

# Kelvedon Conservation Area Character Appraisal and Management Plan



Client:  
Braintree District Council

Date:  
Approved July 2020



Essex County Council



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# Contents

<b>1.0 Introduction</b>	<b>4</b>	Character Area 4	27	Enforcement	47
1.1 Summary	4	Character Area 5	29	General Maintenance	47
1.2 Conserving Braintree’s Heritage	4	Character Area 6	32	Heritage Statements	47
1.3 Purpose of Appraisal	5	Character Area 7	35	Tree Management	48
1.4 Planning Policy Context	5	3.4 Views	38	New Development	48
<b>2.0 Kelvedon Conservation Area</b>	<b>7</b>	3.5 Public Realm	41	Neutral Elements	48
2.1 Context and General Character	7	3.6 Landscaping and Open Spaces	42	Public Facing Resources	48
2.2 Origin and Evolution	8	3.7 Contribution of Key Un-Listed Buildings	42	5.2 Positive Management: Longer Term	49
2.3 Designation of the Conservation Area	11	3.8 Traditional/Local Building Materials	43	Boundary	49
2.4 Revisions of the Boundary	11	3.9 Beyond the Conservation Area Boundary	43	5.3 Council-Led Projects	49
2.5 Setting of the Conservation Area	12	<b>4.0 Opportunities for Enhancement</b>	<b>44</b>	Public Realm	49
2.6 Designated Heritage Assets	13	4.1 Car Parking	44	5.4 Funding Opportunities	49
2.7 Non-Designated Heritage Assets	13	4.2 Building Frontages	44	<b>6.0 Appendices</b>	<b>50</b>
2.8 Archaeological Potential	14	4.3 Vacant Premises	44	6.1 Bibliography	50
<b>3.0 Assessment of Significance</b>	<b>15</b>	4.4 Access and Integrationnt	44	6.2 Listed Buildings	51
3.1 Summary	15	4.5 Inappropriate Modern Development	44	6.3 Legislation and Planning Policy	58
3.2 Land Usage	15	4.6 Neutral Contributors	45	6.4 Glossary (NPPF)	59
3.3 Character Analysis	16	4.7 Public Realm	45		
Character Area 1	17	<b>5.0 Management Proposals</b>	<b>47</b>		
Character Area 2	21	5.1 Positive Management: Shorter Term	47		
Character Area 3	23	Local Heritage List	47		



# 1.0 Introduction

## 1.1 Summary

This Appraisal and Management Plan will provide an overview of the designation of the Kelvedon Conservation Area, outlining its designation history, alterations to the Conservation Area boundary, and highlight the special interest of the area. The appraisal will also consider those buildings and features which contribute to its character and special interest.

Conservation Area designation gives broader protection than the listing of individual buildings as it recognises all features within the area which form part of its character and ensures that planning decisions take the enhancement and preservation of the quality of the area into consideration.

The special interest of the Kelvedon Conservation Area is principally derived from its history as a small town and a key centre for seed production in the late nineteenth century. Pevsner describes the settlement as giving the general impression of 'a great variety of skyline and more of gables than of Georgian brick-cubes'. Unusually, the early medieval town was multi-focal, being centred on the cross-roads at either end of the High Street which follows the line of the original Roman road to Colchester. The location of the Saxon manorial sites and the early mills appear to have governed the early development of Kelvedon. The historic market-place was located at the staggered road junction of Church Street, Maldon Road, London Road and the High Street, with the church located to the north on Church Street with the Saxon manor of Church Hall behind it. At the eastern end of the High Street a second settlement grouping developed around the crossing-point of the River Blackwater and the junction with the road to Coggeshall. The eastern side of the river is in Feering parish and was originally a separate hamlet, again focussed on the main road and river crossing. In the eighteenth and nineteenth centuries, ribbon development gradually infilled the area between the two medieval cores and linked Feering to Kelvedon.

There are numerous Listed Buildings, of which the most significant are the Grade I listed Numbers 1-5 High Street (Templar Terrace) and the Grade II\* Sun Inn and Cottage, Feering House, Easterford Mill, Old Timbers, Red House, St Mary's House, Numbers 26-30, 180,

Bridgefoot House and Chambers and Dormers. For the full list of Listed Buildings see Appendix 2.

The River Blackwater forms a natural divide between Kelvedon and Feering; it also marks the line of the parish boundary. The river also delimits the settlement with modern development being confined between the river and the High Street. To the north the railway performs a similar role. The wider landscape setting remains rural, despite the presence of the A12. There are good views of the rural landscape and the Blackwater from Swan Street and Maldon Road.

## 1.2 Conserving Braintree's Heritage

Braintree District Council has appointed Place Services to prepare a Conservation Area Appraisal for the Kelvedon Conservation Area. The Conservation Area Appraisal and Management document is provided as baseline information for applicants to consider when designing or planning new development in Kelvedon and its environs.

This appraisal provides an assessment of the historic development and character of Kelvedon Conservation Area. This will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Character Area's to new development, highlighting key assets of importance.

This assessment will consider how different Character Areas within Kelvedon came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of Kelvedon. This assessment is based on information derived from documentary research and analysis of the individual Character Areas.



The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (2019) and The Setting of Heritage Assets (2017).

### 1.3 Purpose of the Appraisal

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the Historic Environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This appraisal will strengthen understanding of Kelvedon Conservation Area and its development, informing future design.

### 1.4 Planning Policy Context

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation

and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Part 16 (Conserving and enhancing the natural environment) of the Government's National Planning Policy Framework (MHCLG February 2019).

The Conservation Area, which is the subject of this appraisal, is located within the area covered by Braintree District Council. Local planning policy is set out in the Braintree Development Plan. The current adopted Braintree District Development Plan is made up of a number of documents, including the Local Plan Review 2005 and the Core Strategy 2011. Policies which are relevant to heritage assets are listed below.

Local Plan Review 2005 policies:

- RLP 81 Trees, Woodland Grasslands and Hedgerows
- RLP 90 Layout and Design of Development
- RLP 95 Preservation and Enhancement of Conservation Areas
- RLP 96 Demolition in Conservation Areas
- RLP 97 Changes of Use in Conservation Areas
- RLP 98 Environmental Improvements in Conservation Areas
- RLP 99 Demolition of Listed Buildings
- RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings
- RLP 101 Listed Agricultural Buildings
- RLP 102 Enabling Development
- RLP 104 Ancient Monuments and Sites of Archaeological Importance
- RLP 105 Archaeological Evaluation
- RLP 106 Archaeological Excavation and Monitoring
- RLP 107 Outdoor Advertisements
- RLP 108 Fascias and Signs in Conservation Areas
- RLP 109 Illuminated Signs in Conservation Areas



Core Strategy 2011 policies:  
CS 8 Natural Environment and Biodiversity  
CS 9 Built and Historic Environment

In 2014, Braintree District Council began on a new Local Plan which will set out the Council's strategy for future development and growth up to 2033. The document is in two parts:

Section 1 - Strategic Plan for North Essex - including the Garden Communities (This document is shared with Colchester Borough Council and Tendring District Council)

Section 2 - Policies, maps and sites for development, housing, employment, regeneration etc. within Braintree District Council.

