



STONE & BRICK
— SOLUTIONS —
REPORTS AND ASSESSMENTS



Heritage Statement

21 High Street
Ingatstone
CM4 9DU

Ref: 24-ES-127

Tuesday, 19th March 2024

21 High Street,
Ingatestone CM4 9DU

INTRODUCTION

This Heritage Statement has been prepared by Stone & Brick solutions on behalf of AJS Planning Ltd, hereafter referred to as the applicant, in support of applications at the site '21 High Street Ingatestone CM4 9DU'.

The descriptions of development for the two applications are as follows:

1. The subject site is on the southeastern side of the High Street and comprises of a three-storey mid terraced building.
2. The site is mixed use at ground floor level being part Class E and C3 with the floors above for residential use.
3. This application seeks the part change of use at rear ground floor level from Class E to C3 along with an additional floor to the outrigger to create a 1B2P flat.
4. The proposal seeks to achieve similarly to what has been constructed at the adjacent property.

HERITAGE POLICY AND GUIDANCE SUMMARY

National Policy

Planning (Listed Buildings & Conservation Areas) Act 1990

- The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. The key sections are:
 - Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any other features of architectural or historical interest which it possessed”.
 - In relation to development within Conservation Areas, Section 72(1) reads: “with respect to any buildings or other land in a conservation area....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

National Planning Policy Framework

- The National Planning Policy Framework (NPPF) was published on 19th February 2019, replacing the previously published 2012 and 2018 Frameworks. Regarding the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 Framework, namely that “our historic environments... can better be cherished if their spirit of place thrives, rather than withers”. The relevant policy is outlined within chapter 16 ‘Conserving and Enhancing the Historic Environment’.
- This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be considered in a “manner appropriate to

their significance” (para 184).

- The NPPF directs local planning authorities to require an applicant to “describe the significance of any heritage assets affect, including any contribution made by their setting” and the level of detailed assessment should be “proportionate to the assets importance” (para 189).
- Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Statement should be considered when considering the impact of the proposals.
- Paragraph 193 of the NPPF requires “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.
- It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require “clear and convincing justification” (para 194). This paragraph outlines that substaintial harm to grade II listed heritage assets should be expceptional, rising to ‘wholly exceptional’ for those assets of the highest signifcance such as schedule monumnets. Grade I and grade II* listed buildings or registed parks and gardens as well as World Heritage Sites’.
- In relation to harmful impacts or the loss of significance resulting from a development proposal, paragraph 195 states:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is

necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

- The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from development. In the case of the proposals which would result in “less than substantial harm”, paragraph 196 provides the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

Planning Practice Guidance (PPG) (2019)

- The Planning Practice Guidance (PPG) was originally published in March 2014 although it has been subsequently updated over time. The ‘Conserving and Enhancing the Historic Environment’ section of this guidance was last updated on 23rd July 2019.
- In respect to heritage decision making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.

- In particular, the PPG notes the following in relation to the evaluation of harm “In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its architecture or historic interest” (Ref ID: 18a-018-20190723).
- The guidance therefore provides assistance in defining where levels of harm should be set tending to emphasize substantial harm as a “high test”.

Local Policy

- The Chelmsford Local Plan (2013-2036) was adopted in May 2020. Amongst other guidance and criterion, it sets out and identifies the number and locations for houses, jobs and business and plans for needed infrastructure and supports growth. The following policies are of relevance.
- Strategic Policy S3 – Conserving and Enhancing Historic Environment:

“The Council will conserve and where appropriate enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets. This includes wider social, cultural, economic and environmental benefits.

The Council will designate and keep under review Conservation Areas in order to preserve or enhance their special architectural or historic interest with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.

The Council will conserve or enhance the significance (including any contribution made by its setting) of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on preserving and where appropriate enriching the social, cultural, economic and environmental benefits that these heritage assets provide.U’.

The Council will seek the protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement of historic places and sites on the Heritage at Risk Register and the local buildings at risk register.

When assessing applications for development, the Council will place great weight on the preservation or enhancement of designated heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future preservation and where appropriate enhancement, as appropriate to their significance. Policy DM13 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.

The Council will seek to conserve and where appropriate enhance the significance of non-designated heritage assets and their settings, which includes buildings, structures, features, gardens of local interest and protected lanes. Policy DM14 sets out the Council's approach to the protection and retention of these assets. Chelmsford contains a number of sites of archaeological importance. As set out in Policy DM15, the Council will seek the preservation and where appropriate enhancement of sites and their setting of archaeological interest.”

Policy DM13 – Designated Heritage Assets

A) The impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered against any public benefits arising from the proposed development. Where there is substantial harm or total loss of significance of the designated heritage asset, consent will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss; or all the following apply:

- i. the nature of the heritage asset prevents all reasonable uses of the site; and
- ii. use of the asset is not viable in the medium term, or not demonstrably possible in terms of

grant funding; and

iii. the harm or loss is outweighed by bringing the site back into use.

Where there is less than substantial harm to the heritage asset this will be weighed against the public benefits of the development proposal, including securing the optimum viable use of the heritage asset.

The Council will take account of the desirability of sustaining and enhancing the significance of heritage assets and the positive contribution that conservation of heritage assets can make to sustainable communities, local character, and distinctiveness.

B) Listed Buildings In addition to Part A) the Council will preserve Listed Buildings and will permit proposals where:

i. any extension/alteration would not adversely affect its significance as a building of special architectural or historic interest, both internally and externally; and

ii. development within the setting of a listed building would not adversely affect the significance of the listed building, including views to and from the building, landscape or townscape character, land use and historic associations; and

iii. any change of use would preserve its significance as a building of special architectural or historic interest and ensure its continued use.

C) Conservation Areas In addition to Part A) development will be permitted in Conservation Areas where:

i. the siting, design and scale would preserve or enhance the character or appearance of the area; and

ii. building materials and finishes are appropriate to the local context; and

- iv. features which contribute to the character of the area are retained; and
- v. important views are preserved.

METHODOLOGY

Heritage Assets

- A heritage asset is defined within the National Planning Policy Framework as “a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF Annex 2 Glossary).
- Designated assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Schedule Monuments, Listed Buildings, and Conservation Areas.

Meaning of Significance

- The NPPF (Annex 2: Glossary) also defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting...”

Assessment of Significance/Value

- It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 189 of the NPPF. At the core of this assessment is an understanding of the value/significance of a place. Over the course of

time there have been different efforts to categorize the range of heritage values which contribute to an asset's significance. Historic England's 'Conservation Principles' sets out a grouping of values that includes Evidential, Aesthetic, Historic and Communal Values.

- In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance – although it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution to the significance of an asset.
- To understand the role of setting and context to decision-making, it is important to consider the origins and evolution of an asset, to the extent that this consideration gives rise to significant in the present. The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation.

Assessing Impact

- The significance/value of any heritage asset requires clear assessment to provide a context for, and to determine the impact of development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.
- There are a range of hierarchical systems for presenting the level of significance in use, however the method for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England.
- Once there is an understanding of the sensitivity an asset holds, the next step is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be adverse, beneficial, or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset rather than setting itself being considered as the asset.

HISTORIC CONTEXT

The Ingatestone High Street conservation area was first designated in November 1969, and was amended in September 1991 to take in additional properties along Norton Road, to exclude new development south of The Limes, and some other minor amendments. The existing boundary takes in much of the High Street, from the Post Office in the south-west as far as no. 10 High Street to the north. On the west side of the High Street properties in Norton Road, Market Place and along Bakers Lane are included in the conservation area, bounded by Fryerning Lane to the north. The Limes is included to the south-east along with the burial ground, and properties along Star Lane, a short length of Stock Lane and around Spread Eagle Place are also included. Short lengths of Post Office Road and Bell Mead also fall within the boundary.

