might find links to Dengie-form field systems on the Dengie Peninsula of Essex or to the Scole Dickleburgh system on the Norfolk/Suffolk border. Both field systems are pre-Roman and unique to East Anglia.

This historic interpretation helps to give a clearer picture of how the historic settlements of Elsenham and Henham may have functioned, both structurally and economically. It also provides the context for the present structure, setting and character of the villages discussed in more detail in sections 3.0 and 4.0 which follow.

Historic Field Pattern

Legend



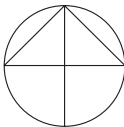
The Site: Land controlled by the Fairfield Partnership



1850 Post Enclosure Map

Source: Henham Conservation Society and www.henhamhistory.org

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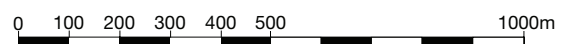
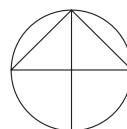


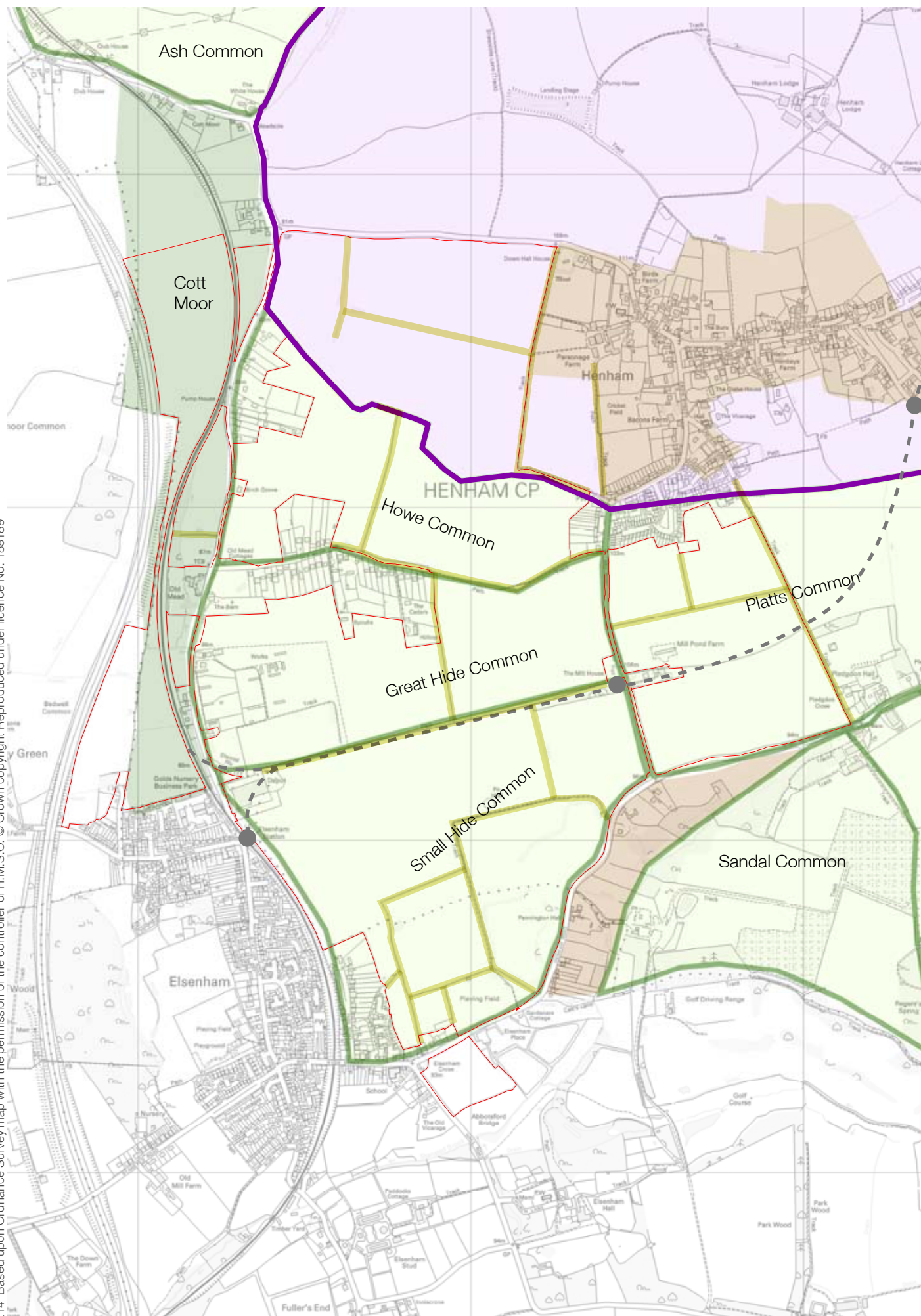
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Historic Landscape Interpretation (based on 1850 Post Enclosure Field Pattern)

Legend

	The Site: land controlled by The Fairfield Partnership
	Extent of Pre Enclosure Tribal Boundary
	Pre Enclosure Open Common Arable
	Moorland
	Historic Settlement and Associated Land
	Historic Piecemeal Enclosure
	Surviving Pre Enclosure Field Boundaries
	Approx. path of 'The Farmer's Line' Railway (based on data from www.henhamhistory.org)
	Approx. location of station/halt on 'The Farmer's Line' Railway (based on data from www.henhamhistory.org)





3.1 History and Culture

All of the data below is courtesy of Uttlesford Local History Recorders (www.uttlesford.gov.uk/ulhr).

3.1.1 The Domesday Survey

At the time of the Domesday Survey, the area around Elsenham and Henham formed part of a densely wooded district in Essex which produced good numbers of pigs. The Broom, a manor situated along what is now Station Road in Elsenham, was considerably smaller, with only one team of oxen and a smaller area of woodland for raising pigs. The area also supported a few corn mills.

3.1.2 Elsenham Church and Hall

Records for a church in Elsenham go back to 1070, when it was given as an endowment to the Abbey of St. Stephen at Caen in Normandy. It was associated with the ancient manor house of Newhall, which was located somewhere near the present location of Elsenham Hall, a later Georgian building. While it is not known when the present church of St. Mary-the-Virgin, Elsenham was built, it contains elements from the 12th century and is believed to have been built on the site of a Saxon church.

3.1.3 The Railway

Northern & Eastern Railway opened between 1840 and 1848. Previously, Elsenham station was located at Fuller's End south of the village. It was relocated to its present position because it was deemed that the gradient from Fuller's End was too steep for engines to start off toward Cambridge.