The New Local Plan was submitted to the Planning Inspectorate in October 2017. Section 1 is currently under examination by a Planning Inspector. We are advised that Section 2 will follow. Once adopted, it will replace both the Core Strategy (2011) and the Local Plan Review (2005). Policies within the draft Braintree District Local Plan (2017) which are relevant to heritage assets include:

- SP 6 – Place Shaping Principles
- LPP 55 – Layout and design of development
- LPP 56 – Conservation Areas
- LPP 57 - Demolition in Conservation Areas
- LPP 58 – Shop fronts, fascias and signs in Conservation Areas
- LPP 59 – Illuminated signs in Conservation Areas
- LPP 60 – Heritage Assets and their setting
- LPP 61 – Demolition of Listed Buildings or structures
- LPP 62 – Enabling Development
- LPP 63 – Archaeological evaluations, excavation and recording
- LPP 66 – Cemeteries and churchyards
- LPP 69 – Tree protection

The latest policy position and Development Plan Documents can be found in the Planning Policy section of the Council's website.

Brockwell Meadows beside the River Blackwater, located southeast of Kelvedon, comprises former floodplain meadows and is designated as part of the Local Nature Reserve (LNR). This is freely accessible at all times and regularly managed by Kelvedon Parish Council in conjunction with the Brockwell Group.

## 2.0 Kelvedon Conservation Area

### 2.1 Context and General Character

Kelvedon is located in the southern half of Braintree District. Kelvedon is a linear development along the former main London-Colchester Roman road. The historic town overlaps the site of an earlier Roman town, also sited on the main Roman route. The eastern limit of the town, and parish, is formed by the River Blackwater.

The medieval settlement developed around two cores. The first of these comprised the manor and church complex at the western end of the town, together with the staggered road junction of Church Street, Maldon Road and the High Street, with a market place located on the junction itself. The second area of historic settlement was at the north-eastern end of the town, centred on the crossing-point of the River Blackwater and the junction of the High Street and Coggeshall Road. Ribbon development along the High Street gradually infilled the area between the two original centres. To the northeast of the Conservation Area, Feering Church and Hall (which form a separate Conservation Area), are now linked to Kelvedon by recent developments. Kelvedon is now largely a 'commuter village', with the majority of inhabitants employed outside the village itself.

The town is sited along a gravel terrace above the water-meadows of the River Blackwater. There is modern development to the rear of the historic High Street; this is bounded by the railway line to the north-west and the Blackwater to the south-east. The wider settlement's setting is largely rural and historic in origin.

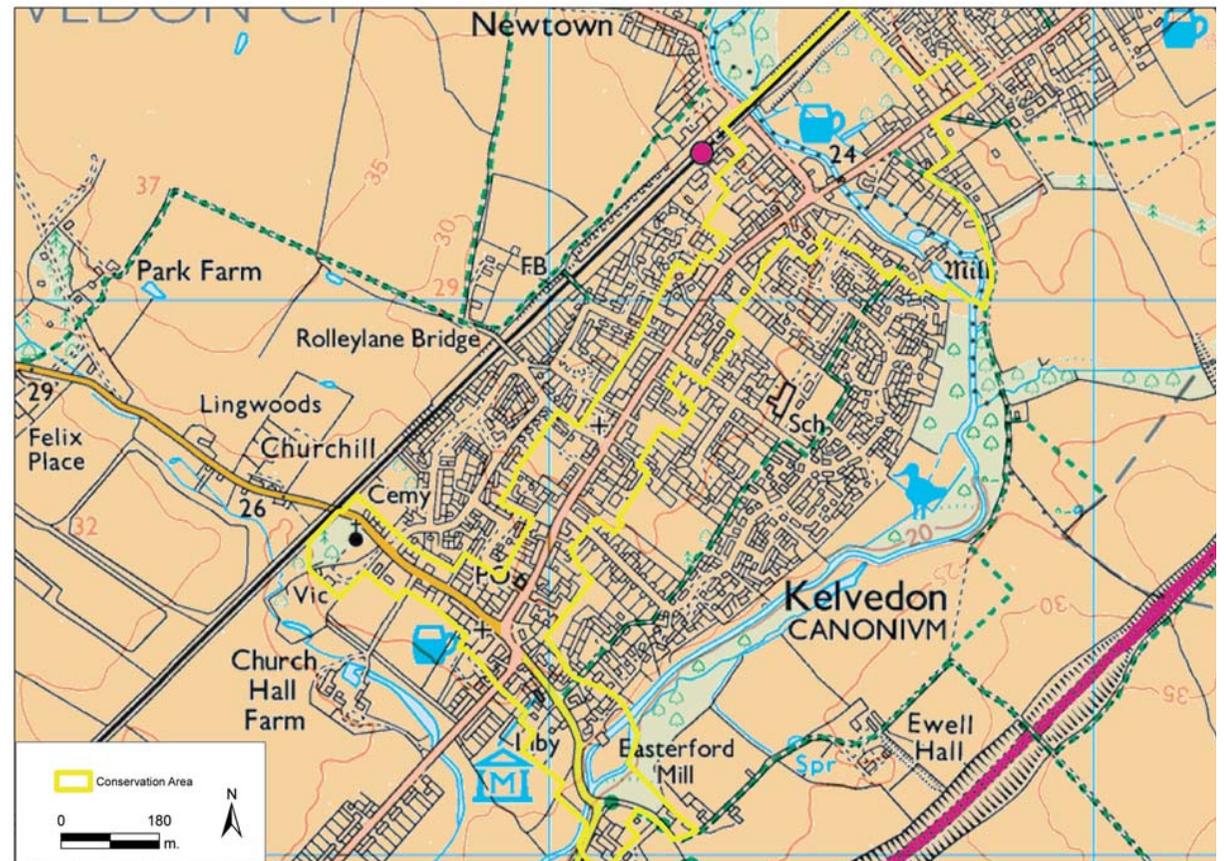


Figure 1 Kelvedon Conservation Area within its wider context ©OS Maps



## 2.2 Origin and Evolution

The following section provides an overview of the history of Kelvedon and its environs.

### Early history of the area

Kelvedon is located immediately to the north-east of what was a large lake in the Palaeolithic period. Flints from the Palaeolithic and Mesolithic periods have been recovered from the area and a number of Palaeolithic flint tools have been found in Kelvedon itself. Mesolithic flintwork and one Mesolithic feature have also been found in the town and Neolithic, Bronze Age and Early Iron Age finds have also been recovered.

Middle Iron Age settlement, including roundhouses, has been revealed west of the High Street, set back from the main road. Evidence of Late Iron Age settlement has been found throughout the area of the Roman town indicating this was the first substantial settlement of the area.

The earliest Roman settlement in Kelvedon consisted of a probable fort and civilian settlement. The location of the early Roman built-up area approximates to that of the preceding Late Iron Age settlement. The Roman road from London to Colchester was the dominant feature of the local landscape and formed the northern limit of the Roman settlement. The alignment of this Roman road dictated all subsequent layouts of the town. The town was surrounded by a large defensive ditch, with a temple and a possible mansio (government inn) located within the town enclosure. Four separate Roman cemeteries are known to be located within the immediate environs of the town. By the end of the Roman period the town was in decline, although there is some evidence for continuation of settlement, not necessarily urban in nature, into the early Saxon period.

### Saxon and medieval period

The early Saxon period is represented by a cemetery on the border between Feering and Kelvedon parishes, which occupied the same area as one of the Roman cemeteries; this indicates some continuity of occupation in the area. This site is a Scheduled Monument. The location of the accompanying settlement is not known. The later Saxon period provides more substantial evidence for settlement. Two principal manors existed in Kelvedon parish, Church Hall to the rear of the church and Felix Hall to the north-west of the settlement. Church Hall manor was given to Westminster Abbey in 998 by Leofwine son of Wulfstan. The later Saxon settlement is known to have included two mills and a church. These mills probably stood on the site of the present Easterford (TL 8669 1907) and Grey's Mills (TL 8610 1822) on the River Blackwater, both are recorded in the Domesday Book.