Within the conservation area, there are 35 entries on the statutory list of listed buildings. The Ingatestone list was resurveyed in 1994. They are all listed Grade II, except no. 98 High Street which is listed Grade II*, and the church of St Edmunds and St Mary which is Grade I.

Some trees within the conservation are protected by Tree Preservation Orders (BW 26/04, BW130/92, BW 8/95). Trees within the conservation area enjoy protection since anyone carrying out works to a tree in a conservation area must give written notification to the local planning department at least six weeks beforehand.

There are two public rights of way in the conservation area, one heading north-west from the High Street passing to the rear of the back gardens on the north-east side of Norton Road (now disused and unmarked), and the other leading south-east from the High Street past the church.

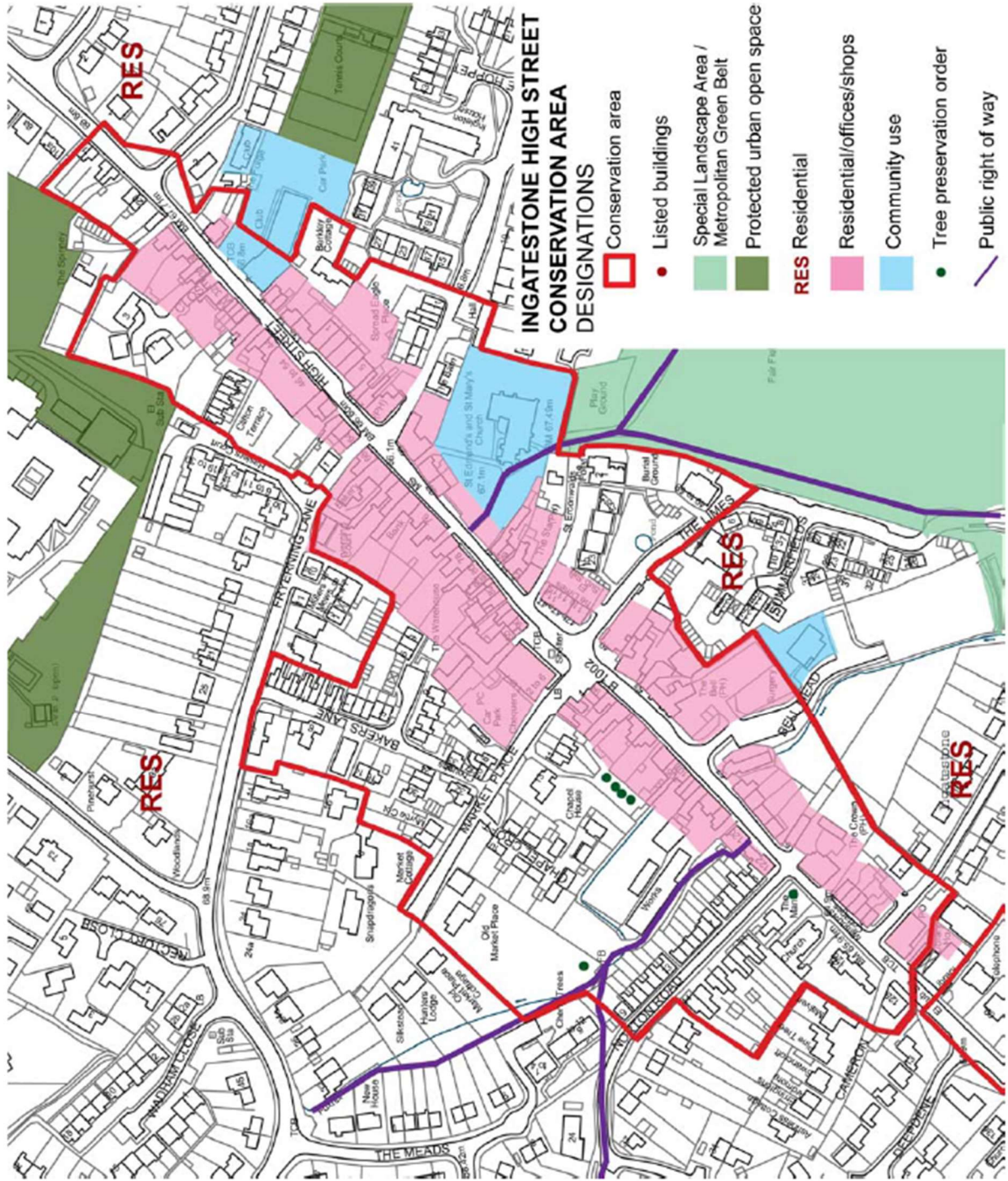


Fig. 1 Map of Ingatestone center showing the conservation area, listed buildings, and other designations

Character Statement

Ingatestone is the second largest settlement in the Brentwood district, and just 23 miles from London. However, its character is that of a small rural town with countryside at its margins. The High Street conservation area takes in the historic core of the town on the old Roman road between London and Colchester. The town retains the original medieval street plan with many property boundaries dating from that period. The High Street is tightly built with properties built up to the back of the pavement. Ingatestone was a major coaching town which particularly prospered at the end of the 18th century and early 19th century. The town contained many coaching inns, some of which survive. The predominant architectural style is understated Georgian, reflecting the town's boom time.

Some older buildings were remodeled at this time. Good Georgian brickwork and delicate sash windows are much in evidence. Traditional shop fronts are an important element in the special character of the High Street. There is a good survival of undeveloped rear yards accessed through carriage arches and narrow openings in the building line. The magnificent brick tower of the church of St Edmund and St Mary is a landmark feature which contributes to attractive vistas over the town's roofscapes. Overall, this is a well-preserved conservation area with many listed buildings and deserves to be well looked after.

Origins and Development

Ingatestone is sited on the main Roman road from London to Colchester. A Roman coin was found close to the road (EHER 5479), and the medieval parish church incorporates Roman brick and tile (EHER 5372) which suggests the presence of at least one Roman building in the vicinity of the present village.

The Saxon name Inga or Ginga probably interprets as 'the people of the district' and was applied to a large portion of the upper Wid valley, including Ingatestone, Mountnessing, Margaretting and

Fryerning. In the subsequent centuries a variety of suffixes were added to distinguish the various holdings from each other. In the 13th century what was to become Ingatestone was named Ginge Abbatisse (as a possession of St Mary's Abbey) ad Petram or atte Stone. The latter is thought by some to refer to the large glacial boulders that now lie on either side of the junction between the High Street and Fryerning Lane (EHER 15178-9).

Until 1889 Ingatestone parish comprised two separate parcels of land, separated by the narrow rectangular parish of Fryerning. This arrangement probably reflected land ownership traced back to at least the 12th century. The High Street formed part of the parish boundary, so that over half of Ingatestone village was sited in Fryerning parish (Kemble 1993, 14-17).

In the later Saxon period, the manor of Ingatestone belonged to St Mary's Abbey, Barking. The manor house was probably located on the site of the present Ingatestone Hall one kilometre to the south-east of the village. The original manor is thought to have consisted of the area to the south-east of the Stock Lane and High Street junction, between the High Street and Ingatestone Hall, bound by the River Wid. According to the Domesday survey there were ten households in Ingatestone at that time.

Following the Dissolution when the Abbey's holdings reverted to the Crown, William Petre, Secretary of State to Henry VIII, bought many St Mary's holdings including the manor of Ingatestone. Petre built Ingatestone Hall in 1539, probably close to the site of the old manor house.