3.1.4 Sir Walter Gilbey

Gilbey is a family name well-associated with Elsenham. In the 1860s, Walter Gilbey of Bishop's Stortford set up a profitable wine and spirits enterprise with his brother. The tremendous success of his business allowed him to purchase the title of Lord of the Manor of Bishop's Stortford, which included the manorial rights and approximately 950 acres of land. In the 1870s, Gilbey took out the lease on Elsenham Hall, a grand late-Georgian mansion located just south of Elsenham village. During this time, Gilbey established extensive stables and championed horse breeding, eventually becoming president of the Royal Agricultural Society. The Prince of Wales, later Edward VII, was a regular visitor to Elsenham Hall and Gilbey's stables near

Elsenham station. Gilbey was made baronet in 1893 for services to agriculture and horse breeding.

In 1889, Gilbey established a fruit growing and preserving business on his Elsenham estate in an effort to prove the viability of such an industry in Essex. His jam factory opened in 1893, and by 1907 was producing numerous varieties of fruit, as well as experimenting in growing mint and lavender for use in 'lavender water'. The Jam Factory (Elsenham Quality Foods) stayed in production until relocating to Harlow in 1963.

In addition to the orchards and jam factory, Gilbey made further contributions to Elsenham. He erected a gilded dome over a well on High Street after the death of his wife in 1896. This was originally covered with gold leaf. He donated land adjacent to the railway line to be the village cemetery, first used in December 1901. He was also responsible for the construction of the Pump House and several houses on Park Road, which was created for his private use as an approach to the station by horse-drawn carriage. He died in 1914 before Park Road was completed.

3.1.5 'The Farmer's Line'

In an effort to counteract agricultural depression in the countryside, Parliament passed the Light Railways Act in 1896, relaxing the rules governing the building of railways if it would benefit farming, link fishing harbours with markets, or support a definite industry. Soon after, Sir Walter Gilbey proposed the building of a railway from the station near his estate at Elsenham to Thaxted, which was isolated six miles from any railway.

Construction on the single-track railway began in 1911 and was finished by 1913, stopping one mile short of Thaxted in order to avoid the expense of a viaduct over the River Chelmer. Upon leaving Elsenham, the train stopped at two halts in Henham - Mill Road and Woodend Green - before continuing on to Thaxted. The railway saw little use for freight and the long walks to each of the stations or halts proved unpopular with passengers. The line was closed in 1952.



Elsenham Village Sign

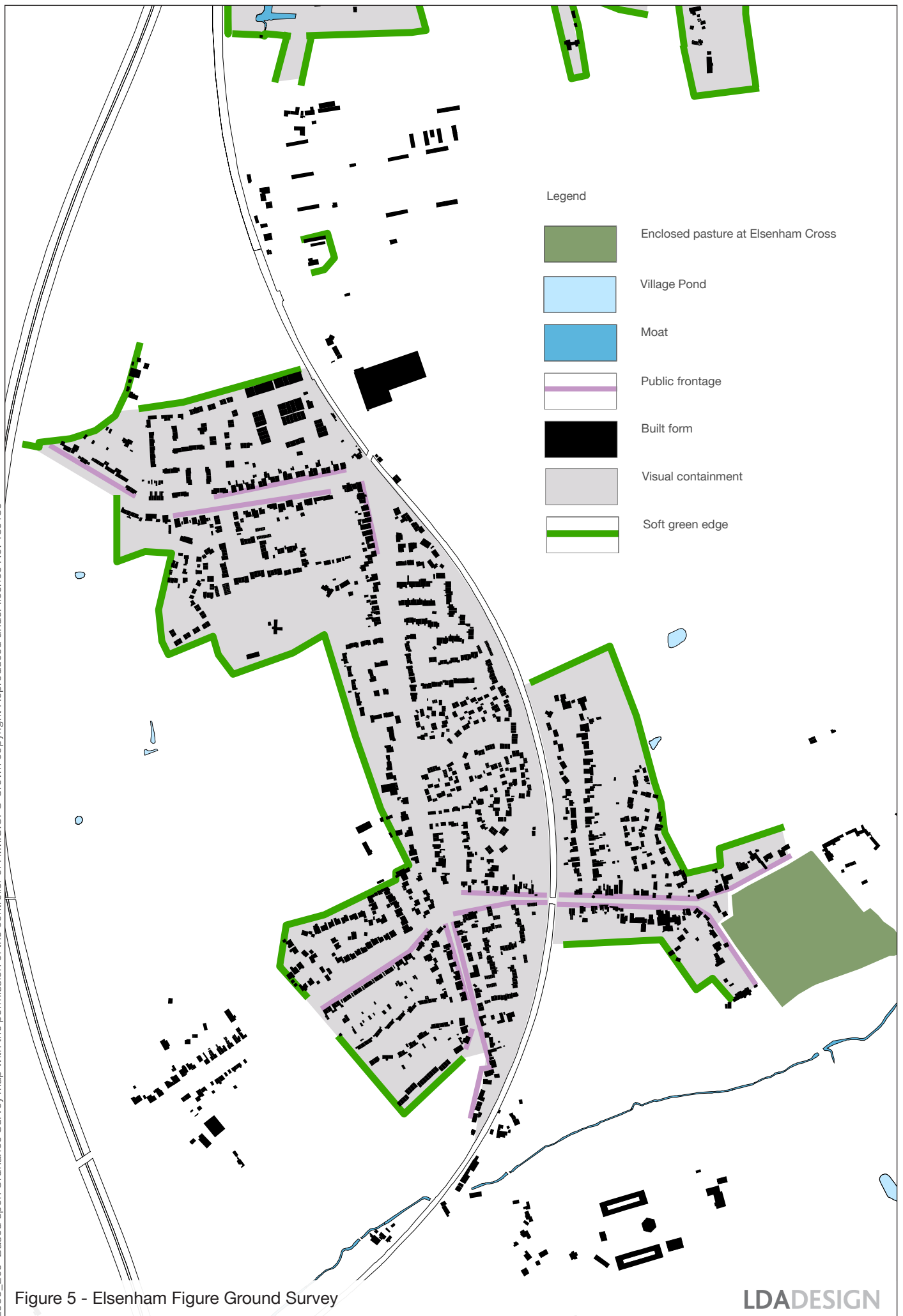


Figure 5 - Elsenham Figure Ground Survey

3.2 Facilities

Figure 6 consists of a photographic survey of the facilities present in Elsenham Village. A full assessment of the facilities and village structure are illustrated in Figures 7 and 8.

3.2.1 Access and Movement

Development at Elsenham lines both sides of the B1051 Stansted Road / High Street / Henham Road. Two main junctions lie at either end of High Street: Hall Road in the east and Station Road / Robin Hood Road in the west. Elsenham Station (see image 1) on the London – Cambridge West Anglia Main Line lies at the northern end of Station Road on the edge of town.