The later medieval town was under the control of several different manors, with Church Hall and Felix Hall holding the majority of the High Street properties. Many of the Listed Buildings on the High Street date to this period. The medieval town consisted of two distinct nuclei of settlement, at the south-western end the settlement was centred on the church and hall complex on Church Street and the staggered cross-roads formed by the High Street, Church Street, Maldon Road and London Road. The Parish Church of St Mary the Virgin is twelfth century in date, though the majority of the structure dates to the thirteenth and fourteenth century and is of transitional style. At the opposite end of the town a second focus of settlement developed, centred on the crossing-point of the River Blackwater and the road junction of the High Street, Coggeshall Road, Swan Street and Feering Hill.

No documentary evidence has been found for the granting of a market in Kelvedon; however it is presumed that the town had some form of market function. St Mary's House on St Mary's Square is a fifteenth century public building, probably originally a market hall built by the Abbey of Westminster. In 1491, a John Marler bequeathed money for the maintenance of the Common Well which was sited within the presumed market-place. Other key buildings dating from the period include the manorial court-house, the mansion of the Abbot of Westminster (Numbers 1-5 High Street and Number 1 Church Street) the vicarage and two mills.

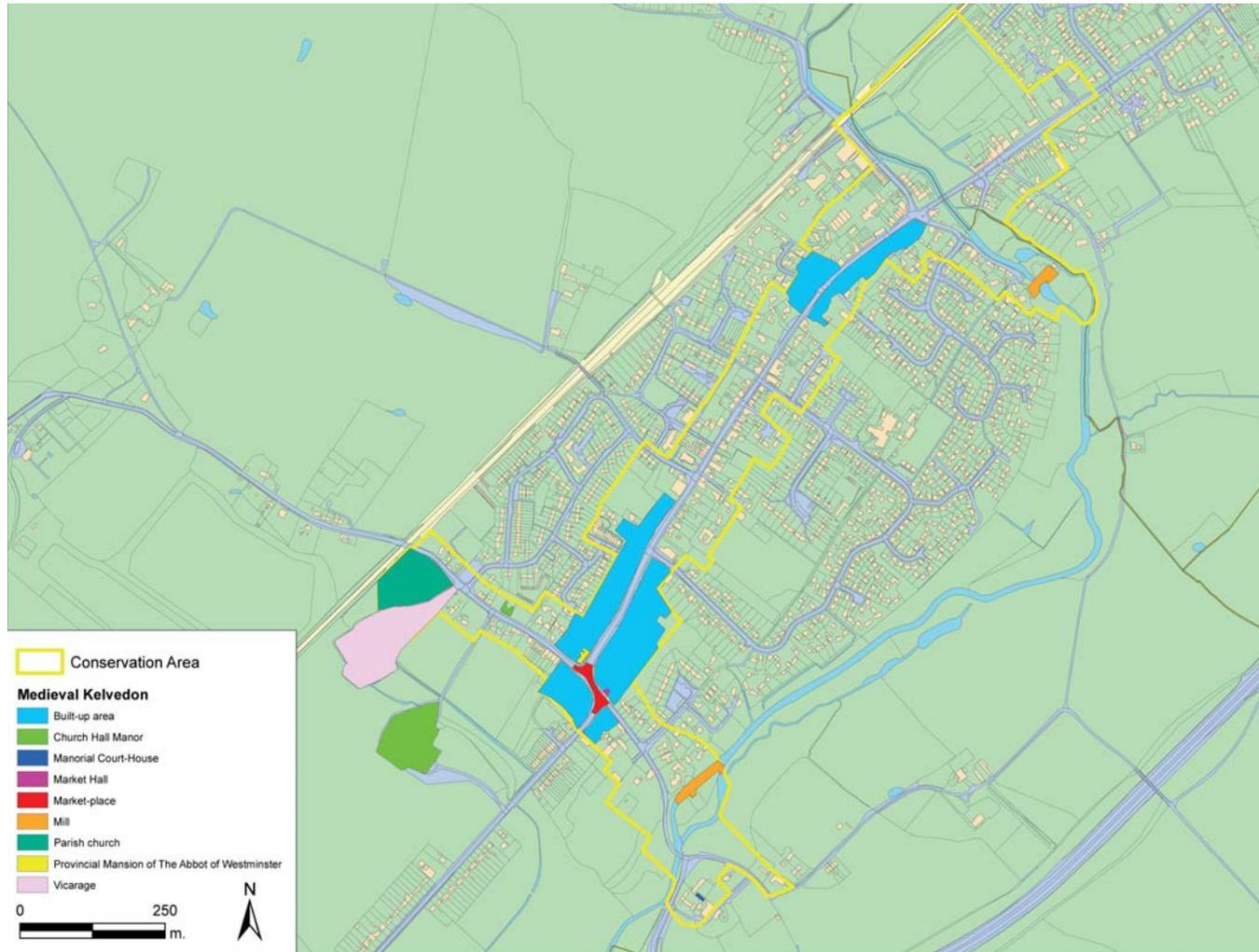


Figure 2 Distribution of medieval settlement within Kelvedon

**Post-medieval period**

The 1777 Chapman and André map depicted the town as retaining its original historic cores at either end of the High Street but these have now been linked by piecemeal ribbon development. By the mid-nineteenth century, the entirety of the High Street was built-up. Many significant buildings of this later period survive, including a wide range of civic buildings including a school, the Kelvedon Institute and the fire-station. The Congregational Church is sited prominently on the High Street, and a Quaker Meeting House with its own burial ground opened in 1711 to the rear of the High Street. The parish church was extensively restored in the nineteenth century. The railway opened in 1843.

The traditional agricultural industries continued in Kelvedon. The present Easterford Mill is sixteenth century in origin with early nineteenth century additions, whilst Greys Mill was rebuilt in 1830 following a fire. Ten malt-houses existed in the early nineteenth century and these are likely to have been supplied by grain grown in the fields surrounding the settlement. The malt industry eventually declined with the advent of the railway in 1843 when the barley started being transported to Ware for malting. In the late nineteenth century the

town became a centre for seed production. In addition the town's location on the main London –Colchester Road meant that it served as a staging-post town and provider of accommodation for travellers.

**Modern**

Kelvedon is now largely a commuter village. Further infill development led to the coalescing of Kelvedon and Feering, which are now separated only by the river and the water-meadow. The site of the Roman fort and town to the south of the High Street was largely developed over in the 1970s and 80s, and development on this side of the High Street now stretches as far as the Blackwater flood plain. To the north of the High Street, the infilling of the area between it and the railway line dates to the later twentieth century.

