Baseline Heritage Assessment

The Briggens Estate, Stanstead Abbotts
Preferred Area of Mineral Extraction

On behalf of Tarmac

February 2018

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1.0 INTRODUCTION

Background

1.1 This baseline heritage assessment has been prepared by Heritage Collective for Tarmac, as the first stage in understanding the historic environment around the Briggens Estate, Stanstead Abbotts, Hertfordshire. The context of this assessment is Tarmac’s promotion of land at the Briggens Estate as a preferred area of mineral extraction (henceforth referred to as the preferred area or PA) under the emerging Hertfordshire Minerals Local Plan.

1.2 This assessment identifies the principal heritage assets in the vicinity of the PA, and it assesses their significance, including the contribution made by their setting. It also explains the relevant national policy framework applicable to planning decisions affecting heritage assets.

1.3 Figure 1 shows the approximate relationship of the PA to the historic environment as it was c.1840, and Figure 17 provides a general overview of the main heritage assets in relation to the PA.

Introduction to the main heritage assets in and around the Briggens Estate

1.4 The majority of the PA is within the ancient parish of Stanstead Abbotts, which also contains two large designated heritage assets,1 Stanstead Conservation Area and the grade II registered park and garden (RPG) known as Stanstead Bury, which lies to the south of the A414 (see General Overview in Figure 17, and the relationship of the two parks to each other in Figure 18). Part of the eastern side of the PA falls within the historic parish of Hunsdon, which also contains the majority of a second grade II registered park and garden known as Briggens. No part of the conservation area or the two registered parks falls within the PA.

1.5 Stanstead Conservation Area and Stanstead Bury have medieval origins, in and before the 15th century, whereas Briggens was a rather later park first landscaped in the 17th and 18th centuries. All three of these area-type
designations contain listed buildings which have been identified and assessed in the context of the three areas below. There are also a number of “outlying” listed buildings which fall outside the conservation area and the registered parks and gardens. These listed buildings have been assessed individually or in groups, according to their location and disposition.

**Study Area**

1.6 The study area has been chosen so as to include consideration of those heritage assets which are most likely to be affected by effects arising from mineral extraction on the Briggens Estate (see General Overview in Figure 17).

1.7 The study area includes the whole of Stanstead Bury RPG and Briggens RPG to the south of the A414. It also includes consideration of the whole of Stanstead Abbotts Conservation Area, although in practical terms the strict line of the study area has been drawn across the southern extent of the conservation area nearest to the PA – an area identified by East Herts Council as Area 3, described further below. Outlying listed buildings have been included within the study area at varying distances from the edge of the PA, using professional judgment as to their relevance. It is possible that there may be effects beyond the study area, but for all practical purposes those effects fall away sharply at longer distances and are unlikely to be significant.
2.0 NATIONAL HERITAGE POLICY AND GUIDANCE

2.1 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting. There is a strong presumption against the grant of permission for development that would harm a listed building or its setting, though the presumption is capable of being outweighed by mitigating factors, notably public benefits that outweigh the harm.

2.2 No part of the PA is within a conservation area, and there are no listed buildings within the PA, so sections 16(2) and 72(1) of the Act are not engaged.

2.3 For the purposes of this assessment, preservation means to do no harm.\(^2\) Harm is defined by English Heritage as change which erodes the significance of a heritage asset.\(^3\)

2.4 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest.\(^4\) The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

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

2.5 This assessment takes into account the published guidance of Historic England on change affecting the setting of heritage assets, now generally referred to as GPA3 (revised December 2017). It should be noted that it is not a prescriptive

\(^3\) Paragraph 84 of Conservation Principles 2008, revised 2015.
\(^4\) Rather than laboriously describing the four constituent aspects of heritage significance in relation to each heritage asset, this assessment accepts that all the designated heritage assets within the study area are of at least special interest, and it then focuses on the most important characteristics and relationships so as to identify areas of particular sensitivity.
methodology and that it forms the basis of advice given by Historic England when responding to consultations.

2.6 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

2.7 The NPPF requires the impact on the significance of the heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 132 to 134 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.5

2.8 This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

3.0 CONSERVATION AREAS

Introduction

3.1 East Herts Council adopted an appraisal of Stanstead Abbotts Conservation Area in July 2014. This relatively recent and helpful document analyses the character and appearance of the conservation area, and it is a starting point for understanding the sensitivity or otherwise of its surroundings.

Historical background of Stanstead Abbotts

3.2 The Council’s conservation area appraisal summarises the history of Stanstead Abbotts as follows:

“St James Church dates from the 12th century and the Church of St. Margaret’s dates from the Norman period. The report originally proposing the Conservation Area designated in 1988 advises that when the monasteries were dissolved in 1542 the Crown seized the Manor from the Abbots at Waltham which in 1559 passed to Edward Baesh who was General Surveyor of Victuals for the Royal Navy during the reign of Henry VIII. Further detail from the same source advises that during the early 1600’s construction of the New River was completed providing pure water from Amwell Springs to London. In about 1730 the Lee Navigation was cut increasing trade within the village.