Two of Essex County Council's 'VillageLink' rural bus services stop at several locations in Elsenham, providing connections with Henham, Stansted Airport, Stansted Mountfitchet, Bishop's Stortford and Saffron Walden. An additional bus service runs between Elsenham and Bishop's Stortford via Broxted.

A number of public footpaths link Elsenham with surrounding woodland and countryside, and with Henham to the east. There are no national cycle routes within the vicinity. The East of England Tourist Board's 'Cutler's Way' recreational cycle route passes through Elsenham on a circular route linking Stansted Mountfitchet and Thaxted.

3.2.2 Education

The Elsenham Church of England Primary School lies at the eastern end of the High Street, with additional preschool facilities provided (see image 2). A Montessori school is located in the village centre. The closest secondary schools are located in Stansted Mountfitchet, approx. 3 km to the south west, and in Newport, approx. 8 km to the north.

3.2.3 Employment

Elsenham currently supports an existing depot yard and the Golds Nursery Business Park located on either side of the West Anglia Main Line to the immediate north of Elsenham Station - both designated as Important Employment Areas in the Uttlesford Local Plan (adopted 2005). A further depot yard and a small engineering firm are located on the southern edge of Elsenham off of the B1051 Stansted Road, with a working timber yard south of town and accessed off the Elsenham – Tye Green Road. A sand and gravel quarry is located off the B1051 Henham Road east of the village, a portion of which is currently used as a landfill site. Specialist advice should be sought regarding implications.

Most residents in Elsenham hold jobs in the Stansted area, with some commuting to London. It is expected that new development at Elsenham will support local workers associated with the proposed Stansted Airport expansion.

3.2.4 Commerce

A cluster of local shops providing convenience goods and 'take-away' food lie at the junction of High Street and Robin Hood Road (see image 3). The Crown public house lies at the eastern end of High Street (see image 4). A petrol station is located on High Street (see image 5).

3.2.5 Health

Doctor's surgeries are located on Station Road and on High Street with the closest hospital and health centres located in Bishop's Stortford approx. 7 km to the south west. Dentists are located in Stansted Mountfitchet approx. 3 km to the south west. The closest Accident & Emergency unit is located at Princess Alexandra Hospital in Harlow, approx. 20 km south on the M11.

3.2.6 Community

The parish church of St. Mary-the-Virgin (see image 6), Elsenham lies to the south of town adjacent to Elsenham Hall. A small Memorial Chapel and cemetery occupy land behind houses fronting the High Street in the village centre, and are accessed via a gate and wooded walkway (see image 7).

The Elsenham Community Hall occupies the same building as the Elsenham Church of England Primary School at the eastern end of High Street. The Memorial hall lies just off the southern end of Station Road adjacent to the playing field (see image 8).

3.2.7 Recreation

Elsenham has a well-provisioned playing field complex on the western edge of town. It includes football pitches, a tennis club, a bowls club, basketball hoops, and a well-equipped children's play area for children aged 2-12. There is a youth football programme as well as a rambling group. A cricket club lies on the eastern edge of the village, and the Elsenham Golf Centre lies approx 1 km east of the village.



1. Elsenham station



2. Elsenham Church of England Primary School



3. Local Shops



4. The Crown Public House



5. Garage



6. St. Mary-the-Virgin, Elsenham



7. Memorial Chapel, off High Street



8. Playing field and Memorial Hall (right)

Figure 6 - Elsenham Village Facilities - Photos



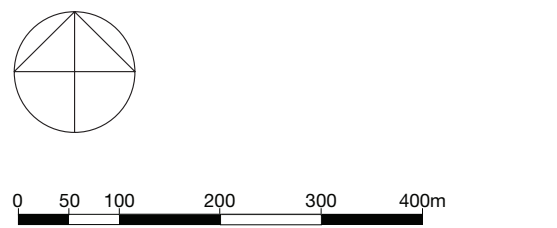
Figure 7 - Elsenham Village Facilities

Elsenham Village Facilities

Legend

	Village boundary
	Bus Stop
	Railway Station
	Children's Play Area
	Landmark
	Bridge/crossing over railway
	Facility 1. News Agent 2. Doctor's Surgery 3. Memorial Hall 4. War Memorial 5. Hairdressers 6. Post Office/Shop/Take Away 7. Memorial Chapel 8. Memorial 9. Petrol Station 10. Elsenham Church of England Primary School/Village Hall/Nursery 11. The Crown Public House 12. St. Mary the Virgin Church
	Employment 1. Gold's Nursery Business Park 2. Depot 3. Nursery 4. Depot 5. Timber Yard
	Green Space

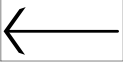
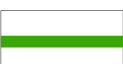
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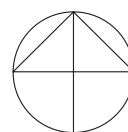


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Elsenham Village Structure

Legend

	Landmark 1. Well 2. Barn @ Elsenham Place 3. St. Mary the Virgin Church
	Victorian and pre-war development
	Historic core
	Post-war housing
	Employment
	Green Spaces
	400m walking radius from school
	Local shops
	Neighbourhood facilities
	Visual and physical barrier
	Key views
	Footpaths
	Vegetated edge to settlement
	Railway Station
	Bridge/crossing over railway