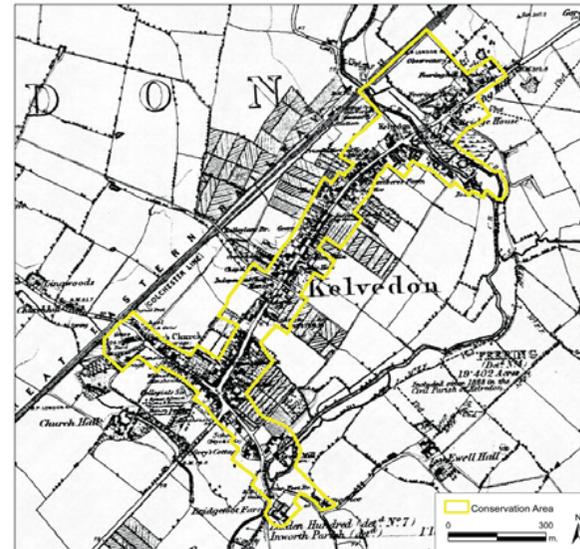


Figure 3 (Above) Extract from 1st edn. OS map, 1881

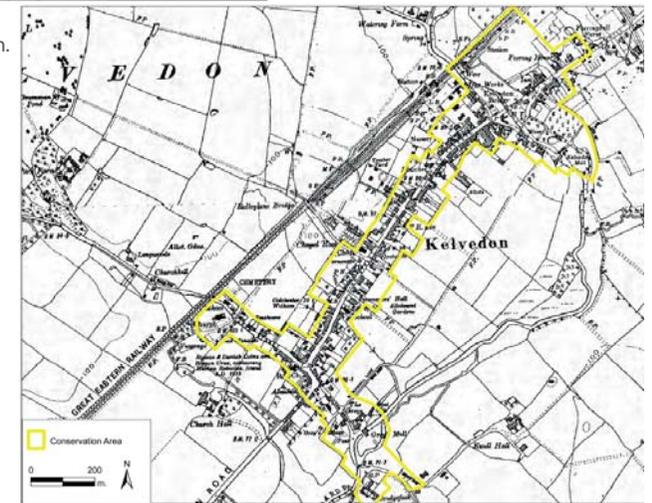


Figure 4 (Above) 1920 3rd edn. OS map showing gradual expansion along the High Street

### 2.3 Designation of the Conservation Area

Kelvedon Conservation Area was designated in 1969. The extent of the Conservation Area was mapped, but there has been no accompanying Character Appraisal or Management Plan. In 1988 Braintree District Council produced a booklet on 'Conservation Areas and Historic Buildings in Braintree District' which in the introduction makes comment that "The 1967 Civic Amenities Act introduced the concept of conservation areas as a basis for safeguarding areas of special architectural or historic interest thereby acknowledging that the quality of the architectural interest lay not only in the buildings themselves but in building groups and entire environments." The criteria for Conservation Area designation include the setting of the Conservation Areas 8a. Landscape setting/topography (settlement in valley, hilltop or ridge), 8b. Settlement landscape: village greens, ponds, trees, riverside setting.

### 2.4 Revisions to the Boundary

As part of this review, the conservation area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Kelvedon's unique built environment. The NPPF (2019, para. 186) states that "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".

#### Necessary Reductions

- Reduction to exclude the area of car show-rooms and garages on Station Road to reflect current land use and significance;
- Reduction to exclude recent development of Barnfield to reflect current land use and significance; and
- Reduction to exclude the area of modern housing along World's End Lane on the former flood plain to reflect current land use and significance.

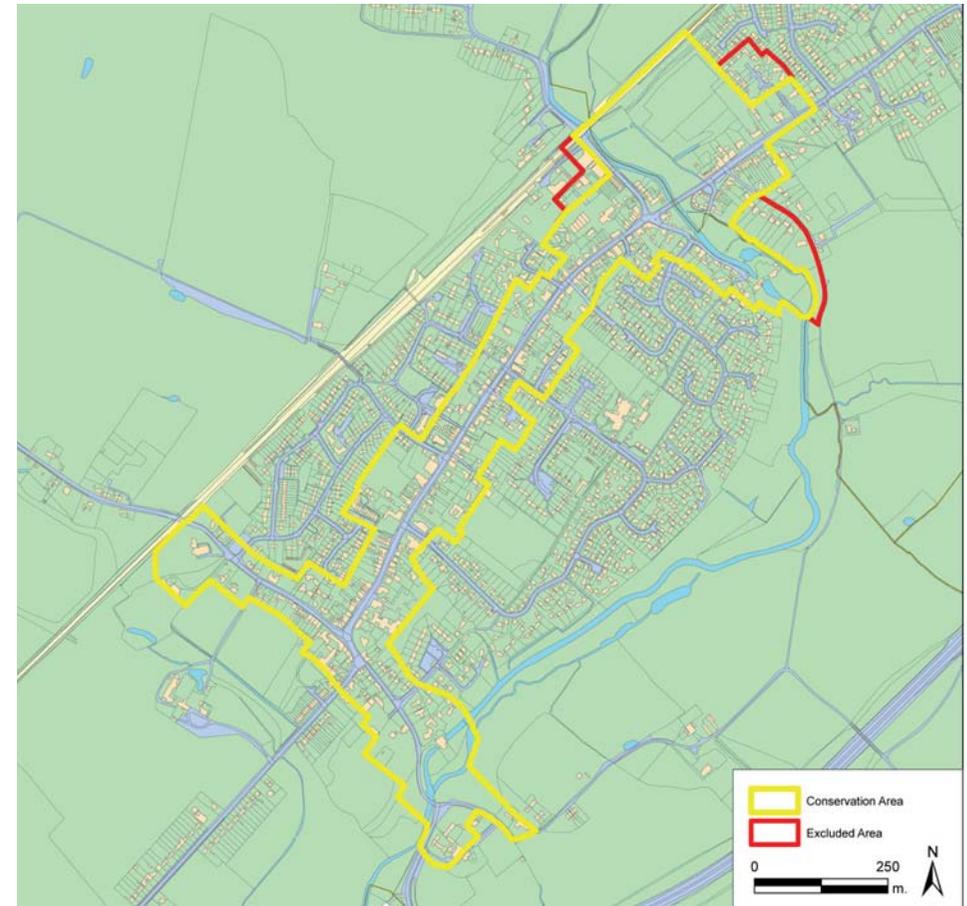


Figure 5 Revisions to Boundary

## 2.5 Setting of the Conservation Area

The Conservation Area is sited on a slight ridge above the flood-plain of the River Blackwater. The wider setting of Kelvedon is still largely rural (Figure 6) and is integral to the understanding of the history of the village. To the west and north are the former manorial holdings of Church Hall and Felix Hall, who were responsible for the initial development of the medieval settlement. The economic basis of the medieval and post-medieval town was founded on a combination of its agricultural setting, particularly its association with the two mills, the malt industry and seed production, as well as its location on the route of the road from London-Colchester and the opportunities to cater to the needs of travellers on the road. The road was Roman in origin; however its route remained a dominant landscape feature through the subsequent millennia, influencing both the location and morphology of the medieval settlement. The Roman fort and town was located to the south of the High Street, the area was only fully developed in the 1970's and 80's.

Modern expansion to the rear of the buildings that front onto the High Street has been confined by the River Blackwater to the south and the railway line to the north. The modern A12, which replaced the original Roman route as the primary arterial route through Essex, is located to the south-east of the town and it is not visible from the Conservation Area.

There are significant views out from the Conservation Area into the wider landscape, particularly from Greys Mill to the south and west along the Blackwater valley and from Swan Street across the Blackwater to the rising ground of Feering parish. From the rail crossing on Church Road the view westwards and northwards encompasses the historic estates of the two principal manors associated with the town, Church Hall and Felix Hall. The field pattern, together with the pattern of lanes, footpaths and isolated farmsteads is historic in origin and in many cases derive from the medieval period. There has been hedgerow loss, but the overall grain of the historic fieldscape is still legible. There are also significant views towards the Conservation Area from the wider landscape and environs, particularly from the south-west and south-eastern ends of the town and from the rail-crossing southwards along Church Street to the historic market-place and road junction. Brockwell Meadows, beside the River Blackwater, is designated as part of the Local Nature Reserve (LNR).



