

## Supporting the Railway Arms as an asset on the Local Heritage List

### What To Do

On the Uttlesford website are 3 documents:

- The [Selection Criteria](#) – this document sets out the 8 criteria which have been used in considering the inclusion of individual buildings/groups on the LHL.
- The [Draft LHL](#) – this document identifies the buildings proposed for inclusion in the final, adopted LHL, and includes a brief description about the reasons for their inclusion/local heritage interest. **The Railway Arms is on page 116.**
- A feedback form in [PDF](#) or [WORD](#) – this is the document that you can use to provide your support for the inclusion of The Railway Arms.

**You can download and save the feedback form; then fill it out (as much or as little as you like), and return to [conservation@uttlesford.gov.uk](mailto:conservation@uttlesford.gov.uk).**

**You only have to complete Section 4.** It is not necessary to complete any other section unless you have specific comment.

**Section 4 (key points in bold) This is where you explain why you feel the Railway Arms should be included on the list.** Please address the criteria for inclusion with your thoughts on how the Railway meets each one. You may find some of the the examples below useful.

Village: Saffron Walden

Asset No: 305, Railway Arms (incl. outbuildings), Station Road

**I strongly support the inclusion of The Railway Arms PH in Uttlesford District Council's Local Heritage List.**

**I agree that the pub and its outbuildings meet selection criteria A, B, C, D, G and H, as the draft list entry identifies. I believe that it also meets selection criteria E and F.**

**The entry should be amended to record that the Railway is a Public House, not a former Public House. No change of use has been granted and it is expected to re-open in 2018.**

#### A. Rarity

- The Railway Arms is the original station hotel/public house associated with the Saffron Walden Railway Station.
- It is the sole surviving, functioning, pub associated with the Saffron Walden branch line, though the Neville Arms survives as commercial offices in Wendens Ambo.
- It is the sole surviving publicly accessible building associated with the railway history of the town.
- As a complex it retains its outbuildings including stables, hayloft, cart shed and workshop/s. The original walls with double entrances survive on Station Rd and Station St.
- The stables retain original divisions and wooden feeding troughs as well as cobbled flooring. The hayloft above retains a (possibly) original feedbox.

- The main pub building is altered within, having been converted to a single space on the ground floor, though the ornate 'Cambridge White' brick exterior is largely original. It benefits from its clear architectural and functional association with the station building itself, now converted to housing. Original internal features survive however including wooden floor, sash windows and a fireplace on the ground floor. Original internal divisions can be discerned as columns and ceiling features survive. The cellar survives in use and the upper floor (and attic?) may retain other original features.
  - As a surviving Railway pub/hotel complex it may be unusual though the loss of associated track, line and other buildings and features deprives it of national significance.
- B. Aesthetic Value
- The ornate 'Cambridge White' brick and Essex weatherboarded buildings speak to a local aesthetic and no doubt reflect the Great Eastern Railway pattern book.
- C. Group Value
- The buildings as a Railway pub/hotel complex with stables, hayloft, cart shed and workshop/s. demonstrate a group value that speaks to the operation and use of the Saffron Walden Branch Line between its opening in 1865 and its closure 99 years later. Outside, on Station St, a post box remains as, until recently, did a traditional red phone box.
  - As a whole the site benefits from a clear architectural and functional association with the nearby station building which is now converted to housing.
- D. Archaeological Value
- It is at least possible that evidence for ground preparation works for the larger railway project in the immediate vicinity are preserved beneath the carpark/courtyard and the outbuildings.
- E. Archival Interest
- The Saffron Walden Town Library has a number of photographs relating to the Railway Arms in its collection and may well have other records. The archive of the Great Eastern Railway (GER) and the Eastern Counties Railway are held in the National Archive.
- F. Historical Associations
- The Saffron Walden Railway Company was established under the Saffron Walden Railway Act 1861. Its first directors were Wyatt George Gibson, George Stacey Gibson, John Stephenson Robson, James Starling and Joshua Clarke. The first meeting of the shareholders was held in the Town Hall on Monday 21<sup>st</sup> October 1861. The line (a branch of the Great Eastern Railway) operated between 1865 and 1964. The Railway Arms and its outbuildings derive local interest from their historic association with this important aspect of the town's history and development.
  - Henry Garwood was killed during the construction of the branch line on Saturday 11<sup>th</sup> February 1865.
  - Dr R. Beeching advised closure of the branch line in 1964. Future generations need to understand the wide impact of these cuts.
  - The former Railway Arms landlord, Jim Jordan OBE, who took over the pub in August 1958, is well remembered by many in the town and is commemorated in the naming of Jordan Close adjacent to the railway station.
- G. Landmark Status

- The Railway Arms represents an important landmark by virtue of its association with the town's former place on the rail network and because of its particular Victorian aesthetic and historical associations. Until its recent closure it had functioned as a valued public house in the town for over 150 years.

#### H. Social and Communal Value

- The Railway Arms contributes to the social and communal history of the area due to its location, form and use as described above.
- As the sole publicly accessible building associated with the Saffron Walden branch line it informs our understanding of the social and communal progression of the town and particularly its south side. The distinctive red brick and slate Victorian houses in the vicinity owe their character to building materials brought to the town by the railway.
- The social and communal value of the railway Arms may be best summed up by Jim Jordan. Upon receiving the OBE for service to the community in 1998, and after running the Railway Arms for nearly 40 years Mr Jordan, then 83, said "I am so honoured. But I think pub landlords do give a service to the community".

The 'value' of the building should identify that the Railway Arms is of *both* 'individual' and 'group' value. This is because it is the group as a whole that is included in the draft entry. Whilst the pub is of inherent local architectural and historic value as an 'individual', it also derives 'group' value from its key historic, functional relationship with the surviving ancillary complex (stables, hayloft, cart shed and workshop), and vice-versa. What is more, the pub and outbuildings derive group value from their historic, associative and aesthetic relationship with the original station building nearby.