0 50 100 200 300 400m

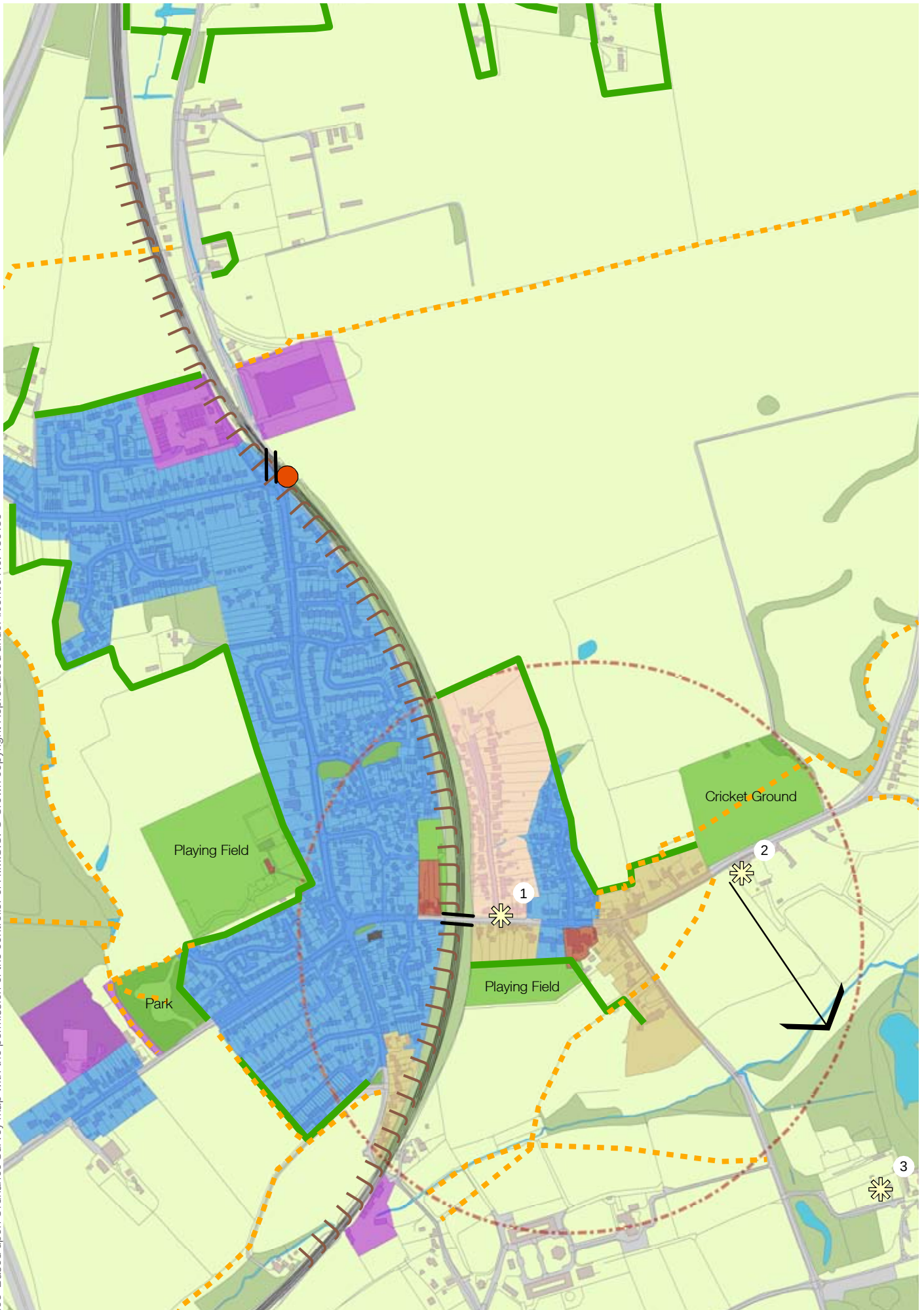


Figure 8 - Elsenham Village Structure

3.3 Character

Figure 9 consists of a photographic survey of Elsenham documenting built form, vernacular materials and distinctive architectural features. Descriptive text to accompany the photos is included below.

3.3.1 Settlement pattern

Elsenham developed along historic drove roads, particularly evident at Elsenham Cross (see image 1). Many properties are set back from the road behind low walls or fences with other good examples of buildings fronting onto the pavement line parts of the High Street and Robin Hood Road (see image 2).

3.3.2 Traditional building form

Elsenham contains some examples of distinctive Uttlesford vernacular architecture. The traditional building form appears to be flat, wide fronted blocks with a comparatively shallow plan depth. Many of the older houses are one and half storey with steeply-pitched roofs.

The village also includes some good examples of late Georgian and Victorian buildings, most notably the 1863/5 School House, the Pump House and the covered well. A few detached houses sitting within gardens off of Park Road and Corriander Drive are distinctive examples of Victorian and Edwardian residential development.

Front gardens are commonly defined by low brick and flint walls (see image 3), hedges and painted picket fencing (see image 4).

3.3.3 Vernacular Materials

Elsenham retains a handful of timber frame buildings, most notably at Elsenham Cross at the eastern end of the village. Most of these, as well as some more recent dwellings, have been rendered and painted, featuring coloured lime wash and decorative pargetting (see image 5). Traditional roofing materials tend to be either thatch, some with regionally distinctive ridge finials originating from Viking precedents (see image 6) or clay peg-tiles (see image 7).

3.3.4 Distinctive features

Elsenham's most distinctive structure is a memorial well-covering at the corner of Park Road and High Street (see image 8). It was erected in 1896 by Sir Walter Gilbey, the owner of nearby Elsenham Hall and founder of Elsenham Quality Foods, in memory of his wife. It is a highly decorative wooden structure with a copper roof and has come to serve as the village's symbol.

The enclosed pasture at Elsenham Cross is bounded by hedges and wooden fencing, and has a strong visual connection with the village's 'historic core'. At the far eastern end of the common, the peg-tiled and black timber boarding of barn complex at Elsenham Place forms a dominant roofscape (see image 9).

Various back gardens within more recent development in Elsenham still contain a few remnant fruit trees from the orchards used to supply jam production at Elsenham Quality Foods.

A former windmill stood at Old Mill Farm on the B1051 Stansted Road west of the village.

3.3.5 Detracting features

Elsenham has many examples of less distinctive housing development dating from 1970s onwards, the majority of which lies to the west of the railway line (see image 10).

While somewhat contained by vegetation and the lie of the land, the large industrial shed at the depot north of Elsenham Station is visible from parts of the village and from some local footpaths (see image 11).

3.3.6 Edge treatment

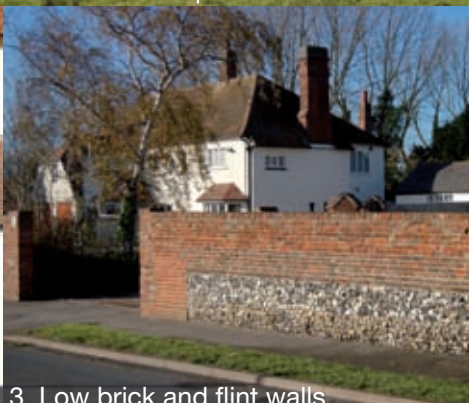
Despite being set in relatively open agricultural land, the majority of Elsenham is both physically and visually contained. Mature vegetation on the embankments to both the M11 and the London – Cambridge WAGN Line combine with planting within residential back gardens to help give Elsenham a 'soft' green edge (see image 11). East of the railway line, dwellings back onto farmland, with mature garden trees and hedgerows further softening the built edge.