Figure 6 GoogleEarth image of Kelvedon showing the wider rural setting of the Conservation Area

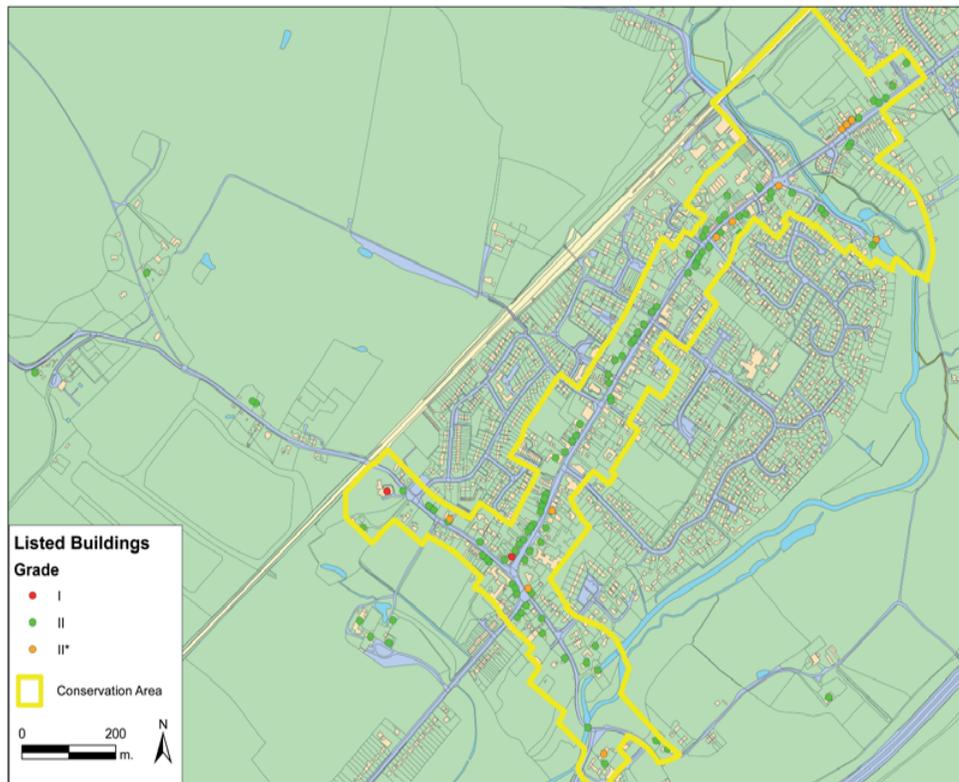


Figure 7 Distribution of designated heritage assets within the Conservation Area

## 2.6 Designated Heritage Assets

In total there are 103 designated heritage assets within the Conservation Area (see Appendix 2). Numbers 1-5 High Street (Templar Terrace) in Kelvedon are Grade I listed. Eleven buildings are Grade II\* listed; These include The Sun Inn and Cottage, Feering House, Easterford Mill, Old Timbers, Red House, St Mary's House, Numbers 26-30, 180, Bridgefoot House and Chambers and Dormers.

## 2.7 Non-Designated Heritage Assets

In 2017 Braintree District Council, in partnership with Place Services, began the process of compiling a Local Heritage List. The Kelvedon and Feering Heritage Society have also prepared a draft Local Heritage List of non-designated heritage assets to be considered for inclusion or considered as making a positive contribution to the overall significance of the Conservation Area. These two pieces of work have informed the recommendations below.

Buildings within the Conservation Area which should be considered for inclusion are identified below. These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

Buildings to be considered for a Local List

- Mahler's Almshouses, High Street
- The Fire Station (Number 102), High Street
- The Masonic Hall, High Street
- The Kelvedon Institute, High Street



## 2.8 Archaeological Potential

A large amount of archaeological fieldwork has been undertaken within Kelvedon since the 1940s, largely concentrated on the area of the Roman town. Unfortunately only those excavations undertaken by K. and W. Rodwell, and the site at Doucecroft, have been fully published. Although large areas of the Roman town were destroyed or damaged by the development of Kelvedon in the 1970s, subsequent work has established the survival of cut features and shallow stratigraphy in open areas, such as back gardens, within the present urban area. There has been dispersed localised quarrying within the urban area, largely dating to the post-medieval period, but these are small-scale in nature. Waterlogged deposits can be anticipated in the immediate vicinity of the river and probably survive in deeper features such as wells and cess-pits. Soil-conditions are variable, the brickearth is conducive to the preservation of faunal remains whilst the gravels are acidic and faunal survival is poor. Artefacts such as ceramics, building materials and metal survive on both soil-types, albeit in better condition on the brickearth.

## 3.0 Assessment of Significance

### 3.1 Summary

The principal significance of the Conservation Area is derived from its history as a small medieval and post-medieval town, and the tangible evidence for its development over the millennia from a major Roman route with associated fort and town, to a Late Saxon church and hall complex to the northwest of the Roman road, and the subsequent shifting of settlement back to the main road in the medieval period. The medieval High Street echoed the line of the original Roman road (which was located approximately 20m to the south of the present road). The medieval settlement comprised the church and hall complex and an area of settlement focused on the market-place on the staggered road junction of the High Street, Church Street, Maldon Road at the south-western end of the town and a second area of settlement focussed on the junction of the High Street, Station Road and Swan Street at the crossing-point of the River Blackwater at the north-eastern end of Kelvedon. Feering, during this period was a separate small hamlet on the opposite bank of the river. During the nineteenth century there was gradual expansion along the High Street so that it formed a single continuous street frontage by the end the Victorian period.

The existing historic building stock significantly contributes to the character of the Conservation Area. The late medieval and post-medieval buildings, dating from the twelfth to the nineteenth century, are in good condition. The streetscape is varied with a combination of medieval buildings, small Victorian terraces, interspersed with the occasional large house in a range of different styles. Nineteenth and twentieth public buildings, such as the Kelvedon Institute, contribute to a varied street scene. The earlier buildings are mostly timber framed and rendered, with handmade clay roof tiles. The later buildings are in a mix of timber-framed and rendered and brick with slate roofs. Infilling over the centuries has both added to the richness of the built environment. A number of solitary stately buildings monopolise the upper High Street towards Feering. Modern development is mainly visible to the northern end of Kelvedon.

The River Blackwater is visually very important both within the settlement, forming a physical separation between Kelvedon and Feering, and as a settlement boundary around the modern extent of Kelvedon and the open agricultural land beyond. The trees and bridges over the river emphasise the boundaries and significantly delimit views throughout the Conservation Area. This is particularly the case looking south from Feering Hill into Kelvedon where much of the town is obscured by trees bordering the river. Glimpses of the river itself can be found along Swan Street and Maldon Road. Modern development is mostly not visible from the historic core and this should be maintained. There are only small areas of public open space within the centre of the Conservation Area. However the areas of public realm which comprise the meadows and banks of the River Blackwater are arguably the most significant spaces, providing an amenity space for a variety of activities. These spaces all contribute to the character of the built environment and views, both through, and out, of the settlement.

### 3.2 Land Usage

The Conservation Area largely comprises of residential buildings as well as the Parish Church of St Mary the Virgin and the Roman Catholic Church of St Mary Immaculate, public houses, the Conservative and Labour Halls, the Kelvedon Institute, shops, business centres and a residential home. The River Blackwater forms the eastern and southern boundary of the town with the railway line forming the north and west boundaries. Much of the open green space within the Conservation Area is either formed by the meadows around the river, the cemeteries and the narrow green strips along the part of the High Street.