Growth of the area was further influenced by the construction of the railway line from Broxbourne to Hertford (1843) and the Buntingford branch (1863). The malting industry was important in the late 19th / early 20th centuries.

This influence is reflected virtue of the fact that much of historic Stanstead Abbotts that is visible today dates from the 19th century (approximately 35% of all Listed Buildings are from this period) and this report has identified many others of the same vintage worthy of retention. However growth during the 17th and 18th centuries was also considerable with these periods having 25% and 30% respectively of Listed Buildings in the Conservation Area.”

3.3 Stanstead Abbotts is, in summary, an important local and regional heritage resource with ancient origins.
Character and appearance of the conservation area

3.4 East Herts Council identifies four “distinct” character areas within Stanstead Abbotts Conservation area, as follows:

"Firstly there is the High Street and Station Road, a mixture of commercial and residential blocks with several key quality Listed Buildings and other unlisted 19th century buildings worthy of protection.

Secondly there is Cappell Lane, a linear road, open in nature with some quality open spaces and a scattering of Listed Buildings and other unlisted 19th century buildings worthy of protection.

Thirdly there is Roydon Road, Cats Hill and Hunsdon Road with a number of Listed Buildings, a smaller number of unlisted 19th century buildings worthy of protection and several quality walls and railings.

Fourthly there is Hoddesdon Road with two groupings of historical and architectural importance and other unlisted 19th century buildings worthy of protection."

3.5 The four areas identified by the Council do not appear to be formally delineated on a map, but it is clear that the nearest part of the conservation area to the PA is Area 3 – Roydon Road, Cats Hill and Hunsdon Road, and that this is regarded as being distinct from the other character areas (Figure 8).

Listed buildings within the conservation area

3.6 The conservation area appraisal summarises and dates the listed buildings within the conservation area as follows:

"There are over 150 Listed Buildings in the three parishes as a whole, Stanstead Abbotts (89); Stanstead St Margarets (14) and Great Amwell (49). Beyond the Conservation Area but in proximity are a number of outstanding buildings of considerable architectural quality and historic interest. These include the ‘old’ Church of St James, a grade I Listed Building dating from the 12th century described by the listing as being ‘of outstanding interest as a medieval church with un-restored C18 interior’. Additionally there is the All Nations Christian
College at Easneye, a grade II* building dating from 1867-68 by Alfred Waterhouse for Thomas Fowell Buxton described by the listing text as being 'Of outstanding interest as an unaltered example of Waterhouse’s country-house work with complete contemporary interiors'. Thomas Fowell Buxton (1837-1915) was a Governor of South Australia, whose grandfather of the same name was notably for his campaign concerning the abolition of the slave trade.

Within the Conservation Area there are a total of 58 Listed Buildings; 1 dates from the 14th century; 1 from the 15th century; 4 from the 16th century; 15 from the 17th century (25%); 17 from the 18th century (30%) and 20 from the 19th century (35%). All are grade II except St Margaret’s Church; St. Andrew’s Church, Cappell Lane; the Red Lion PH; Stanstead Hall and The Clock House, Cappell Lane. The latter are all grade II*.

3.7 There are eight listed structures within Area 3 of the conservation area, that are all within 300m of the PA. The nearest to the PA can be considered as the Netherfield House group on the west side of Roydon Road:

- Eventide House⁶/Netherfield House, Roydon Road, grade II, c.1860, in the style of E.M. Barry.

- Ornamental Dairy⁷ at Netherfield House, grade II, c.1860.

- The Coach House⁸, formerly the stable to Netherfield House, grade II, c.1860.

- Gatescreen, piers and gates for Netherfield House, grade II, c.1896.

3.8 The location of Netherfield House group is indicated in Figures 6, 7, 8 and 21. These mid-late Victorian structures replaced earlier buildings were in different ownerships at the time of the tithe map c.1840, two being owned by George Nicholson, one in the ownership of Daniel Hankin, and one in the ownership of the executors of the late William Henry Fielde. They were occupied by four different tenants c.1840. There is no historically significant connection between

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⁶ This was a residential home at the time of listing but it now appears to be a private dwelling.
⁷ Apparently converted since listing.
⁸ Apparently converted since listing.
the listed buildings and the PA. They are mostly set back from the road behind strong boundaries, and they have limited associations with their wider surroundings, although they contribute positively to the character and appearance of the conservation area.

3.9 The other four listed buildings closest to the PA within Area 3 are as follows:

- Netherfield Cottages, 1, 2 and 3 Roydon Road, grade II, probably early 19th century.
- Fern Cottage and Woodside, 97 and 95 Roydon Road, grade II, 18th and 19th century.
- 91 and 93 Roydon Road, grade II, 18th century.
- The Baish Almshouses and attached forecourt wall, 79-89 Roydon Road, grade II*, 1653 for Sir Edward Baesh.

3.10 The four listed buildings described above have roadside settings, and their wider surroundings have already been altered, not least by the modern commercial unit on the east side of Netherfield Lane. They are all visually separated from the PA by intervening land, hedges, trees and boundaries.