After the Norman Conquest the Domesday manor of Fryerning was granted to Robert Gernon, and on his death passed to William Mountfitchet. His son Gilbert Mountfitchet granted half of the manorial holdings to the Knights Hospitallers sometime before 1186. In 1289 they were granted a right to hold a market at Ingatestone and a three day annual fair.

The Knights Hospitaller remained the principal landowners for around 400 years until their

suppression by Henry VIII when their possessions reverted to the Crown. The lands were then granted to the Earl of Hertford and then to William Berners. They were subsequently purchased by Sir Nicholas Wadham of Dorset. His widow endowed Wadham College, Oxford with Fryerning land grants, some of which the College still holds.

Farming was the main occupation in Ingatestone, and the economy benefited from the siting of the town on the main London Road. An important medieval pottery production centre was located about two kilometres to the north-west of the village at Mill Green which exported pottery in large quantities to London as well as to much of Essex.

The medieval settlement was clustered along the main road that is now Ingatestone High Street. The maps by the Walker family dating from 1601 and 1605 commissioned by the Petre family give a good indication of the village at that period. They show the village sited on either side of the main road with the church positioned on the south-eastern corner of the Stock Lane/High Street junction. There were single-storey cottages along the front boundary of the churchyard masking it from the High Street. There were also a number of dwellings on either side of Stock Lane. The market at that time consisted of a widening of the main road to the south of the church, roughly between Star Lane and 67 High Street. Over time there must have been considerable encroachment on the old Roman road resulting in the gradual narrowing of the route. In the post-medieval period Ingatestone was a useful staging post for carrier and passenger services, and Philip Morant (1768) noted that it consisted largely of inns. This traffic brought prosperity to the town, whilst agriculture also continued to make an important contribution to the local economy. A new market place was laid out at right angles to the High Street on the north-west side, possibly to remove some of the traffic from the main road. This development included Bakers Lane, known as Beest Market in 1770 and later Back Market (Medlycott 2002, 7).



Fig. 2 High Street, Ingatestone, looking south-east towards the Spread Eagle, c.1800 (ERI/LS/COL/00049).

In the 18th century the market specialised in cattle, and a pond used for watering livestock was located at the junction of the Market Place and Bakers Lane. The village stocks and cage were also located in the market place. The cattle market ceased in the early 19th century but the village remained an important halting point on the journey to London for both the cattle and poultry trade.

The railway was opened in 1842 by the Eastern Counties Railway, and with it Ingatestone High Street lost much of its through traffic, with a dramatic effect on the town. Writing in 1873, A.D. Bayne described Ingatestone as having fallen on evil days, and that the once flourishing town had dwindled to a small village. The economic decline due to loss of trade may account for the relative lack of late Victorian and early 20th century buildings in the High Street. However the increasing use of motor vehicles after the First World War revived its fortunes once more. The A12 by-pass was built in 1960 taking much of the long-distance traffic away from the town centre, although the High Street is still a busy route.



Fig. 3 Ingatestone High Street, looking north-east towards The Bell, c.1910 (ERO I/Mb 196/1/12).

In the post-war period Ingatestone expanded significantly in size. The linear development of the High Street was supplemented with further ribbon development along the roads leading from it, as well as the construction of new roads and infilling with new housing. In the 1960s and 1970s older houses and cottages in the High Street were demolished, some to be replaced by new shops, offices, and flats, built in an uncompromising modern style. The Anglo-European school, originally opened in 1959, was significantly enlarged in 1973 and occupies a large site to the north-west of the conservation area. There has been further infill and development over the last two decades. The population of Ingatestone and Fryerning parish today stands at around 4500.

Cartographic Evidence

The Walker map of 1601 shows the extent of the built up area of the town of Ingatestone at that time, with linear development along both sides of the main road and further housing along Stock Lane (Fig. 4). Although few of the buildings shown on the Walker map survive, the basic form of

the historic settlement remains, with linear development closely built up to the road edge. Some of the property boundaries can still be traced on the ground. The map shows many properties fronting the street with rear yards and arrangements of single storey buildings to the rear, sometimes in a courtyard plan. The market is shown as a characteristic cigar-shaped widening of the road. Cottages are shown along the front of the churchyard. Outside of the town centre in the rural parts of the parish, more of the properties shown on the map have survived (Ryan 2000).



Fig. 4 Walker map of Ingatestone High Street, 1600-1601. Reproduced courtesy of the Essex Record Office, D/DP P8

By the time of the Chapman and André map of 1777 a new market place is shown laid out at right angles to the High Street almost opposite Star Lane (Fig. 5). Baker's Lane is also shown running parallel to the High Street, enclosing development up to Fryerning Lane. This map shows the small stream which still runs under the High Street.



Fig. 5 Detail from the Chapman and André map of 1777.

The tithe maps for the two parishes of 1839 show little change in the settlement form, although there is some additional development along the west side of Baker's Lane by this time (Figs 6 & 7). The chapel and Ingatestone House are also shown in an isolated position on south-west side of the High Street. The most significant change is the marking of the route of the Eastern Counties Railway, shown cutting through fields on a parallel route to the High Street on the east side.

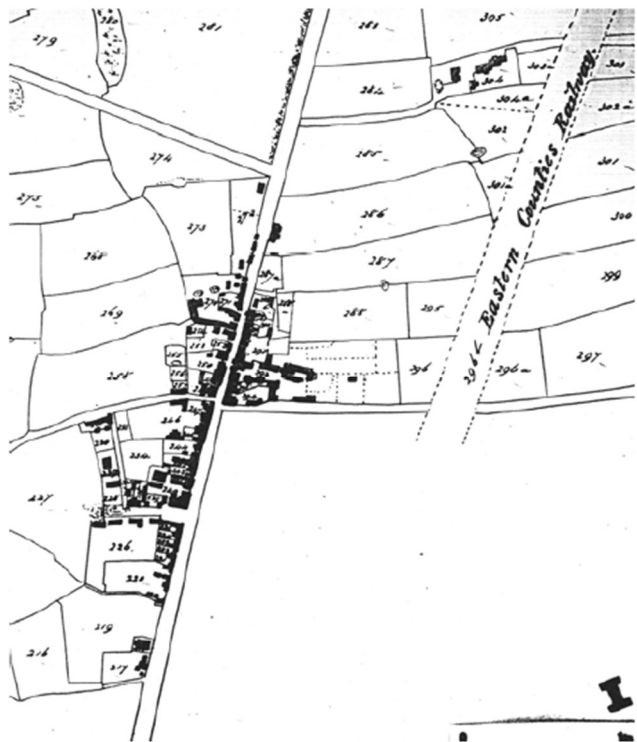


Fig. 6 Tithe map of Fryerning parish, 1839

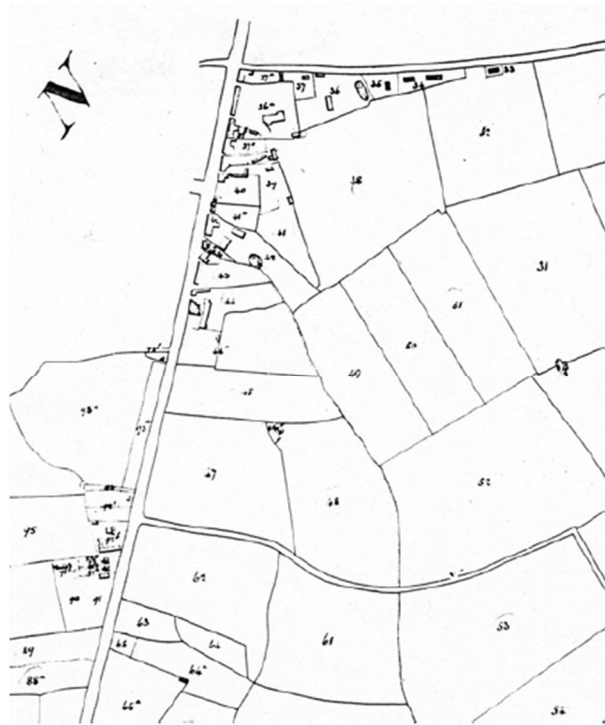


Fig. 7 Tithe map of Ingatestone parish, 1839.

