

12 BUILT HERITAGE

OVERVIEW

- 12.1 This chapter of the IDP is mainly concerned with understanding Brentwood's built heritage infrastructure, local priorities and the implications and opportunities of development. Built heritage makes a significant contribution to our daily lives, our sense of identity, community and place. It also has a clear economic value – not only connected to attracting visitors, but also if managed positively, to engendering investment confidence. The main themes explored in this chapter of the IDP include:
- understanding Brentwood's built heritage;
 - implications of growth on key assets
 - infrastructure priorities and potential financial implications

BRENTWOOD'S BUILT HERITAGE ASSETS

- 12.2 The Brentwood Borough is rich in heritage assets; built, landscape and cultural. Brentwood's organic growth is recognisable by the historic settlement patterns for its villages and hamlets, these are largely sited on routes to and from London and East Anglia and often interspersed by high quality green infrastructure.
- 12.3 The Council positively encourages the enhancement and understanding of the significance of heritage assets and apporions great weight to the protection of the Heritage Assets in any decision-making process for future development.

Listed Heritage Assets

- 12.4 Historic England maintains the list of protected buildings or sites known as 'The Heritage List'¹ (officially the National Heritage List for England or NHLE). This list is the most up to date record of all nationally protected historic buildings or sites in England. Figure 12.1 below highlights the range of heritage categories and quantities of designated assets on the current list for Brentwood, together with some of the more important features in terms of listing.

¹ <https://historicengland.org.uk/listing/the-list/>

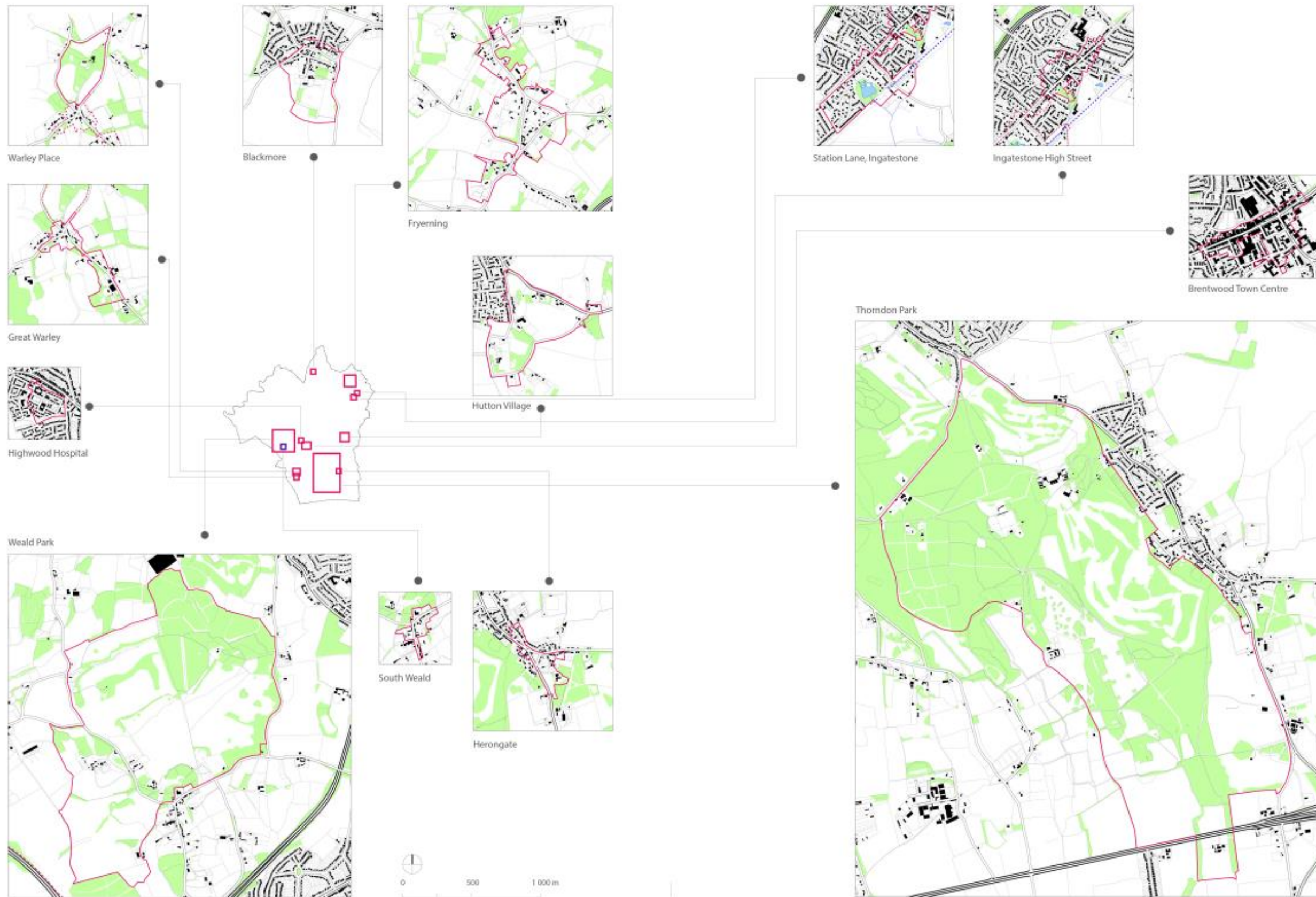
Figure 12.1: Listed Heritage Assets – Brentwood Borough