Significance of the conservation area

3.11 The Council’s appraisal of the conservation area is somewhat reserved when describing its significance at paragraph 5.2:

"Despite less than satisfactory extensive modern 20th century developments such as Chapel Fields and Woodcroft Avenue beyond the Conservation Area in the east and other pockets elsewhere within it, the designated area has retained a sufficiently high degree of its architectural quality and historical identity to qualify as a Conservation Area."

3.12 There are also repeated references in the appraisal to the relatively late date of many of the listed buildings in the conservation area, but this does not necessarily reduce its significance or suggest that it is not of special architectural and historic interest.
Setting of the conservation area

3.13 In explaining the general designations and criteria used to identify important environmental features, the Council’s conservation area appraisal states at paragraph 4.11 that:

“The Conservation Area can include open land that has historical associations with the built form. This may particularly be the case if such open land is environmentally important and visually forms part of the Conservation Area’s setting and is distinct from open farmland.”

3.14 Paragraph 5.1 of the appraisal then goes on to describe the general surroundings of the conservation area thus:

“In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document, describes the general area of the Amwell Floodplain as being ‘an area of man made lakes and wetland vegetation with a 20th century character belied by the presence of the manicured surrounds of the New River on the south-western edge... There are no settlements or buildings within the river valley. All development is on the adjoining slopes, above the floodplain’.”

3.15 Taken together, these observations suggest that the Council considers the setting of the conservation area to be defined primarily in terms of the contemporary landscape rather than any particular associations with historically significant pieces of land, and that open farmland is unlikely to be regarded as significant to the setting of the conservation area unless there are specific reasons to the contrary.

3.16 The present assessment by Heritage Collective concurs with the Council’s broad assessment, and for that reason (with specific reference to the land under scrutiny here) it concludes that the farmland to the south-east of the conservation area does not make an identifiable or specific contribution to the setting or significance of Stanstead Abbotts Conservation Area.

3.17 There is no historical evidence to suggest that the PA, which was in several different ownerships at the time of the tithe map c.1840, has strong associations with Stanstead Abbotts Conservation Area, or that it forms a
specifically important component of the setting or significance of the conservation area.
4.0 REGISTERED PARKS AND GARDENS

Introduction

4.1 This chapter of the baseline assessment examines two registered parks (Registered Parks and Gardens - RPG’s) and gardens to the south of the PA and south of the A414, Stanstead Bury and Briggens (see location maps in Figures 17 and 18, and the satellite image in Figure 19). The full list descriptions for Stanstead Bury RPG and Briggens RPG are given in Appendices 3 and 4.

Stanstead Bury RPG

Stanstead Bury RPG - History and development

4.2 Stanstead Bury has at its heart a 15th century manor house and garden within late 16th century park. The garden and park have since been in continuous use and subject to a series of changes. The house was owned by the Augustinian abbey of Waltham from the early 15th century until 1531, when it passed to the Crown. In 1559 Elizabeth I granted Stanstead Abbots, with the Bury estate, to Edward Baesh of London, who in 1577 had licence to impark 125 hectares of land there with a grant of free warren. A late C16 inquisition mentions a 6 hectare “circuit” of the house, probably including the house, yards, orchards and gardens. In 1678 the manor was sold into the Field family, being sold on in 1802 to Captain Robert Jocelyn, and then passing through the hands of several different owners. The estate remains in private ownership.

4.3 At the time of the tithe map, c.1840, Stanstead Bury was largely in the ownership and occupation of Charles Phillips, although W.F. Dick seems to have rented the house itself. Two of the three large fields that make up the majority of the park were under grass, and the third was under arable cultivation, demonstrating that the agricultural use of the landholding has been predominant for a long time. No part of the landholding is described as a park in the tithe documentation.
Listed buildings within Stanstead Bury RPG

4.4 There are 19 listed structures within Stanstead Bury RPG, of which the Old Church of St James (listed grade I) and Stanstead Bury itself (listed grade II*) are of outstanding and more than special interest (Appendix 1 and Figures 2 and 3). They form an important church-manor group with medieval origins, constituting the original parish church and the associated manor of the Abbey of Waltham. They are closely grouped with a number of other medieval and post-medieval structures, including walls and graveyard monuments, and a dairy, barn, stable etc. This group is concentrated near the western end of the RPG, which is roughly oval in shape on plan.

Heritage significance of Stanstead Bury RPG

4.5 The focus of Stanstead Bury RPG is the church-manor relationship in the group of listed buildings at the western end of the landholding, which is clearly of more than special architectural and historic interest.

Setting of Stanstead Bury RPG

4.6 The setting of Stanstead Bury is analysed as follows in the list description:

"Stanstead Bury lies 1km south-east of the village of Stanstead Abbots and 5km west of the centre of Harlow New Town. The c 25ha site is bounded to the north by the late C20 A414 dual carriageway, to the west by the B181 Stanstead Abbots to Roydon road, and on the other sides by agricultural land. The roughly rectangular site stretches from west to east across a gently south-sloping hillside. The setting is largely rural, with the dual carriageway immediately to the north, and Briggens landscape park lying almost adjacent to the east."