By the time of the 1st edition OS map of 1875 two new schools had been opened in the town but otherwise there had not been any significant change in the form of the settlement (Fig. 8). The 2nd edition OS map of 1896 shows little further change, but the short terrace of cottages at the north-east end of Baker's Lane and also Clifton Terrace was present by this time (Fig. 9). The main development by the 3rd edition map (1921) was the addition of Norton Road infilling empty land adjacent to the Congregational chapel. South of the present conservation area boundary there was also further ribbon development along the High Street (Fig. 10).

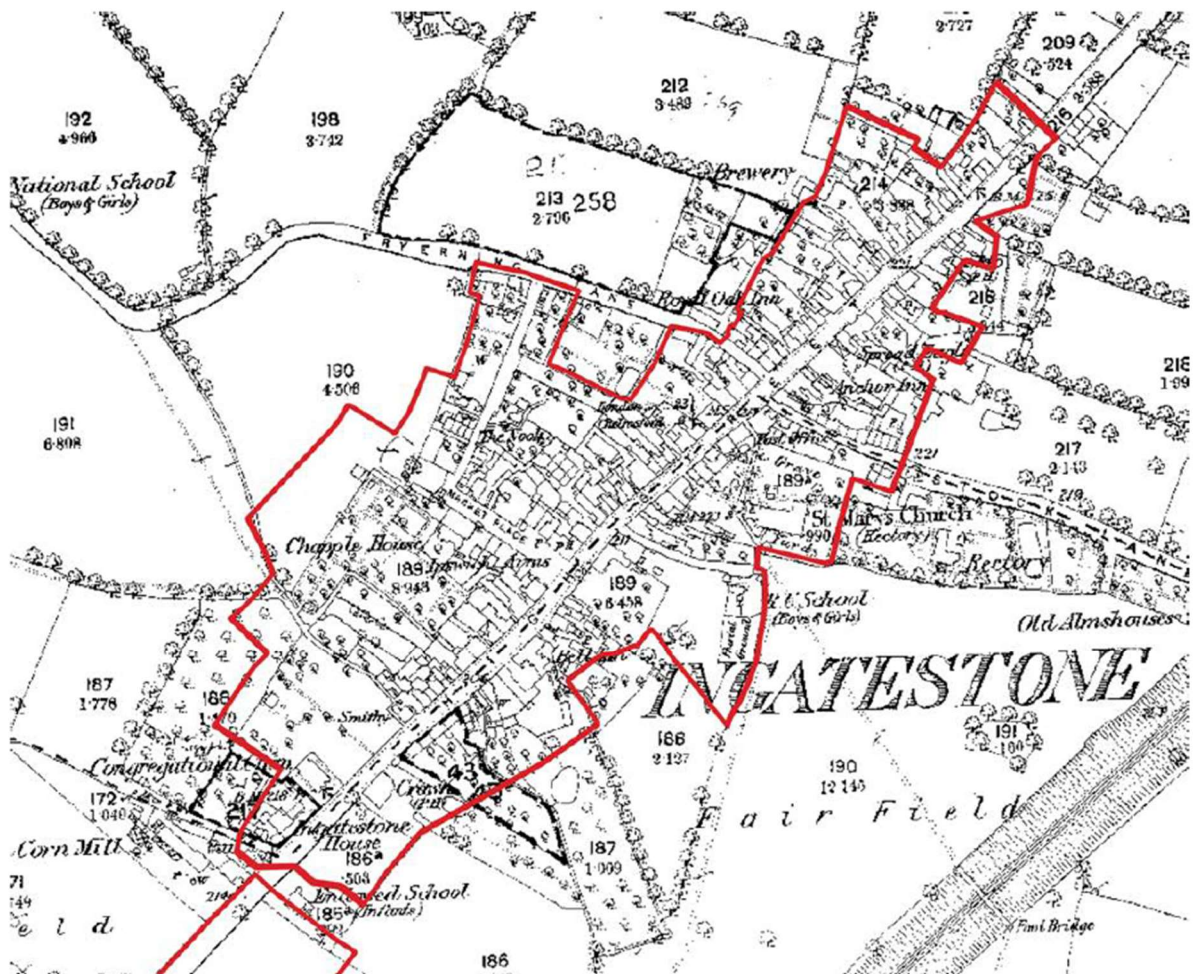


Fig. 8 1st edition OS map, 1875.

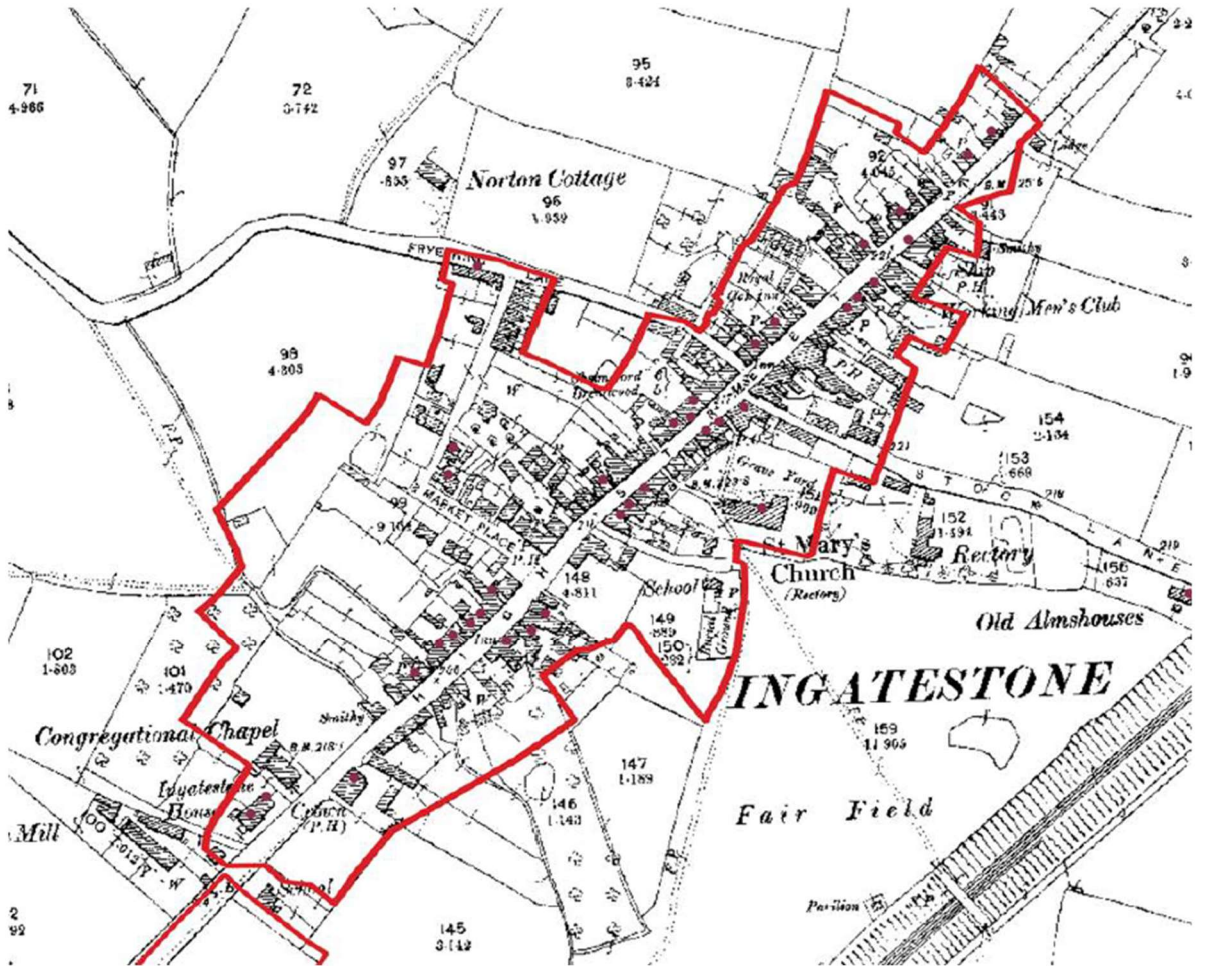


Fig. 9 2nd edition OS map, 1896.