1. 'Historic core' of Elsenham viewed from enclosed pasture at Elsenham Cross



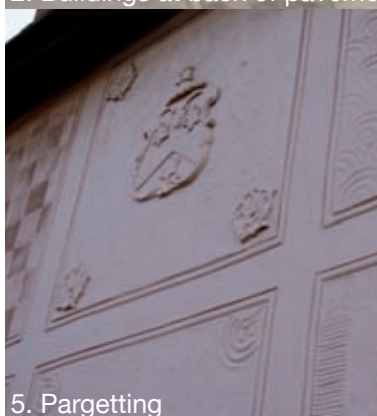
2. Buildings at back of pavement



3. Low brick and flint walls



4. Defined front gardens



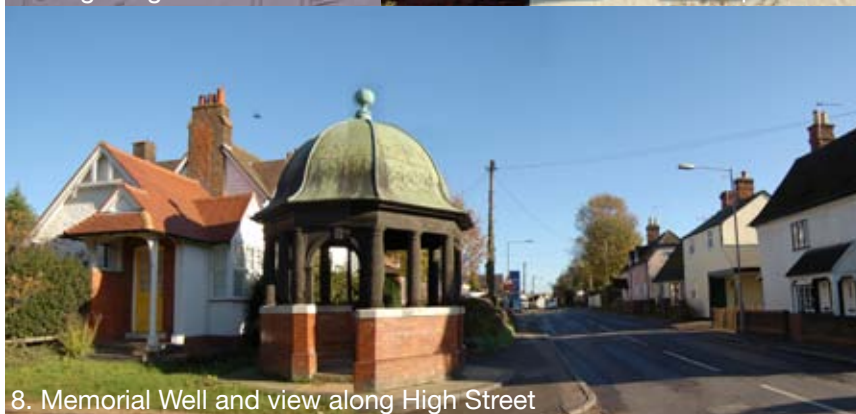
5. Pargetting



6. Thatch roof with traditional patterns



7. Clay peg tiles



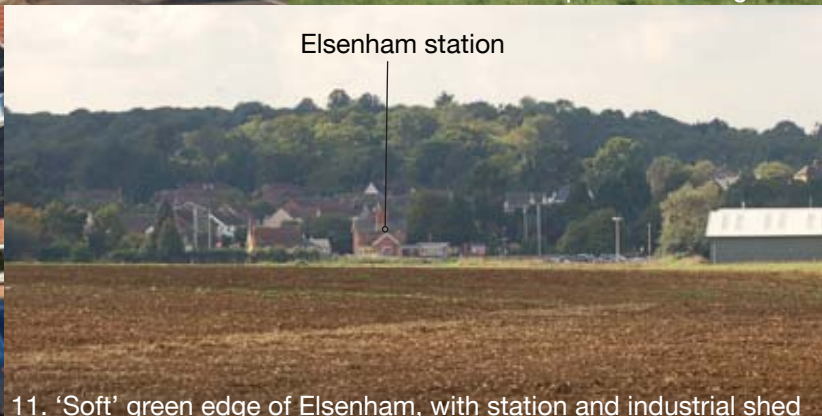
8. Memorial Well and view along High Street



9. Traditional farm complex of buildings



10. Contemporary housing



Elsenham station

11. 'Soft' green edge of Elsenham, with station and industrial shed

Figure 9 - Elsenham Village Photographic Survey

Henham

4.0

4.1 History and Culture

All of the data below is courtesy of Uttlesford Local History Recorders (www.uttlesford.gov.uk/ulhr).

4.1.1 Early History

The high ground at Henham had supported settlement since the Roman period, and perhaps even earlier. In writing from 626 AD, Henham is described as a little clearing on top of a hill.

4.1.2 The Domesday Survey

At the time of the Domesday Survey, the Hall at Henham included woodland for pigs, areas of mead, hives and teams of oxen for ploughing fields for cereal crops. The smaller Hall at Pledgdon included similar holdings.

In the subsequent years meadow land for grazing sheep was cut from the surrounding woodland. Moats were dug for defence, and ponds for water for both residents and livestock. Common land and strips fields were reclaimed and roads cut from paths and tracks through the woods.

4.1.3 The 17th Century

Henham reached its height in the 17th century. It formed a bustling community with 3 grocers, 4 blacksmiths, 7 carpenters, a basketmaker, a tailor, a dressmaker, a wheelwright, and thatchers. The village supported multiple butchers and a few slaughterhouses, subsequently supporting sadlers and shoemakers. There were 4 public houses and numerous breweries.

The greens were used for raising chickens and geese.

4.1.4 The Henham Dragon

In 1668-1669, tales spread of a dragon which resided in Henham, seen sunning itself on a grassy bank near Birch Wood northeast of the village. While a hoax, the dragon has become a symbol of the village, on both the village sign and as the name sake for the monthly village newsletter.

4.1.5 More recent history

By 1851, Henham continued to thrive, supporting 9 farms, the largest of which was located at Henham Lodge, north of the village. Nevertheless, the break-up of the landed estates in the area between 1860 and 1922 saw the auctioning of properties and brought about a rapid decline for men, women and children employed in domestic service.

Henham has slipped into a quiet rural character, with agriculture providing the main form of employment.



Henham Village Sign



Figure 10 - Henham Figure Ground Survey

4.1 Facilities

Figure 11 consists of photos of facilities present in Henham Village. A full assessment of the facilities present in Henham Village and of Henham's village structure are illustrated in Figures 12 and 13.

4.1.1 Access and Movement

Henham retains a rural character, evidenced by its access via Church Street and Mill Road, both visibly country lanes. Henham remains relatively well connected, with access to the M11 at Stansted Airport approx 8 km to the south, and rail links to London and Cambridge via the West Anglia Main Line at Elsenham.

Two of Essex County Council's 'VillageLink' rural bus services stop at several locations in Henham, providing connections with Elsenham, Stansted Airport, Stansted Mountfitchet, Bishop's Stortford and Saffron Walden. In addition to these, an additional bus service runs between Elsenham and Bishop's Stortford via Henham.

Numerous public footpaths link Henham with its surrounding settlements and the wider landscape, one of which begins at Mill Pond Farm south of Henham and terminates just north of Elsenham Station. Many of these footpaths run along the edge of Henham, creating shortcuts between residential and public buildings.

There are no national cycle routes within the vicinity. The East of England Tourist Board's 'Cutler's Way' recreational cycle route passes through Henham on a circular route linking Stansted Mountfitchet and Thaxted.

4.1.2 Education

The Henham and Ugley Primary and Nursery School lies at the southern edge of the village. The closest secondary schools are located in Stansted Mountfitchet, approx. 5 km to the south west, and in Newport, approx. 6 km to the north. Nursery programmes exist at both the Henham and Ugley Primary and Nursery School and the Village Hall.

4.1.3 Employment

Henham is predominantly residential in character, with no areas designated for specific employment use. A number of farms occupy positions at the edge of the village and in the surrounding countryside. As in Elsenham, many residents in Henham hold jobs in the Stansted area, with some commuting to London.