4.7 The A414 dual carriageway is a noticeable change that has occurred in recent decades, and the setting of Stanstead Bury is best preserved to the

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9 Technically, some of the structures fall immediately outside the southern boundary of the RPG, but they form such a clear group that they are here treated as one entity.
south and east where there is a contextual relationship with Briggens RPG. The general aspect is southerly, away from the A414.

4.8 Stanstead Bury RPG does not have strong historical connections with the land to the north of the A414 within the PA, and it does not “borrow” views of the landscape in that direction. At the time of the tithe map c.1840 Stanstead Bury was an estate owned by Charles Phillips, whereas the PA was in numerous ownerships, the principal landowners being the executors of the late William Henry Fielde.

*Briggens RPG*

### Briggens RPG – History and Development

4.9 Briggens is an essentially 18th century house surrounded by parkland which retains features designed by Charles Bridgeman c.1720. The extant pleasure gardens date principally from the Edwardian period and were designed by Lord Hunsdon c.1908. The house is currently a hotel and some of the surrounding park is in use as a golf course (Figure 20).

4.10 The origins and plan of the earlier 17th century house is not certain, but a substantial dwelling is indicated on John Seller’s map of Hertfordshire in 1676. The extent and form of the pre-C18 designed landscape is equally unknown. The estate passed to Robert Chester in 1706. It is likely that Chester, a director of the South Sea Company, either substantially reworked, or entirely rebuilt any earlier building on the site. Chester commissioned Charles Bridgeman in c.1720 to design the pleasure gardens and wider landscape.

4.11 In 1723 the estate is described as having a walled kitchen garden and a large walled pleasure garden with a park beyond. In 1728 Nathaniel Salmon noted that the “avenue to it hath at the entrance a large basin, through which a small stream runs” and its features included “graceful plantations of trees with a variety of slopes adorned with statues”. Water features were also important elements of the scheme, the Juicy Brook being infilled to form a canal, engineered by Richard and William Cole, who installed a pumping house at the terminal of the canal containing the water engine which
harnessed the water power from the stream and probably pumped water to other features.

4.12 The estate was owned by the Blackmore and Phelips family from 1740 until 1907. The last Sir Thomas Blackmore (d.1823) was probably responsible for remodelling the house and grounds, introducing softer more naturalised planting in the informal fashion of the mid-18th century. Substantial parts of the formal avenues survived into the 19th century, but some were softened by additional and altered planting regimes. In 1855 Charles Phelips created an island in the circular lake.

4.13 In 1907 the house was sold to Herbert Gibbs, first baron Hunsdon, who developed the grounds before 1914. Edwardian pleasure grounds were established to the south and west of the house, including a sunken garden, and a new drive with two lodges was constructed past the canal leading to Roydon station. Additional planting in the wider parkland included some specimen trees.

4.14 Since 1979 the house has been used as a hotel and conference centre. A golf course has been formed in the north-east portion of the park, but much of the earlier designed landscape remains.

4.15 The vast majority of Briggens RPG is and always has been in the parish of Hunsdon, and there is no strong historical connection with the land within the PA, which was certainly in different ownership at the time of the tithe map c.1840.

**Listed buildings within Briggens RPG**

4.16 Listed buildings within Briggens RPG are summarised in Appendix 2.

**Heritage significance of Briggens RPG**

4.17 In the case of Briggens, the heritage significance of the RPG is stated in the list description to be as follows:

- It retains many features commissioned by Robert Chester in 1720.
• The design is attributed to Charles Bridgeman, a landscape gardener of national importance with many highly graded registered parks and gardens to his name, who became Royal Gardener between 1728 and 1738.

• It is an example of an evolved designed landscape with subsequent later 18th century and early 20th century phases of note.

4.18 It is axiomatic that Briggens is a designation of special architectural and historic interest.

Setting of Briggens RPG

4.19 Briggens RPG has a strong linear focus towards the entrance gates and lodges south-west, near Roydon Station, and the predominant setting is to the south. The RPG does not “borrow” from its external surroundings, and it does not have a historical connection with land within the PA to the north-west, which was in different ownership and use.
5.0 OUTLYING LISTED BUILDINGS

Introduction

5.1 This chapter of the baseline assessment assesses the setting and significance of those “outlying” listed buildings that are not located within Stanstead Abbots Conservation Area, Stanstead Bury RPG, or Briggens RPG.

Bonningtons

5.2 Bonningtons (Figures 15, 16 and 23) is a grade II listed building standing to the north of Hunsdon Road, approximately 400m to 600m from the irregular north-eastern edge of the PA. Dating from the 17th century, it was enlarged from an earlier building in 1687 by Ralph Byshe. A 16th century garden wall with gates and piers is also listed grade II. The tithe map indicates that Bonningtons was set within a landscaped park of some pretension, with an avenue of trees extending to the west. This is now much eroded, and the former park is too altered to be considered for listing, although a pond and other features remain. At the time of the tithe map c.1840 Bonningtons was owned by Felix Calvert (who also owned Olives Farm and Little Briggens) and occupied by Edmund Calvert.