Heritage Categories ²	Quantities	Important Buildings and Sites	% of Total Listed Heritage Assets
Listed Buildings Grade 1	12	Ingatestone Hall, Thorndon Hall	2.24%
Listed Buildings Grade II*	27	GATEHOUSE AND COURTYARD RANGES 30 METRES WEST OF INGATESTONE HALL, CHANTRY CHAPEL AND MAUSOLEUM, THORNDON PARK, THORNDON PARK, BRENTWOOD,	5.05%
Listed Buildings Grade II	493	RUINS OF OLD CHAPEL OF ST THOMAS A BECKET	89.91%
Scheduled Monuments	12	The Chapel of St Thomas a Becket, Roman villa 100m north west of Handley Barns	2.24%
Parks & Garden Grade II*	1	THORNDON HALL	0.19%
Park & Garden Grade II	2	WARLEY PLACE	0.37%
	535		100%

12.5 Figure 12.2 below provides a map of the Borough with identified Grade1, II*, Scheduled Monuments and Parks and Gardens. From this plan it can be noted that...a high concentration of listed buildings are located upon historic routes through settlement villages; are historic farmstead complexes and/or are set within former large estates on high points within the Borough relating to the gentrification of the Borough post 17th C.

² Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I / Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II* / Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Figure 12.2: Important Buildings and Sites



Conservation Areas

- 12.6 Conservation areas are areas that have been designated as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Planning (Listed Building and Conservation Areas) Act 1990 creates special controls for areas designated as conservation areas. Conservation area controls apply in addition to normal planning controls. The nature and size of conservation areas within the Borough varies considerably. They are all of special character or appearance and have historic or architectural interest that is worthy of preservation and enhancement. There are currently 13 conservation areas designated within the Borough as outlined in Figure 12.3.

Figure 12.3: Conservation Areas

Title	Date adopted (amended)	Area (ha.)	Type
Ingatestone High Street	27.11.1969 (17.09.1991 & 13.01.2010)	8.5	Village Centre
South Weald	02.11.1973 (22.07.1993)	4.0	Village Centre
Blackmore	12.12.1975	18.0	Village Centre
Great Warley	12.12.1975 (22.07.1993 & 17.10.2012)	4.0	Village Centre
Herongate	12.12.1975 (17.10.2012)	5.5	Village Centre
Station Lane, Ingatestone	22.09.1981 (17.09.1991 & 13.01.2010)	10.0	Residential Area
Hutton Village	23.04.1986	30.0	Residential Area
Fryerning	08.03.1991 (18.12.2013)	25.0	Village
Weald Park	22.07.1993	212.0	Historic Park and Garden
Thorndon Park	22.07.1993	243.0	Historic Park and Garden
Warley Place	22.07.1993	11.0	Historic Park and Garden
Brentwood Town Centre *	01.03.2000 (13.01.2010)	14.5	Historic Town Centre
Highwood Hospital	12.07.2001	5.1	Hospital

* Brentwood Town Centre Conservation Area comprises the amalgamation of the three conservation areas of Wilson's Corner, Chapel and Hart Street.

Local Listings

- 12.7 The NPPF contains policies that apply to heritage assets regardless of whether or not they are locally listed. However, local listing provides a sound, consistent and accountable means of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints.
- 12.8 Non-designated heritage assets (local listed heritage assets) can include buildings, places or areas of cultural and/or local significance which whilst not nationally designated make a positive contribution to the Historic Environment and its understanding. In decision making, proposals which affect locally listed heritage assets and/or their setting, must take into account the strong requirement for their retention and the enhancement of their significance locally.
- 12.9 Locally listed buildings within the borough are to be recorded on a live database. Whilst the Local Listing Programme is at embryonic stage, this list and its future enrichment is essential in conserving local distinctiveness and community engagement in the historic environment. The Council support the ethos of local listing and the opportunities it brings to engage a diverse range of stakeholders into the management and education of the local historic environment.

Archaeology

- 12.10 The Essex Historic Environment Record (EHER) is a computerised database of all listed and other historic buildings and all known archaeological sites, historic parks and gardens and other historic landscape features in the county, plotted onto linked digital mapping, and backed up in many instances by photographs, drawings and substantial written accounts. This function is managed and updated on a cyclical basis by ECC, the borough also has a dedicated County Archeologist within the Place Services Team at ECC, the services from within the ECC archaeology team extend to preapplication services to inform future site development and the embedding of below ground built heritage, along with the requirements and management of WSI (Written Schemes of Investigation).

IMPLICATIONS OF GROWTH

- 12.11 There are a number of heritage features which are located within or form part of Local Plan allocation sites and it will be important to maintain the integrity of the heritage buildings or sites. There are also opportunities for further research on allocation sites as part of any redevelopment to ensure that any archaeological or historic findings can be effectively reflected in new site interpretation and information. This may be particularly relevant to the development of brownfield sites within Brentwood town centre, where there may be as yet unknown historic connections or archaeological findings. New developments often succeed where there is a connection to the past which can be understood and appreciated in the present.
- 12.12 As with parks and gardens and ecological assets, there may be an impact with an increased resident population on local heritage where it is accessible to the public. It will be important to monitor and plan for any anticipated impacts, particularly around high growth areas.
- 12.13 There are a number of historic assets within Borough where it may be appropriate to develop business plans for redevelopment / refurbishment to support wider community interests, activities and uses.
- 12.14 Not all heritage is designated, and it will be important to support the local listing programme to enrich our understanding of local heritage and culture.

FINANCIAL CONSIDERATIONS

- 12.15 Potential financial considerations include:
- heritage interpretation and sign-posting, linked to wider projects on improving the public realm and legibility within the Brentwood Urban Area;
 - funding for the protection and redevelopment of heritage assets – particularly with wider community use options to support a growing population, and
 - support for the development of the local listings programme.

Revision Schedule – Chapter 12	
Version 1.1	October 2018
Version 1.2	January 2019