4.1.4 Commerce

A community shop and post office run by volunteers from the village occupies a visible position in an historic building on High Street in the village centre (see image 1). The Cock public house lies at the western end of Church Street in the village centre opposite the church (see image 2). The Mill Pond Farm Garden Centre and Café lies on Mill Road south of the village.

4.1.5 Health

Doctor's surgeries are located on Station Road in Elsenham 2 km west of Henham. As in Elsenham, the closest hospital and health centres are located in Bishop's Stortford approx. 10 km to the south west. Dentists are located in Stansted Mountfitchet approx. 5 km to the south west. The closest Accident & Emergency unit is located at Princess Alexandra Hospital in Harlow, approx. 23 km south on the M11.

4.1.6 Community

Henham's one place of worship: the Parish Church of St Mary-the-Virgin on Church Street (see image 3). The former St. Anthony's Catholic Church on Mill Road has merged with another parish and relocated to Stansted Mountfitchet.

Henham has several community-meeting facilities. The OSCA (Old School House) on Crow Street serves as a community centre for residents and as a meeting space for local groups (see image 4). The Village Hall is situated off High Street (see image 5) while the former Church Hall on Carter's Lane provides further community meeting space (see image 6).

4.1.7 Recreation

Playing fields are located at the primary school. Another small public playing field is located on the southern edge of the village, accessed via Vernon's Close.

The Henham Tennis Club occupies a site on Carters Lane and includes a youth tennis programme. The Cricket Club lies on the western edge of town. Youth football is available in Elsenham.

A small open space is provided in front of the Village Hall on High Street. In addition to this, there is a large amount of informal open space consisting of wide, grassy roadside verges, small triangular greens, and shallow ponds. There is a large area of public space at Woodend Green.