5.3 Bonningtons is clearly a building of special architectural and historic interest that formed the centrepiece of an estate associated with Olives Farm and Little Briggens, albeit there is no strong visual relationship between the three sites and the former parkland at Bonningtons is much eroded. The relationship between Bonningtons and the PA is not strong, in terms of context and setting.

Olives Farm

5.4 There are five listed buildings at Olives Farm (Figures 13, 14 and 23), of which the 15th century farmhouse, listed grade II*, is the principal structure. Standing on a moated site that is clearly of medieval origin, the timber framed farmhouse is closely associated with the other four listed buildings in the group which are:

- Stables and granary 20m north-west of the house, grade II, 19th century.
Heritage Collective

- Stables and attached granary 45m north-west of the house, grade II, 19th century.

- Barn 55m south-west of the house, grade II, 17th century.

- The Old Bungalow, 90m south-south-west of the house, grade II, 19th century.

5.5 Olives Farm has been much altered by large modern agricultural buildings which have affected the setting of the earlier listed buildings. At the time of the tithe map c.1840 Olives was owned by Felix Calvert (who also owned Bonningtons and Little Briggens) and occupied by Edmund Calvert (who also occupied Bonningtons, probably as an estate farmer of some wealth). Felix Calvert also owned several large fields in the north-western part of the PA around Olives Farm, on land that was partly within the adjoining parish of Hunsdon. Calvert also owned Long Wood, which was effectively his boundary with the land held by the executors of the late William Henry Fielde, the main landowners within the PA.

5.6 Olives Farm is of more than special architectural and historic interest, and it forms part of an important group of historic buildings, albeit there are modern agricultural structures within its close surroundings. There is a historic association with the fields north-east of Long Wood, and the agricultural land here is part of the setting of the group.

**Little Briggens**

5.7 The house now known as Little Briggens (Figures 11, 12 and 22) was built in 1895 for the financial director of Truman, by an architect named Gatsby. It is listed grade II and stands about 290m from the PA within a setting much changed by modern agricultural buildings. There are two other grade II listed buildings in the same group, one of which is a coach house, also built in 1895, and Windmill Cottage, which dates from the late 18th century. At the time of the tithe map c.1840 the Little Briggens group was owned by Felix Calvert (who also owned Bonningtons and Olives Farm) and occupied by Thomas Dean.
5.8 The two listed buildings at Little Briggens are of special architectural and historic interest, but they are set some distance from the PA. There is no strong historic relationship between Little Briggens and the PA.

**Newlands**

5.9 Newlands (Figures 9, 10 and 22) is a grade II listed building dating from the 16th century standing on the north side of Hunsdon Road about 30m to 40m from the PA. There are hedged boundaries on both side of Hunsdon Road. At the time of the tithe map c.1840 Newlands\(^\text{10}\) was owned by Daniel Hankin\(^\text{11}\) and occupied by Nathaniel Soames. Hankin also owned the fields immediately to the south of Newlands, on the south side of Hunsdon Road, although the executors of the late William Henry Fielde were by far the main landowners within what is now the PA.

5.10 Newlands is a building of special architectural and historic interest, the setting of which extends into the surrounding fields on either side of Hunsdon Road, including the northern part of the PA.

**Outlying listed buildings west and north-west of Briggens RPG**

5.11 There are four listed buildings lying west and north-west of Briggens RPG, south of the A414, as follows:

- Stanstead Lodge (also shown on old maps as The Lodge, and thought to have been Bugge’s Farm originally), grade II, c.1720. This is within Stanstead Abbotts parish - see Figures 4 and 5.

- Briggens Home Farm House, grade II, 16th century (Figure 18).

- Stables and attached cart house 30m north-north-east of the house, grade II, 18th and 19th century (Figure 18).

\(^{10}\) The name Newlands does not appear on the tithe apportionment.

\(^{11}\) Hankin also owned one of the four buildings on the west side of Roydon Road where the Netherfield group now stands.
5.12 The four listed buildings described above are closely associated with the Briggens estate in the parish of Hunsdon, and their setting is better preserved to the south of the A414. They are of special architectural and historic interest. There is no strong association with the PA, and the PA does not contribute materially to the significance of these outlying buildings.

- Aisled cattle shed 50m north-north-west of house, grade II, 19th century (Figure 18).
Figure 1 – Extract from Stanstead Abbotts tithe map 1840.
Figure 2 - Stanstead Bury from Stanstead Abbotts tithe map of 1840.

Figure 3 – Stanstead Bury from a satellite photograph.
Figure 4 – Stanstead Lodge from Stanstead Abbotts tithe map, 1840.

Figure 5 – Stanstead Lodge from a satellite photograph
Figure 6 – Netherfield, Roydon Road, from Stanstead Abbots tithe map, 1840

Figure 7 – Netherfields, Roydon Road, from a satellite photograph.
Figure 8 – “Area 3” and Netherfield from Stanstead Abbotts tithe map 1840
Figure 9 – Newlands, from Stanstead Abbotts tithe map 1840.

Figure 10 – Newlands, from a satellite photograph.
Figure 11 – Little Briggens from the Stanstead Abbotts tithe map, 1840.

