

# 8 HERITAGE CONSIDERATIONS

The Site lies within the Finchingfield Conservation Area, and there are a number of listed buildings close to the Site. These are principally located to the east and located on either side of Brent Hall Lane. There is limited intervisibility between these listed buildings and the site due to the curve in the road, screening provided by vegetation and the change in topography.

The closest listed buildings are:

- Prospect House, The Green – Grade II listed;
- Finchingfield House, The Green – Grade II listed;
- Prospect Cottage, Brent Hall Road – Grade II listed; and
- Finchingfield Congressional Church, Brent Hall Road – Grade II listed.



The plan above highlights important views between the site and designated heritage assets. The four closest listed buildings to the Site, along with the St John's Church (on higher ground to the east) are marked with a blue dot.

Our Heritage Consultant has recommended the following Heritage Strategy:

- Development on the Site should ideally not exceed 2-2.5 storeys;
- Boundary treatment along Brent Hall Lane will need to be managed, to mitigate the impact of views into the site from the Conservation Area;
- There is little uniformity within the village, and maintaining a sense of individuality between buildings on the site is recommended;
- Development on the site should make reference to key characteristics of the area - local materials, roof forms, the overall pattern of development etc;
- Development of the Site will need to preserve the character and appearance of the Conservation Area (Conservation Area boundary is shown below); and
- Reflecting the inward-looking nature of Finchingfield, in any new development on the Site, is recommended.

Option B, from a heritage perspective, fits on the site more comfortably than Option A. The footprint of the dwellings are more sympathetic to the Site's location and the form of nearby development. In addition, the layout of Option B is preferable and better reflects a more organic layout, appropriate to the area.

Option B allows for the provision of a greater amount of green space in the form of private gardens and communal areas. This is preferable as it pulls development away from the listed buildings to the east of the Site, which is a positive.