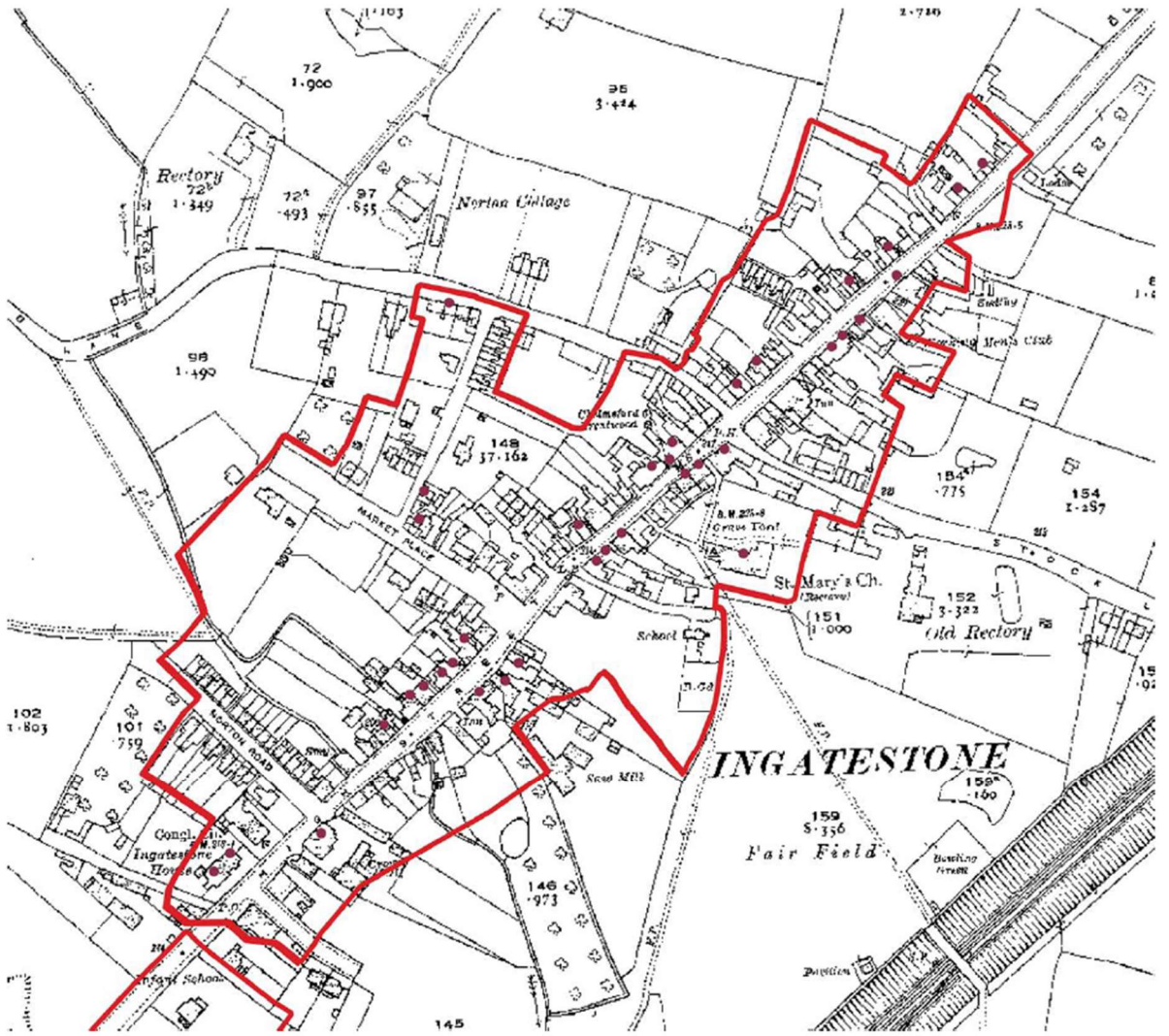


Fig. 10 3rd edition OS map, 1921

PROPOSED SCHEME

DEVELOPMENT:

Part change of use at ground floor; Class E to C3 and the construction of an additional storey to the outrigger to form a 1x bed flat.

- The application includes a part change of use to the rear of the site which is currently underutilized by the current occupiers whereby the storage areas serve the ground floor shop.
- The development includes refurbishment to the existing ground floor walls with changes to the fenestration. An additional story within the same footprint is proposed and set down from the original architecture.
- The proposal is in full compliance with the minimum space standards.
- Given the context of the area and the surrounding residential uses at first floor level, the proposal would not result in an overconcentration and would not be detrimental to the residential character of this area.
- The physical appearance of the extension work is to be of matching the existing style and is modest in size and scaling, therefore it is expected to not have any impact on the local character.
- There will be no impact to the existing occupants as they similarly benefit from side-facing windows.
- The standard of the proposed flat is to be materially finished to a high standard.
- Appropriate refuse and cycle storage will be provided for the development in accordance with policy.

Refer Appendix A for proposed drawings

CHARACTER ZONES

The conservation area can be divided into character zones based on visually unifying factors arising from the character and density of the built environment, combined with the age, uses and appearance of the buildings. Although the boundaries are arbitrary to some extent, the zones reflect differences in the character of the conservation area which should be considered when development proposals are considered.

The following provides a summary of the main characteristics of the character zones.

The High Street

This comprises linear development mostly built up to the pavement edge creating tight enclosure, with narrow intersecting lanes. It is characterised by historic architecture from different periods, mainly 16th to early 19th century. Eaves heights vary from single storey cottages to three storey Georgian facades. Architectural detailing is important. Traditional timber shopfronts make a strong contribution to character. Backlands, some with traditional outbuildings, are accessed through narrow openings and carriage arches.

MATERIALS AND DETAILING

The conservation area exhibits a varied palette of traditional building materials which contribute to its character, lending colour and texture to the built environment. Decorative embellishment and detail adds further interest to the street scene.

The oldest buildings are typically timber framed and rendered, and there is little exposed timber framing. Rough lime render is a traditional wall treatment that produces a pleasing textured finish. Rendered walls are generally painted white, off-white or a pale pastel shade. There is some

modern pargetting, but apart from a few historic examples of simple dotted patterning decorative pargetting is not a traditional treatment of render (Fig. 11).



Fig. 11 Painted render with dotted patterning on a timber framed cottage, no. 16 High Street.

There are occasional incidents of featheredged weatherboard on older buildings, but it is generally not used as the primary material on the main elevation. It may be used on part of the front elevation as seen on nos. 34, 36 and 38 High Street where it occurs only on the ground floor. It is used in the same way on Chapel House in Market Place. It is also sometime used on side elevations as seen at no. 12 High Street, or on secondary rear extensions. It does not appear to have been widely used as a principal wall treatment for domestic buildings within the conservation area, but was more commonly used on ancillary and utilitarian buildings in the past.