Figure 12 – Little Briggens from a satellite photograph.
Figure 13 – Olives Farm, from Stanstead Abbotts tithe map, 1840

Note – this part of the map is blank because it was in Hunsdon parish.

Figure 14 – Olives Farm from a satellite photograph.
Figure 15 – Bonningtons, from the Stanstead Abbotts tithe map of 1840.

Figure 16 – Bonningtons, from a satellite photograph
Figure 17 – General overview

Preferred area of mineral extraction shown indicatively with red line

Stanstead Abbotts Conservation Area indicated by orange pecked line

RPG’s shown in green wash

Listed buildings shown as blue triangles

Grade I and Grade II* listed buildings circled in red

Study area shown was blue pecked line
Figure 18 – Stanstead Bury RPG and Briggens RPG

Figure 19 – Stanstead Bury RPG from a satellite photograph.
Figure 20 – Briggens RPG from a satellite photograph.

Figure 21 – The Netherfield group on Roydon Road.
Figure 22 – Little Briggens and Newlands

Figure 23 – Bonningtons and Olives Farm
Appendix 1 – Listed Buildings within Stanstead Bury RPG

The Old Church of St James, listed grade I, 24 January 1967, dating from the 12th century with additions in the 13th, 15th and 16th centuries. The interior is remarkably intact, containing 18th century fittings and memorials, and the redundant church is now vested in the Churches Conservation Trust. The list description notes that it is “On a conspicuous hilltop site overlooking the Lea marshes”.

Stanstead Bury, listed grade II*, 4 December 1951, a grade II* manor house built for the Abbey of Waltham in the 15th century, extended 1563, with remodelling of east front in 1689 for Edmund Field, and south front in 1802 for Robert Jocelyn. A substantial timber framed building that is evidently of more than special interest.

The Bull House and forecourt wall at Stanstead Bury 30 metres north west of the Bury, listed grade II, 30 September 1983, a structure probably adapted for Edmund Field c.1689.

Dairy, outhouse and boundary wall at Stanstead Bury, 30m south west of the Bury, listed grade II, 30 September 1983, brick dairy structures and associated walls dating mainly from the 16th to 19th centuries.

Stables at Stanstead Bury, 55 metres south of the house, listed grade II, 24 January 1967, c.1689 for Edmund Field.

Barn at Stanstead Bury Farm 30 metres south west of farmhouse, listed grade II, 30 September 1983, 17th century timber framed and weatherboarded barn extended in the 19th century.

Granary at Stanstead Bury Farm 5 metres north of farmhouse, listed grade II, 30 September 1983, a timber framed granary of 18th or 19th century date.

12 The Old Church of St James, together with the barn granary and churchyard monuments, have been included as part of the group although technically they fall just outside the boundary of Stanstead Bury RPG.
Stables at Stanstead Bury Farm 20 metres north of farmhouse, listed grade II, 30 September 1983, said to be a barn converted to a stable and outhouse in the 17th century.

Seven individually designated monuments, all listed grade II, within the churchyard of the Old Church of St James, dating mainly to the 18th and 19th centuries.

Three individually designated garden walls, and an individually designated ha-ha, all listed grade II, to the east of the Bury, of various dates from the 16th century onwards.
Appendix 2 – Listed buildings within Briggens RPG

Briggens House Hotel and attached structures, listed grade II, 1719 by the mason Christopher Cass for Robert Chester.

Stable block 15m north of house, listed grade II, probably c.1770.

West terrace walls 20m south-west of house, listed grade II, 1908 for H.C. Gibbs.

Kitchen garden walls and associated structures 100m east of house, listed grade II, 18th century.

Gates and gate piers 300m north of house, listed grade II, 18th century.

Gate lodge 300m north of house, grade II, mid-18th century.

Gates and (north and south) gate lodges near Roydon station, listed grade II, dated 1914.
Appendix 3 - List description for Stanstead Bury

Details
A C15 manor house and garden with late C16 park. The garden and park have since been in continuous use and subject to a series of changes.

HISTORIC DEVELOPMENT

The house was owned by the Augustinian abbey of Waltham from the early C15 until 1531, when it passed to the Crown. In 1559 Elizabeth I granted Stanstead Abbots, with the Bury estate, to Edward Baesh of London (d 1587), who in 1577 had licence to impark 300 acres (125ha) of land there with a grant of free warren (VCH). A late C16 inquisition (PRO) mentions a 15 acre (c 6ha) 'circuit' of the house, probably including the house, plus yards, orchards and gardens. In 1678 the manor was sold into the Field family, being sold on in 1802 to Capt Robert Jocelyn, then passing through the hands of several different owners. An estate plan of 1781 (HRO) depicts the park and garden much as they remain today (1999). The estate remains in private ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Stanstead Bury lies 1km south-east of the village of Stanstead Abbots and 5km west of the centre of Harlow New Town. The c 25ha site is bounded to the north by the late C20 A414 dual carriageway, to the west by the B181 Stanstead Abbots to Roydon road, and on the other sides by agricultural land. The roughly rectangular site stretches from west to east across a gently south-sloping hillside. The setting is largely rural, with the dual carriageway immediately to the north, and Briggens landscape park lying almost adjacent to the east.