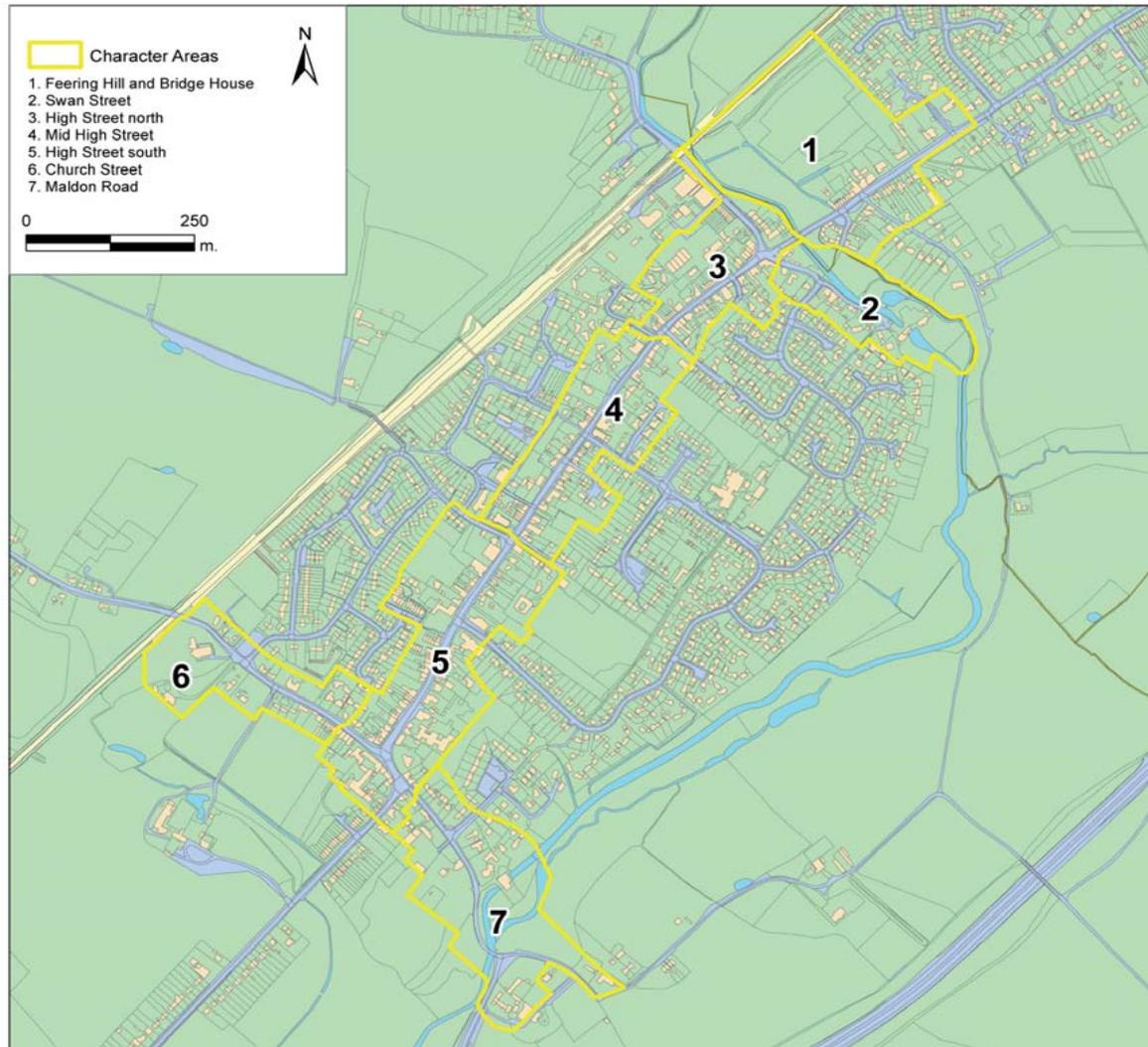


Figure 8 Kelvedon Character Areas

### 3.3 Character Analysis

The Conservation Area is divided into seven Character Areas, reflecting the predominant land use, and historic development of the village.

## Area 1 – Feering Hill and Bridge House

This area comprises the historic hamlet of Feering Hill, at the north-eastern end of the Conservation Area. It consists of a wide street with a small historic green; large listed historic buildings are interspersed with modern development. The Listed Buildings include Feering Hill House, Feering House, Bridge House and the cottages along the right-hand side of Feering Hill. The oldest buildings, such as the former Sun Inn and Timbers, are medieval in origin. The River Blackwater forms the southern edge of this Character Area.

### Streetscape and Building Materials

Historically, Feering Hill had its origins as a small roadside hamlet at the crossing-point of the River Blackwater. The buildings included a farmstead, inn, nineteenth century mansions and some earlier housing around Feering Hill Green. Entering the area from the north, the street is wide with large later post-medieval buildings set back from the street. These are imposing in style, with grand brick entrances or hedges separating them and their gardens from the road. They contrast with Feering Hill Green, where many of the buildings are built close together and open directly onto the street. There has been some modern infill, but this is considered to be neutral in its contribution to the character of the area. The modern development is largely confined to the left-hand side of the road, and follows a similar building line to that of the older properties. The historic buildings are timber framed and lime rendered with tiled roofs. The Victorian buildings are largely in brick with slate roofs, some with faux timber framed detail to the gable end. The modern development is of brick construction with cement rendering, with concrete tiled roofs. All of the buildings are residential apart from the Grade II\* listed Sun Inn. They are consistently two storeys, although they vary in height according to their respective age and status. In some cases inappropriate windows have been installed which harms the character of the area. There is a pavement on both sides of the street, and trees and other planting visible within private gardens.

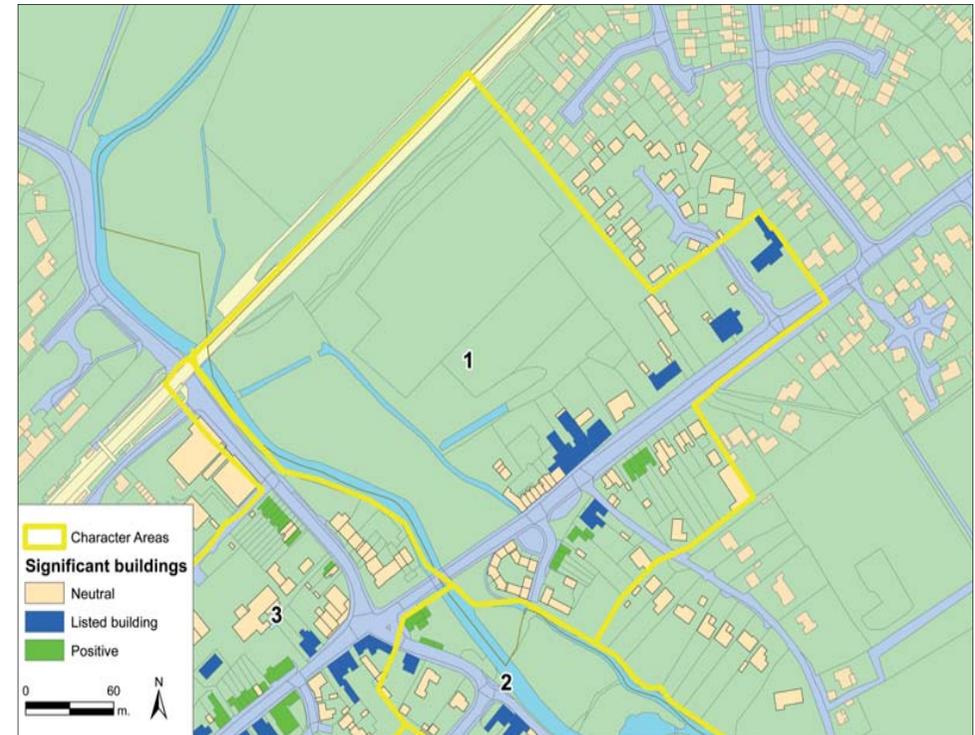


Figure 9 Character Area 1, Feering Hill and Bridge House



Figure 10 Feering Hill, Kelvedon (ERO IMb 141-1-8)

### Boundary Treatments

This area contains a range of boundary treatments; these include walls, often extensively repaired, hedges of significant height and grand gateways associated with the larger Listed Buildings on the northern side of the road. The red brick wall between Feering Hill House and The Vicarage is Grade II listed (LB 1169292), is eighteenth-nineteenth century in date with extra height added in the twentieth century. Brick piers mark the entrances to Feering Hill House and St Andrews. The red brick wall, railings and gates of The Vicarage is also Grade II listed (LB 1169227). It is sixteenth century in origin with numerous subsequent repairs and additions. The Grade II listed wall, which continues south of the gateway forming the boundary of Number 9 Feering Hill, dates to eighteenth-nineteenth centuries (LB 1306660).