Soft red brick or reddish brown brick is widely used, and some good facing brickwork survives from the 18th and early 19th century. The church tower has fine Tudor brickwork. Tiles and bricks were made locally from at least the 13th century until the 17th century (Ryan 2000, 11). Brickwork is usually laid in Flemish bond. However there are examples of English bond brickwork, sometimes used on 19th and 20th century buildings such as nos 3 and 5 High Street, and nos 42 and 44 High Street. Red or warm brown brick makes a significant impact on the appearance of the conservation area, and together with red clay roof tiles lends colour and texture to the built environment. Brick has sometimes been painted or rendered, but good facing brickwork is traditionally left exposed and should not be covered up. Blue bricks are sometimes used, particularly on Georgian frontages, either randomly incorporated as at nos. 24 to 30 Baker's Lane, or used decoratively as seen at nos. 18 and 20 Market Place and at no. 98 High Street (Fig. 12). The United Reformed church dating from 1840 uses white gault brick, but this is not seen elsewhere in the conservation area. Yellow stock brick is not widely used in the conservation area, although some chimney stacks are of yellow brick. Bricks used in modern developments do not always harmonise well with the traditional brickwork. At Baker's Mews for example the brickwork is varied but predominantly yellow, which is a marked contrast to the red brick of the neighboring historic buildings. There is a good deal of cement repointing of historic brickwork in the conservation area. This not only detracts from the appearance of the brickwork but can also be damaging. Repointing, if necessary, should always be in line. Rubbed brick window and door arches are seen at no. 104 High Street for example. Windows in 18th and early 19th century brick buildings usually have flat gauged brick heads and are slightly cambered or cambered in later buildings. Decorative brick detailing around windows is sometimes seen, as on the windows of no. 98 High Street for example (Fig. 12). Other brick details include string courses, dentilled eaves and decorative corn.



Fig. 12 Red and blue brickwork and rubbed brick decorative window head on no. 98 High Street

The most common roofing material used on older steeply pitched roofs is plain handmade clay peg tiles. These double-cambered tiles with varied natural colour tones contribute greatly to attractive roofscapes in the town. Some 19th and 20th century buildings with steep pitched roofs have machine-made roof tiles. Slacker pitched roofs of later buildings are typically natural slate. Brick chimney stacks enliven the roofscapes, and are not traditionally painted or rendered (Fig. 13). They exhibit a variety of forms some with decorative corbelling, and make an important contribution to the lively and richly detailed character of the built environment. Small dormer

windows are often seen and are usually hipped or gabled. There is a great deal of decorative eaves detailing: as well as dentilled brickwork (sometimes there are two courses of decorative eaves brickwork) this includes wooden dentilled cornices and bracketed and corbelled eaves.



Fig. 13 Clay roof tiles and brick chimney stacks contribute to a lively roofscape in this view from the churchyard.

Windows are mostly timber vertically sliding sashes, painted white (Fig. 14). Small paned sashes are common, often six-over-six. Sash windows generally have a strong vertical emphasis. Georgian sashes and bow shop windows often have fine glazing bars which contribute to a delicate appearance. Later sashes have fewer glazing bars. Georgian frontages typically have a high window to wall ratio, which creates elegant and light façades. In traditional brick buildings the sash windows are usually recessed creating shadow lines in the elevation. In older timber framed and brick faced elevations they are more often flushed to the front sometimes with simple

molded architraves. Some modern development and refurbishment have introduced unsympathetic UPVC windows and doors into the conservation area.

The most typical traditional door style seen in the conservation area is the painted timber panelled doors, either with six panels (Georgian style) or four (Victorian) (Fig. 15). There are a few boarded doors, on vernacular cottages at the north-eastern end of the High Street and on some rear extensions. Some doors have simple treatments with small pentices or canopies on brackets, but there also some elegant Georgian doorcases with pediments and columns, including Berkeley House (no. 13A High Street). Semicircular Georgian fanlights are also seen. No. 100 High Street is an 18th century house with a good quality mid-20th century reconstructed frontage in a Georgian style including classically detailed window and door surrounds. Many properties which open directly onto the street have a single stone step up to the front door.



Fig. 14 & 15 Timber hornless sash window with distinctive head in high relief on the keystone, and elegant doorcase with panelled jambs and moulded and dentilled pediment, no. 27 High Street. There is a stone step up to the doorway.

Boundary treatments can make a significant impact on the character and appearance of conservation areas. Along the High Street most buildings are built up to the back of the pavement, but rear boundaries are typically marked by red brick boundary walls, generally with brick capping. In a number of places old brick boundary walls have survived where the principal buildings have been lost. This includes the tall boundary wall to the old house known as The Limes, which now partly borders Star Lane (Fig. 16), and the wall of the infants' school built in 1873 and demolished in the 1970s (part of which lies on the southern boundary of the conservation area). Historic photographs show that timber picket fences were also used more widely, in the Market Place for example, and in Norton Road. At the southwest end of the High Street there are some low red brick walls topped with simple iron railings. Close-boarded fences are not suitable for the conservation area.

Road surfaces today are principally asphalt, although the High Street was surfaced in rolled grit until the second half of the 1920s (Nichols, 2005). Stock Lane has recently surfaced in asphalt over an older surface. Some historic granite kerbstones have survived where they have not been replaced with concrete.



Fig. 16 Red brick boundary walls, Star Lane

AREA ANALYSIS

The area analysis begins at the northern end of the High Street on the north-west side and proceeds south-west along the street. Market Place, Baker's Lane and Norton Road are then described. The analysis then returns to the northern end of the High Street and continues along the south-east side taking in the neighbouring roads.

High Street, north-west side

At the north-east end of the High Street on the north-west side are several attractive 17th and 18th century timber frame and rendered cottages with clay tile roofs, some with steep steps up to the front doors. Historically some of these steps were timber, and no. 12 still has its wooden steps although most have been replaced with brick (Fig. 17). These steps are a characteristic feature at this end of the High Street and are evidence that the High Street has been hollowed out over time. These vernacular cottages create an attractive approach to the conservation area, and Nos 14, 16, 18 and 20 are listed Grade II (Fig. 18). No. 22 is a small, detached timber framed 18th century cottage.



Fig. 17 & 18 Red brick boundary walls, Star Lane

No. 24 is an unusually large brick house, possibly late 19th, or early 20th century in date, with decorative brick eaves courses, and canted brick jambs and window heads. It has a distinctive large central chimney stack with four diagonal stacks rising above the central block. No. 26 is a late 20th century building which, whilst the design of the windows and other details is unsympathetic, nevertheless respects the scale, form and building line of the adjacent listed building at nos 28 and 30. Nos 28 and 30 are a pair of red brick cottages, listed Grade II (Fig. 19). The pair has a Georgian frontage, and the delicate wooden dentilled cornice is a nice detail. The left side elevation has painted weatherboard to the first floor along Woodlands Close. There are poorly designed replacement windows in the dormers where traditional timber casements would be better.



Fig. 19 Nos 28 and 30 High Street.

Between nos 30 and 32 is Woodlands Close, a small 1980s development of three detached houses (Fig. 20). They stand on the site of the former brewery buildings associated with no. 32 High Street. The curved alignment of the drive, with gravel surfacing and planting, creates an attractive soft setting for these buildings when viewed from the High Street. No. 32, Woodlands, is a large red brick house, dating from around 1900, which at one time was part of the brewery complex. The original coaching door has been bricked in, and it has UPVC sash windows which whilst not entirely sympathetic in the conservation are better detailed than other plastic windows in the High Street. Some of the windows have egg and dart terracotta moulding beneath the window cills.