ENTRANCES AND APPROACHES A short drive leads 170m north-east off the road from Stanstead Abbots to Roydon, crossing an area of parkland which contains the earthwork remains of the C16 gardens. The drive leads directly to the walled forecourt (C16 and later, listed grade II) on the west side of the manor house, the north-west corner of which is marked by the Bull House (late C17). This is now (1999) a garden pavilion, it being a single-storey square building of red brick, with a steep pyramidal roof. The entrance arrangements to the site were changed as a result of the widening of the A414 in the late 1980s.

The Drapentier engraving (1700) shows a double avenue approaching the house from the east, although there is no visible evidence of this now (1999). By the late C19 (OS) the house was approached from the south, past the east end of the churchyard, the drive leading to a forecourt on the south front. The present approach from the west was created in the early C20, and the former forecourt on the south front turned into a sunken garden, with brick terracing.

PRINCIPAL BUILDING Stanstead Bury manor house (late C15, listed grade II*) has been altered many times during the course of the last five centuries. It stands towards the west end of the site, a large timber-framed and brick house of two storeys. The red-brick, two-storey stable block (late C17, listed grade II) and other outbuildings (C16, C17, C19, listed grade II) stand south of the house.

GARDENS AND PLEASURE GROUNDS The c C16 garden earthworks west of the house occupy an area of c 4ha and consist of a set of three terraces crossing most of the area from west to east, falling away to the south. The remains of what may have been a canal lie on the north side of the main, middle terrace (north of the drive), which is the same width as the house. In the south-east corner, west of the stables and north of the parish
church, lies a tennis court on a terraced area known as the Bath Garden which may have had a raised walk around it (Inspector's Report).

The sloping land east of the house is also terraced. The east lawn was probably levelled when the east facade was remodelled as the principal front in 1689. It is bounded at its eastern edge by a red-brick ha-ha (C18, listed grade II), over which there are views across the area of the old park, now divided into fields, to the Great Wood.

The terrace lies above the rectangular, walled kitchen garden and is separated from it by a brick retaining wall (C16/C17, listed grade II) lying 30m south-east of the house and topped by a yew hedge.

PARK The park extends east from the house and gardens. Laid largely to arable, a belt of trees, The Grove, runs along the north boundary to the Great Wood at the east end of the site. A small icehouse stands in the quarry at the west end of The Grove. The belt forms part of a circular ride which offers views out over Roydon to the south, returning via a track to Standstead Bury Farm, then up past the church to the stables and house. The Farm lies at the west end of the park, c 120m south-east of the house.

The park, having been enclosed in 1577 by Edward Baesh, was laid out with six fields by the late C18 (estate map, 1781), at that time being planted with the remains of avenues and other park trees and partly enclosed by the circuit ride to the north.

KITCHEN GARDEN The kitchen garden lies 30m south-east of the house, below the east terrace. The red-brick walls (listed grade II) date from the C16, C17 and C18. Below the kitchen garden is a rectangular pond, perhaps originally a stew pond associated with the period during the C15 and early C16 when the manor was owned by Waltham Abbey. It lies to the west of Stanstead Bury Farm.

REFERENCES


Maps Dury and Andrews, A topographical Map of Hertfordshire, 1766 Estate plan, 1781 (Hertfordshire Record Office) A Bryant, The County of Hertford, 1822 Sale particulars, 1867 (137.a.13), (British Library maps)


Illustrations Drapentier engraving, published in Chauncy (1700)

Archival items Inquisition of Edward Baesh, c 1587 (C.142/215/269), (PRO)

Appendix 4 List description for Briggens RPG

Details
Briggens is a C18 and later house surrounded by parkland which retains features designed by Charles Bridgeman in c.1720. The extant pleasure gardens date principally from the Edwardian period and were designed by Lord Hunsden in c1908. The house is currently a hotel and some of the surrounding park is in use as a golf course.

HISTORY In the C17, Sir Thomas Foster (d. 1616) lived at Briggens. The origins and configuration of his house is not certain, but a substantial dwelling is indicated on John Seller's map of Hertfordshire in 1676. The extent and form of the pre-C18 designed landscape is equally unknown, but it is said that two pollarded sweet chestnuts immediately to the south-west of the house may be part of an earlier park. Foster's son sold the land to the Crowley family and thence the estate passed to Robert Chester (1675-1732) in 1706. It is likely that Chester, a director of the South Sea Company, either substantially reworked, or entirely rebuilt any earlier building on the site. Chester commissioned Charles Bridgeman in c.1720 to design the pleasure gardens and wider landscape.

In 1723 the estate is described as having a walled kitchen garden of 2.5 acres and a large walled pleasure garden with a park beyond of some 60 acres. In 1728 Nathaniel Salmon noted that the 'avenue to it hath at the entrance a large basin, through which a small stream runs' and its features included 'graceful plantations of trees with a variety of slopes adorned with statues', (History of Hertfordshire). The 'slopes' probably refer to turfed ramps and terraces which were familiar elements in Bridgeman's designs and the statues were probably the works of Andrew Carpenter who is documented as being paid over £70 for 'vauzes'. Water features were also important elements of the scheme, the Juicy Brook being infilled to form a canal, engineered by Richard and William Cole, who installed a pumping house at the terminal of the canal containing the water engine which harnessed the water power from the stream and probably pumped water to other features.