On the northern side of Feering Hill are a number of trees within gardens which provide significant height to an often low boundary wall of red brick. These are largely well kept and make a positive contribution to the overall street scene. Continuing south, a number of new buildings on the eastern side have open drives onto the pavement and visible gardens to the front of the plot. In contrast, on the opposite side of the road the medieval Listed Buildings' generally open direct on to the pavement with minimal boundary treatments

### Views

From this relatively high point Feering Hill provides good visibility down the valley to the bridge and northwards and southwards along the River Blackwater and into its associated water meadows. The view enhances the appreciation of the original historic rural setting of this area. The original course of the river and Packhorse Bridge, the earlier crossing-point of the River Blackwater, is still visible through the recent development south of the small green. This is an important historic route and the preservation of the view through this area adds to the significance of the Character Area.

## Individual Listed Buildings

All of the Listed Buildings are Grade II listed unless otherwise stated.

The oldest known building within this area formed a mansion known as 'Strangers', it is now subdivided into Feering House (LB 1123833), No.5, Sun Cottage (LB 1337605) and No. 3, The Sun Inn (LB 1123832). The Grade II\* structure comprises a timber-framed building with its origins in the 14th century that underwent extensive remodelling in the sixteenth century. It is shown on the 1875 Ordnance Survey map as The Sun Public House. At the junction with World's End Lane are the timber-framed Bridge House and Timbers. Timbers, is a fifteenth century hall-house with eighteenth century alterations (LB 1337607). Bridge House (LB 1169327), was built as a sixteenth century crosswing to Timbers, it was altered in the seventeenth and eighteenth centuries.

At the entrance to Feering Hill from the east is a barn and attached ancillary buildings (LB 1123835). Shown on the Tithe map of 1843 as Feering Mill (Farm), the group of buildings are all timber framed and weatherboarded with some modern extensions. It is probable that there was an earlier farmstead on the site. The group of buildings reflects the historic transition from the more urban areas to the west to the wider rural setting to the east.

On the opposing side of Barnfield is the brick-built Feering Hill House/St Andrews (LB 1337606) dating to c.1700. Number 11, The Vicarage, dates to the early nineteenth century (LB 1123834). The building comprises a long rendered brick range with a slate roof. The building is named on an 1875 map as Feering House; this name was later attributed to Number 7, Feering Hill.



Figure 11 The Sun, Kelvedon 1898 from 'The Architectural Review' (ERO Imp 141-1-2)



### **Other buildings and structures that make an important architectural or historic contribution to the street scene**

The modern bridge, which links Kelvedon and Feering, is a brick structure with railings. There are significant views from it into the adjoining Character Areas and to the river and its water meadows. Packhorse Bridge, an earlier bridge the ruins of which have been recently renovated lies approximately 35m downstream of the current crossing-point. It can be accessed from Feering Hill Green, where the Victorian brick cottages, Numbers 8 to 14, which line this original routeway, further enhance the historic character of this area.

Other significant buildings include 16 Feering Hill, a Victorian built villa and the well maintained Edwardian cottages, Numbers 26-32.

### **Important trees and open spaces**

There is significantly more greenery in this area than within the historic core of the Conservation Area, with trees, both on the street boundary and in private gardens making a positive contribution to the character and significance of the area. This reflects the former agricultural character of the area as well as its subsequent history as the location of some of the larger and wealthier properties in the area. On first entering this Character Area from the east the wide character of the road is enhanced by a large grassy verge to the left hand side of the pavement. Along with the well-spaced trees, the verge draws the view down to the river and into the Conservation Area. The Green, which forms the focal point of the junction of Worlds End Lane and Feering Hill, was formerly the location of the town's water pump. The ornamental planting further enhances the area forming a barrier between some of the historic buildings and the busy road.

The River Blackwater, which forms the boundary of this Character Area, is a significant landscape feature, bringing both running water and views outwards. The 'Lady Meadow' is visually very important and forms a natural divide between the two areas. It emphasises the historic end of the settlement and the transitional nature of this Character Area between an urban and a more rural landscape.

### **Detracting elements**

There are few detracting elements to this area though it is advised that a consistent paint or style of street furniture and street lamp would enhance the whole Conservation Area. The pavement also appears to be a mismatch of repairs which would be beneficial aesthetically if consistent.

### **Revised boundary changes**

The area has been reduced to the north. The Conservation Area no longer includes the modern houses along World's End Road which once formed part of the Blackwater meadows to the north of the settlement, nor the modern housing development at Barnfield.

## Area 2 – Swan Street

This area comprises Swan Street, including the Railway Tavern on its corner with the High Street, and follows the boundary of the River Blackwater terminating in Easterford Mill. The streetscape has numerous buildings which make a positive contribution to the historic character of the village. Swan Street is aesthetically 'historic' in character and the post-medieval Easterford Mill is the latest mill on a site that has probably existed since the late Saxon period. The Character Area is more open than the High Street, with views over the river to its other bank. The area remains largely as it would have been in the medieval period with the buildings fronting on to the road looking out across the river to green open spaces and the former crossing-point of the River Blackwater (see above).

### Streetscape and building materials

The streetscape comprises the historic buildings on the south-western side of the road and the river and open space on the opposite side, reflecting the former open and rural character of the area. Views are maintained along the river and along the full length of the street. The majority of the buildings timber framed and rendered with tiled roofs. The Railway Tavern and its outbuildings are brick-built. Swan Street terminates with the large white weather-boarded mill with its tiled roof. The railings and street furniture here are consistent throughout and positively contribute to the character of the area.

### Boundary treatments

The boundary treatments are limited with most buildings fronting directly onto the street. There is however a limited amount of soft boundary treatments comprising low hedging and some brick walls with railings. The river bank is marked by low metal-railings, grass and the occasional tree.



Figure 12 Character Area 2, Swan Street



## Views

The more open nature of this area, both at the edge of the settlement and at the crossroads, allows for significant views into the road junction as well as to the river. The view along Swan Street, towards Easterford Mill is exceptionally well- preserved with little to detract from its contribution to the significance and character of the area. There are also significant views across the river from Swan Street into the small community open space around Packhorse Bridge and the grounds of the Mill. There are additional views from the road junction into the neighbouring Character Areas and towards the railway viaduct.

## Individual Listed Buildings

All the Listed Buildings are Grade II unless otherwise specified.

Furthest from the High Street, at the end of Swan Street, are Easterford Mill (LB 1171251) and Easterford Mill House (LB 1337651). Dating to the seventeenth century, the former mill is timber framed, weatherboarded and roofed in handmade red plain tiles. It is an outstanding example of a typical country watermill. The mill house associated with the mill dates to the eighteenth century and is similarly timber framed with weatherboarding. The main range of the building abuts Easterford Mill. It is likely that the site has been occupied by a watermill since the late Saxon period.