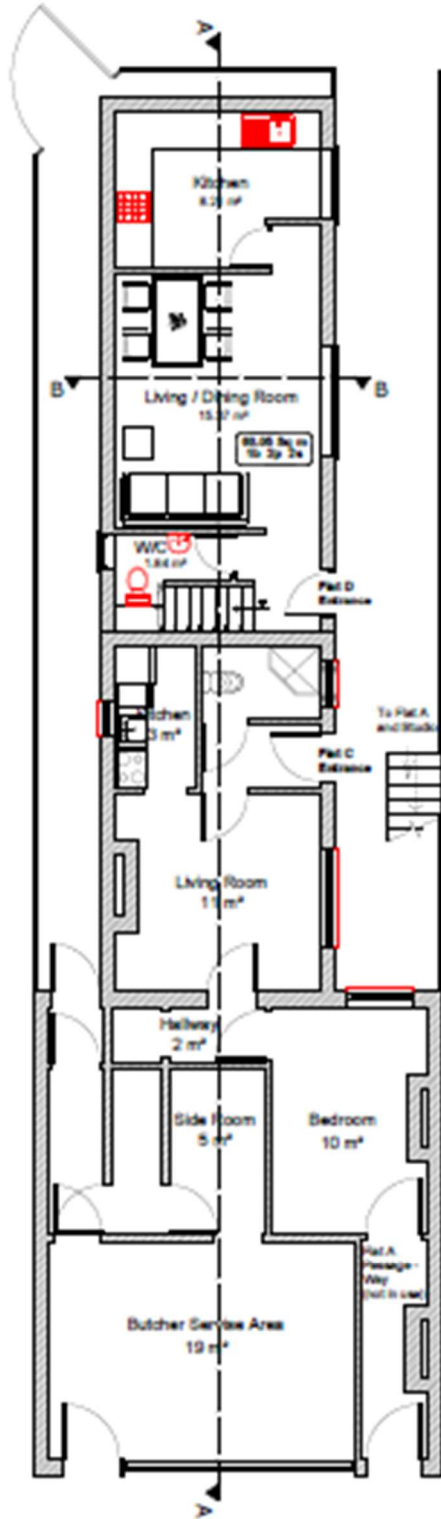


Fig. 20 Woodlands Close viewed from the High Street

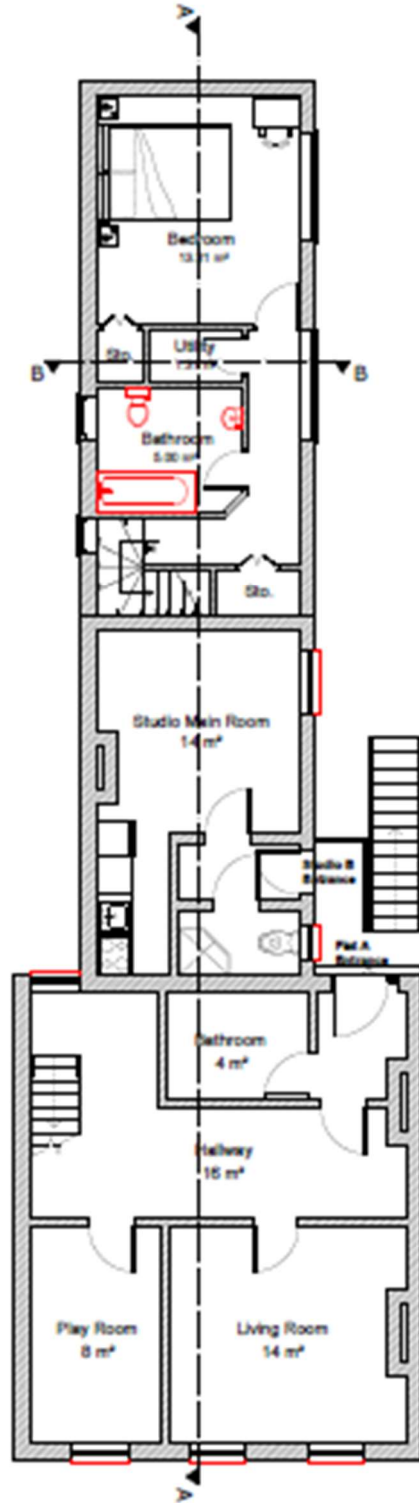
CONCLUSION

- This Heritage Statement has been prepared on behalf of Octavia House Schools to assess the potential impact of the proposed advert applications at Octavia House School, High Street, Great Baddow on the historical environment.
- The impact of the development on the Conservation Area is neutral. These are at worst minor adverse impacts, but need to be seen in the context of the site and its surroundings in this mixed-use area where signage is commonplace.
- Although related to a separate application, beneficial impacts are considered to arise from the improved appearance of the built form and open spaces on the site and the design quality of the proposals resulting in a re-formed, high quality, built development which has regard to the sensitivities of the Conservation Area.
- The impacts of the proposals contained within these advertisement applications are considered to equate to “less than substantial harm” in terms of the NPPF, at the lowest end of the scale.
- It is therefore submitted that the proposals have special regard for the desirability of preserving the architectural and historic interest, and setting, of the listed buildings in the vicinity and the location of the site within the Ingatestone High Street Conservation Area.