After the death of Chester and his immediate heirs, the estate was owned by the Blackmore and Phelps family from 1740 until 1907. The last Sir Thomas Blackmore (d.1823) was probably responsible for remodelling the house and grounds in the late C18 or early C19, introducing softer more naturalised planting in the informal fashion of the mid C18. Elements of the early C18 design remained however as illustrated in an estate plan of 1781, which indicates the principal late C18 changes including the de-formalisation of parkland and the introduction of the ha-ha to the front of the house. The formally planted terraces of the early C18 pleasure gardens had been largely removed and the walled kitchen garden remodelled. In the wider park, both the circular lake and canal remained, but at this point or later in the C19, the engine house was removed. Substantial parts of the formal avenues survived into the C19, but some were softened by additional and altered planting regimes. In 1855 Charles Phelps created an island in the circular lake.

In 1907 the house was sold to H. Gibbs (later Lord Hunsdon) who developed the grounds before 1914, leaving notes and sketches of the work he designed. Edwardian pleasure grounds were established to the south and west of the house, including a sunken garden, and a new drive with two lodges was constructed past the canal leading to Roydon station. Additional planting in the wider parkland included some specimen trees.

Since 1979 the house has been used as a hotel and conference centre. A golf course has been formed in the north-east portion of the park, but much of the early C18 designed landscape remains.
SITE DESCRIPTION LOCATION, SETTING, LANDFORM, BOUNDARIES AND AREA The house and designed landscape lies to the north-east of Roydon and west of Harlow new town. It is situated on a prominent slope overlooking the valley of the river Stort to the south and east, and the Juicy Brook to the west and north and covers an area of c 39 hectares.

ENTRANCES AND APPROACHES The principal entrance to the Briggens estate is from the north, where the mid C19 Tudor-style lodge and early C19 Neo-classical iron gate piers are both listed at Grade II and lead to a tree-lined drive of c.1720 date, largely replanted in the C20. In the Edwardian period, an additional drive lined mainly with sweet chestnuts was added leading from the mansion to the south-west to connect with Roydon station. Iron ornamental gates, brick built piers adorned by vases flanked by classically styled brick lodges of 1914 mark this entrance and are all listed at Grade II.

PRINCIPAL BUILDING The mansion was built by Christopher Cass for Robert Chester in 1719 and extended by Thomas Blackmore in 1770, altered in 1899 and further remodelled by H Gibbs (Lord Hunsden) in 1908. The three storey house is constructed of grey brick with stone dressings and has a hipped slate roof, but the interior is said to be thoroughly of the C19. It is listed at Grade II and is part of an immediate group of outbuildings, including the C18 two-storey grey brick stables with central cupola, and an element in the wider designed landscape.

ORNAMENTAL GROUNDS AND PLEASURE GROUNDS Bridgeman's pleasure gardens were levelled in the later C18. The designer of this later C18 scheme is unknown, but remaining elements include the shrubbery planting to north-east and south-east of the stables and the remains of the ha-ha between the stables and the kitchen garden. Much of the ha-ha was removed in the C20 reworking and although the Edwardian pleasure gardens are overgrown many of H Gibb's features remain to the south-west of the house including the listed west terrace, sunken garden, specimen trees and shrubs. These later structures are constructed in purple-red brick and the terrace, some 80m long, has a seat in the recess at the west end and two flights of semi-circular steps near to each end.

PARK Early C18 features designed by Bridgeman survive in the park including, to the west of the drive, the circular basin of 63m diameter with central island and canal to the south aligned north-east to south-west and measuring 280m long and 30m wide. The latter is substantially silted up and hidden behind overgrown trees. Extensive earthwork terraces lead from the basin up to the mansion and to the south of the mansion is a large riverside terrace with surviving chestnut trees. In the wider park, terracing and trees north-east of the kitchen garden, remnants of the original avenues, mature trees in the south-west of the park and earthworks which may be indicative of a park pale on the southern boundary are likely also to be part of Bridgeman's scheme.

KITCHEN GARDEN To the south-east of the house lies the now disused walled kitchen garden, measuring c 110m x 54m and listed at Grade II. The kitchen garden has C18 brick walls, curved on the west and a central sundial pillar. There are 2 wrought iron gates of 1908 and the remains of glasshouses on the west side. Although remodelled when the ha-ha was inserted in the later C18, it remains largely intact, although in need of repair.


REASONS FOR DESIGNATION The designed landscape at Briggens is included on the Register of Parks and Gardens at Grade II for the following principal reasons: * It retains many features commissioned by Robert Chester in 1720. * The design is attributed to Charles Bridgeman, a landscape gardener of national importance with many highly graded
registered parks and gardens to his name, who became Royal Gardener between 1728 and 1738. * It is an example of an evolved designed landscape with subsequent later C18 and early C20 phases of note.