1. Community Shop



2. The Cock Public House



3. St. Mary-the-Virgin, Henham



4. The OSCA (Old School House)



5. The Village Hall



6. The Church Hall

Figure 11 - Henham Village Facilities - Photos

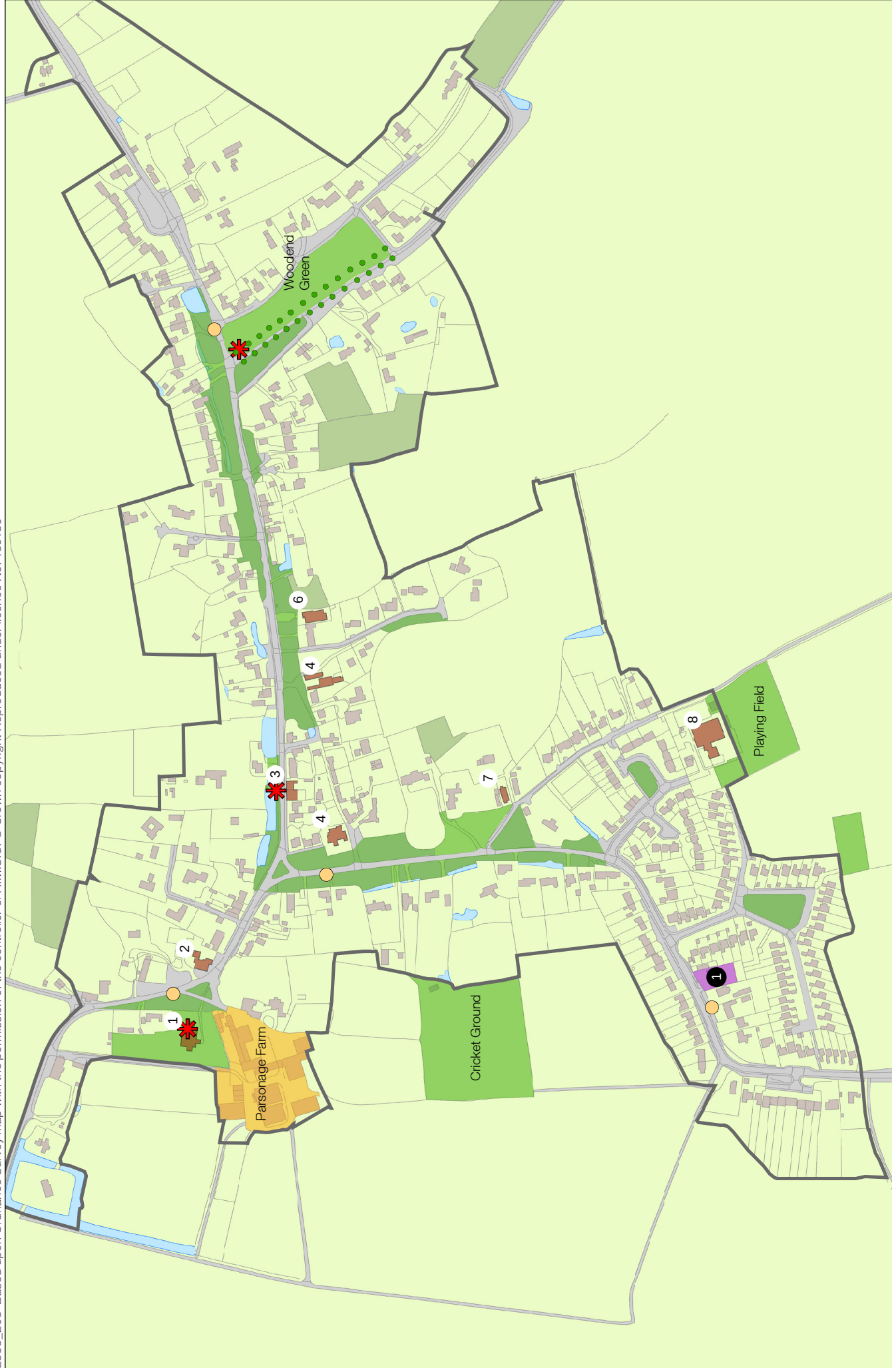


Figure 12 - Henham Village Facilities

Henham Village Facilities

Legend

-  Village boundary
-  Bus Stop
-  Landmark
-  Tree avenue
- 

Facility

1. St. Mary the Virgin Church

2. The Code Public House

3. Community Shop

4. OSCA Old School House

5. Garage

6. Village Hall and Nursery

7. Church Hall

8. Henham and Ugley Primary School and Nursery
- 

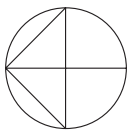
Employment

1. Telephone Exchange
- 

Green Space
- 

Agriculture

TRIM



TRIM

Henham Village Structure

Legend



Landmark
1. St. Mary the Virgin Church
2. Gate
3. Avenue



Historic core and Conservation Area



Post-war housing



Employment



Green spaces



Water



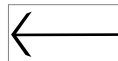
400m walking radius from school



Local shops



Neighbourhood facilities



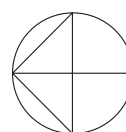
Key views



Footpaths



Vegetated edge to settlement



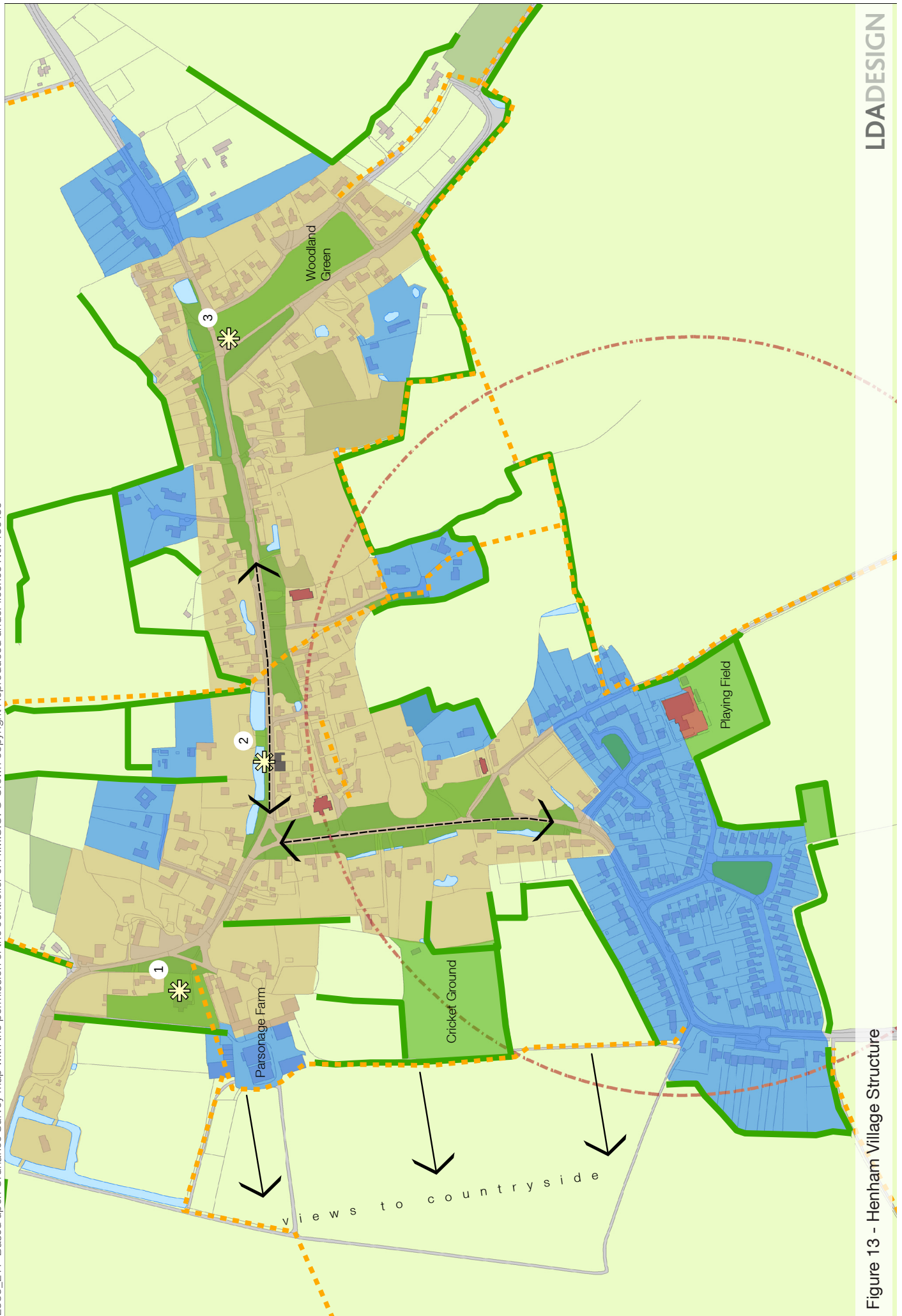


Figure 13 - Henham Village Structure

Figure 14 consists of a photographic survey of Henham, documenting built form, vernacular materials and distinctive architectural features, with accompanying descriptive text included below.

4.2.1 Settlement pattern

Henham has developed very much as a linear settlement along the path of historic drove roads and at the edges of historic greens and fingers of common land (see image 1). Dwellings are set back from the road, often by a wide strip-green (see image 2). A few dwellings lie at the back of the pavement, most notably the Community Shop on High Street. Some of the dwellings in the historic core are accessed only via public footpaths. The village is surrounded by arable farmland, with several farms located at the edge of the village or in the immediate vicinity.

4.2.2 Traditional building form

Architecturally, Henham contains many fine examples of distinctive Uttlesford vernacular architecture. The traditional building form appears to be flat, wide fronted blocks with a comparatively shallow plan depth. Many of the older houses are one and half storey with steeply pitched roofs (see image 3). The village also includes some good examples of late Georgian and Victorian buildings, most notably the old school house.

Front gardens are commonly defined by low walls, hedges and painted picket fencing.

4.2.3 Vernacular Materials

Henham has a wealth of timber framed buildings. Many have been rendered and painted, featuring coloured lime wash and decorative pargetting. A few houses possess Georgian red-brick facades. Roofing materials tend to be either thatch, some with regionally distinctive ridge finials originating from Viking precedents or clay peg-tiles (see image 4).

4.2.4 Distinctive features

A unique feature of Henham is the strip green running along both sides of Church Street / High Street and Crow Street. These wide, grassy verges are the remnant of medieval drove roads, now serving as amenity green space and generous setbacks to residential properties within the heart of the village.

The village ponds along High Street in the village centre are a strong and highly distinctive local feature; they are both a wildlife habitat and valuable amenity landscape feature. Most likely, these originated as ditches and watering holes along historic drove roads (see image 5).

Woodend Green is another strong feature of Henham's built form. The formal lime avenue and frontage of characterful houses give the green a strong visual presence and sense of identity (see image 6).

The Mill House on a ridge south of town is the former site of a windmill.

4.2.5 Detracting features

Less distinctive housing development dating from 1970s onwards lies to the south west of the historic core. These are not overly sympathetic with either the built form or the vernacular materials visible elsewhere in the village (see images 7 and 8).

4.2.6 Edge treatment

The village edge of Henham is 'soft' and green in character and with minimal views of built development from open country, although the church tower is a local landmark and is visible from surrounding footpaths and roads.

The village is set within arable fields with a network of established hedgerows and mature trees; at the southern end of Crow Street, large back gardens abut directly with the surrounding fields. A network of public footpaths follows the built edge of Henham, sometimes cutting through fingers of green and agricultural land as short cuts.