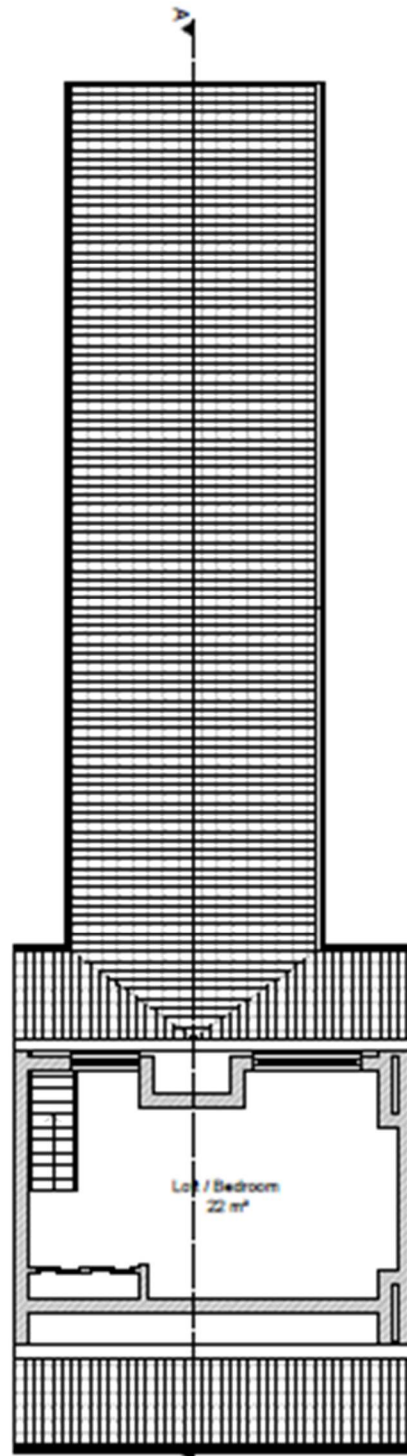
APPENDIX A – PROPOSED DRAWINGS



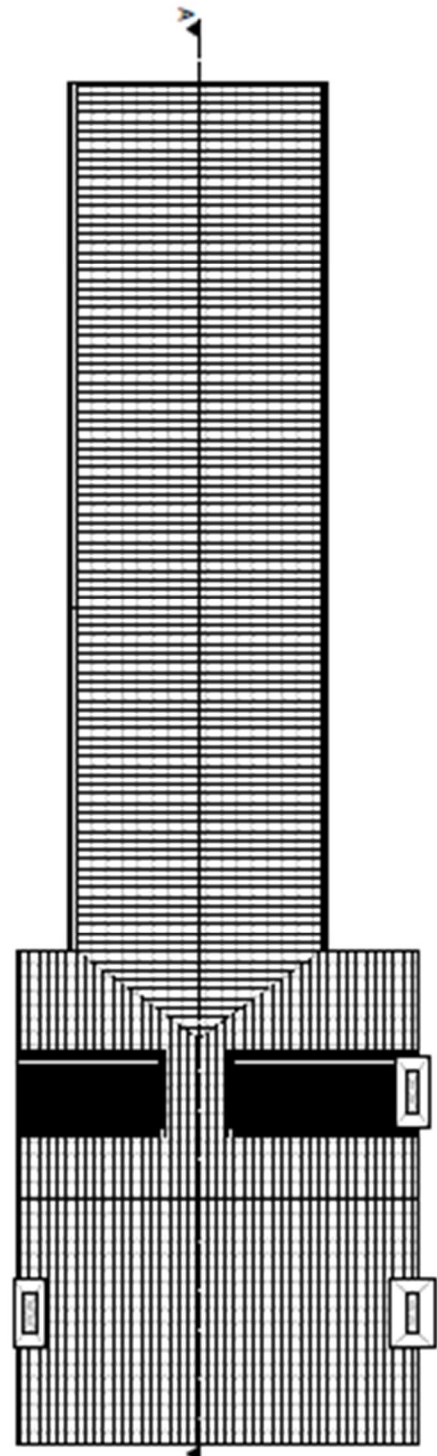
Proposed Ground Floor
Scale 1:100



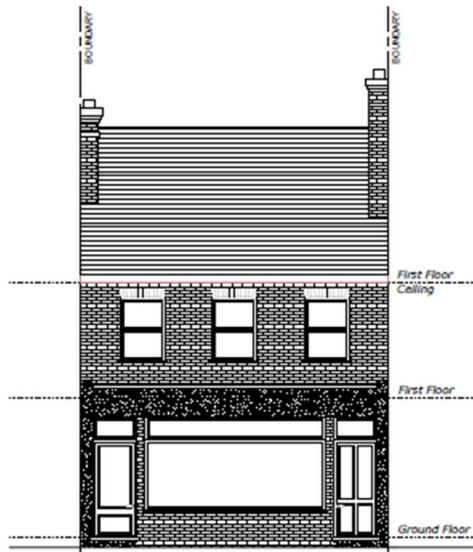
Proposed First Floor
Scale 1:100



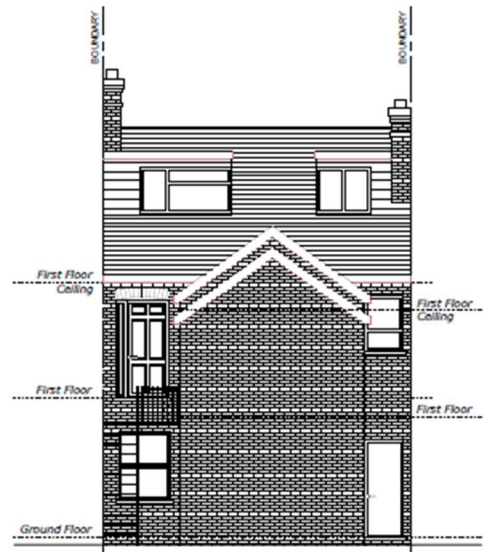
Proposed Loft Floor
Scale 1:100



Proposed Roof Plan
Scale 1:100



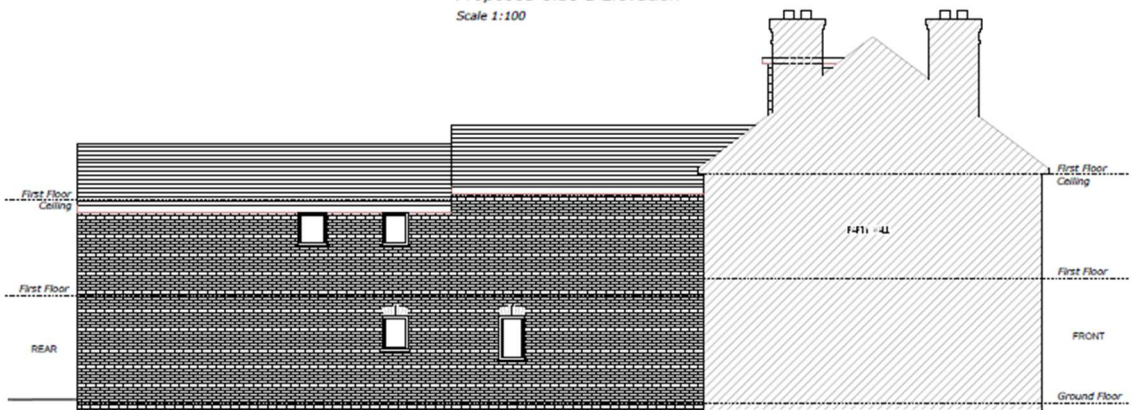
Proposed Front Elevation
Scale 1:100
(No Change)



Proposed Rear Elevation
Scale 1:100

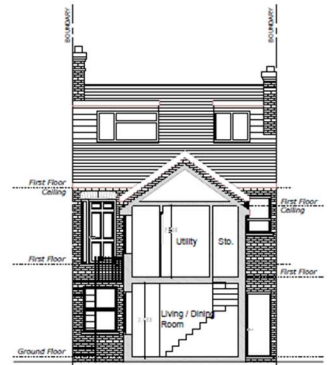


Proposed Side 1 Elevation
Scale 1:100





Proposed Section A-A
Scale 1:100



Proposed Section B-B
Scale 1:100

APPENDIX B – LISTED BUILDINGS IN THE CONSERVATION AREA

APPENDIX: LISTED BUILDINGS IN THE CONSERVATION AREA

The following buildings within the conservation area are all included in the statutory list of buildings of architectural or historic interest. The full listing entries can be viewed at www.imagesofengland.org.uk, along with photographs of most of the buildings.

Baker's Lane Nos 33 & 35, Baker's House	Grade II
Fryerning Lane No. 10, Scotts	Grade II
High Street (north-west side) Milepost between nos 74 & 76	Grade II
Nos 14 & 16	Grade II
Nos 18 & 20	Grade II
Nos 28 & 30	Grade II
Nos 34, 36 & 38	Grade II
Nos 56 & 58, Old Bank House (No. 56)	Grade II
Nos 60, 62 & 64	Grade II
Nos 72 & 74	Grade II
No. 76	Grade II
No. 82 & 84	Grade II
No. 98	Grade II*
No. 100 and attached steps and handrails, Stonedene	Grade II
No. 102, Cranwell House	Grade II
No. 104, Le Brooke House	Grade II
Nos 106 & 108	Grade II
Nos 112, 114, 116 & 118	Grade II
No. 126, Ingatestone House (north-east part)	Grade II
No. 126, Ingatestone House (south-west part)	Grade II
High Street (south-east side) Church of St Edmund and St Mary	Grade I
K6 telephone kiosk between nos 5 & 7	Grade II
The Bell Inn	Grade II
The Crown Inn	Grade II
The Star Inn	Grade II
Nos 9 & 11, Woodgrange House	Grade II
No. 13	Grade II
No. 13A, Berkeley House	Grade II
No. 23, Corner House Private Hotel	Grade II
No. 25	Grade II
No. 27	Grade II
No. 39 & 39A	Grade II
Nos 41 & 43	Grade II
No. 51	Grade II
No. 53	Grade II
Market Place Nos 18 & 20 (includes no. 37 Baker's Lane)	Grade II



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