4.2.7 Key views

Important views of Henham's historic core exist up and down the lengths of Crow Street and Church Street / High Street. Another important axial view exists down the avenue in Woodend Green.

While not dominant in within the village, there are views to the tower of the parish church of St Mary-the-Virgin within the wider landscape.

There are no views from the village centre to the countryside or vice versa. However, there are numerous views of the Uttlesford countryside from the public footpaths along the edges of Henham. Private back gardens at the southern end of Crow Street seemingly possess a similar view, but are well vegetated and present a soft green edge to the surrounding countryside (see image 9).



1. Triangular green in front of St. Mary-the-Virgin in Henham's historic core



2. Typical setbacks along wide strip-green



3. Timber frame house with thatched roof



4. Flat, wide fronted house with typical clay peg-tiles



5. Ponds in Henham's historic core



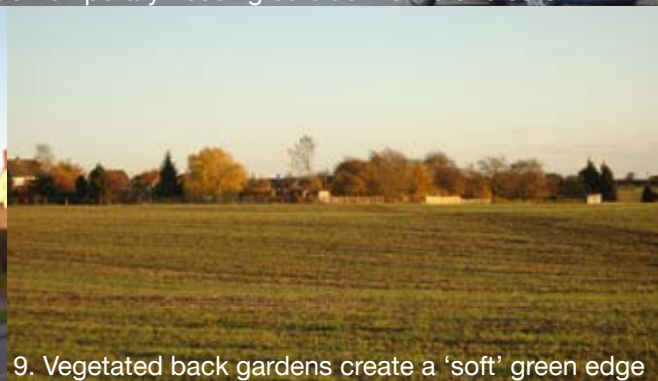
6. Lime Avenue at Woodend Green



7. Contemporary housing outside the historic core



8. Housing outside the historic core



9. Vegetated back gardens create a 'soft' green edge

Figure 14 - Henham Village Photographic Survey

5.0 Uttlesford Settlements

5.1 Uttlesford Settlements

Uttlesford District in North Essex is an area with many characteristic rural settlements, villages and hamlets. Many are agricultural in nature, laid out in a typical settlement pattern and containing traditional arrangements of vernacular architecture, open space and relationships with the surrounding countryside.

Henham and Elsenham, to a lesser extent, are both good examples of such settlements. While Elsenham has been the subject to decades of post-war residential development, Henham has retained much of its historic character.

5.2 Case Studies

The adjacent settlements of Ugley Green and Tye Green are further good examples of these urban form, open space and architectural precedents. Figure 15 consists of a photographic survey of Ugley Green and Tye Green, documenting built form, vernacular materials and distinctive architectural features, with accompanying descriptive text included below.

5.2.1 Ugley Green

Located on the other side of the M11 west of Elsenham, Ugley Green is another Uttlesford Village full of character. Smaller than both Elsenham and Henham, its chief characteristics are as follows:

- residential in character
- settlement is focused on a triangular green (see image 1)
- ponds lie at the edge of the green alongside property boundaries
- the green is bisected by a few narrow unmetaled lanes leading to surrounding properties
- a wide variety of traditional architecture, with various houses clad in white timber boarding (see image 2), brick (see image 3) or render
- roofs range from clay tiles to thatch with traditional patterns.
- surrounded by agricultural land, with farms at edges of village
- visually contained, with mature vegetation in back gardens and at the edge of the village helping to screen views to the surrounding landscape
- roads and lanes leading into village are similarly screened by mature vegetation (see image 4).

5.2.2 Tye Green

Tye Green lies south of Elsenham on the Elsenham-Tye Green Road and has been impacted by Stansted Airport. Despite this major intrusion into its rural setting, it still retains much of its original character, summarised as follows:

- agricultural in character
- linear settlement focused on an especially wide strip green extending off of the Elsenham-Tye Green Road (see image 5)
- a lattice of unmetaled lanes provide access to individual properties (see image 6)
- several ponds lie at the edges of the green, alongside property boundaries (see image 7)
- a large, moated brick manor house lies at the centre of the settlement
- 1.5 to 2-storey traditional houses, set apart from one another and often surrounded by trees
- traditional architecture, including houses with steeply pitched roofs, peg-tiles, coloured lime wash and pargetting (see image 8).
- surrounded by agricultural land to the west and north, with farms at the edges of the village
- visually contained, with mature vegetation at the edge of the village helping to screen views to the surrounding landscape.



1. Triangular green at centre of Ugley Green



2. White painted timber boarding on houses in Ugley Green



3. Brick houses with steeply pitched roofs



4. Rural lane leading from Ugley Green



5. Wide strip green at Tye Green



6. Unmetalled lane in Tye Green



7. Pond in strip green at Tye Green



8. Typical peg-tiles and render

Figure 15 - Tye Green and Ugley Green Photographic Survey

5.3 Urban Form Precedents

Elsenham, Henham, Ugley Green and Tye Green illustrate features characteristic of Uttlesford District. Such features should be highlighted as elements of local character within the proposed new development at Elsenham.

Figures 5 and 10 (above) illustrate the characteristic structure and urban and greenspace forms of Elsenham and Henham in more detail, with accompanying descriptive text below.

5.3.1 Common Land Heritage

Uttlesford possess a heritage of common arable land surrounding its historic settlements. While no longer shared or designated as common land, some evidence of this practice remains in the form of historic field boundaries.

However, numerous Uttlesford villages still display small remnants of this tradition with pockets of common land now forming greens at the edges of villages and sometimes in village centres with houses and other buildings fronting onto them. These features are well-displayed at both Ugley Green and at Woodend Green in Henham. The enclosed pasture at Elsenham Cross displays similar characteristics as it is addressed by the frontage of the village's historic core.

5.3.2 Strip Greens

Wide, historic drove roads have evolved into attractive strip greens running along the main routes through numerous Uttlesford village centres. Good examples are evident at Henham and Tye Green. These create wide verges that set the housing back from the road as well as picturesque amenity green space within the village centre.

5.3.3 Village Ponds

Series of village centre ponds are a characteristic feature of many Uttlesford villages, particularly evident in Henham. Shallow ponds and ditches lined the old drove roads (now strip greens) and were put to numerous uses, e.g. draining the roads, watering passing livestock, tightening wagon wheels and even providing water for domestic use. These traditional uses have evolved into new roles for amenity and aesthetic value and providing wildlife habitat.

5.3.4 Moats

Moated manors and farms still dot the landscape, their banks now often covered with mature vegetation. Good examples exist at Henham and Old Mead.

Henham



Elsenham



Figure 16 - Urban Form Precedents