The fifteenth century Old Bridge House (LB 1171223) stands on the corner of Swan Street and Heron Road, it is timber framed and tiled. In the late nineteenth century it was The Swan Inn. The Old Cottage (LB 1337650) also dates to the fifteenth century, it is timber framed and rendered with some exposed framing. No. 3 Swan Street dates to the eighteenth century (LB 1123769).

## Other buildings and structures that make an important architectural or historic contribution to the street scene

The Railway Tavern and its associated brick outbuildings make a significant contribution to the Character Area. It is prominently sited at the entrance to the road bridge which links Kelvedon to Feering and contributes to the historic nature of the area.

## Important trees and open spaces

The trees which line the northern boundary along Swan Street frame the views of the Blackwater and enhance the rural sense of place. The Packhorse Bridge (Roman Arches) on the original crossing point of the Blackwater and the small island in the river is being managed as a wildlife area and community open space by the Packhorse Bridge Society. They make an important contribution to the understanding of the Conservation Area.

## Revised boundary changes

No boundary changes are proposed.

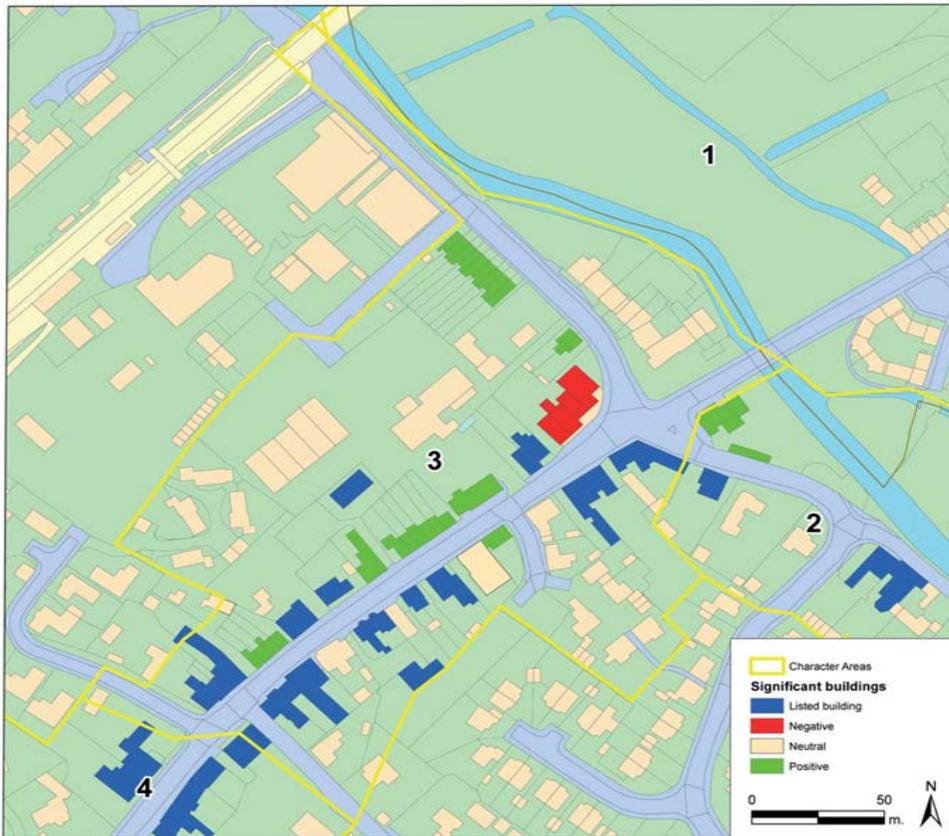


Figure 13 Character Area 3, High Street north and Station Road

### Area 3 – High Street north, from Kelvedon Bridge to Trews Gardens

This area comprises the north-eastern half of the High Street which slopes gently up from the River Blackwater valley to midway at Trews Gardens. The historic buildings here formed parts of the less densely developed area of historic Kelvedon, they included inns (The Star and Fleece), farm buildings and a Quaker burial ground. It was largely more rural in character and stemmed from development at the Swan Street cross roads. Subsequent infilling has taken place within gardens or areas of former agricultural land.

#### Streetscape and building materials

The streetscape, comprising the historic buildings and remaining open space at the crossroads preserve aspects of the former open and semi-rural character of the area with views outwards to the River Blackwater. The buildings are varied in form and finish but generally comprise smaller dwellings. The buildings are a mixture of both residential and commercial two storey buildings. Timber framed sixteenth century buildings are interspersed with brick Georgian and Victorian buildings. The majority of the residential properties are smaller artisan dwellings, this is particularly apparent on Station Road. The modern development between Station Road and the bridge is considered neutral in its contribution to the streetscape with the style of housing within this area. There is a small block of modern commercial development at the junction of Station Road which is intrusive to the character of this area. Station Road and the railway viaduct are included within this Character Area. The eastern edge of the area is the river which is bordered by concrete and metal railings.

Although the buildings are generally well-maintained within the Character Area, some individual properties are in need of repair or general maintenance.



Figure 14 View along the High Street from junction with Station Road

### Boundary treatments

The majority of buildings open directly on to the pavement with no boundary treatments present. However, occasionally soft boundary treatments are used comprising low hedging and some brick walls with railings. The frontage of the modern retail units at the junction with Station Road is marked by bollards; these detract from the surrounding area.



Figure 15 View of 'neutral' modern development at road junction

### Views

The more open nature of this area, both at the edge of the settlement and at the crossroads, allows for a number of significant views into other areas of the settlement as well as to the river. These include the view across the bridge into the former hamlet of Feering Hill.

Here the more open and tree-filled aspect of Feering Hill contrasts with the view in the other direction into the High Street which has a more enclosed urban aesthetic. The view into Swan Street (Character Area 2) has not changed significantly over the last two hundred years and contributes to the significance of the Conservation Area. There are also significant views northwards to the historic railway viaduct and north-west across the river into the Blackwater and into the old water-meadows.

### Individual Listed Buildings

All of the Listed Buildings are Grade II unless otherwise specified.

The earlier buildings within this Character Area are of timber frame construction, rendered with tiled roofs unless otherwise stated. The oldest buildings in the Character Area are the Grade II\* Orchard House Post Office (LB 1170818) which originates in the fourteenth century, with sixteenth century and later alterations. 156-160 High Street (LB 1170862) is also Grade II\*, it has its origins as a fourteenth century house, before being sub-divided into three cottages



(Chambers, Dormers and Gables). 180 (A, B and C) High Street (LB 1337625), dates to the late fourteenth/early fifteenth century with later alterations. 152 High Street (LB 1247997) is fifteenth century or earlier in origin, with the addition of an early Victorian shopfront. Ruskin, Shepherds and Wells Cottage (LB 1170406) was built as a fifteenth century house before being subdivided into three cottages.

There are a number of sixteenth and seventeenth century buildings; these include Gages (LB 1123792), Lawn House (LB 1123793), Wyvern House (LB 1123795), Virginia House, (LB 1170430), and a weatherboarded barn (LB 1337624).

The eighteenth and nineteenth centuries saw a change in preferred building material to red brick, as demonstrated by Bridge House (LB 1170952). A number of earlier timber-framed buildings were also 'updated' in this period with the addition of new brick facades; these include Deacon's Newsagents (LB 1170945) and The Bell House (LB 1337622). Set back from the western side of the High Street, is the former Quaker Meeting House (LB 1170446), now a shop, and its burial ground. This plain red brick building dates to the eighteenth century.

### **Other buildings and structures that make a contribution to the character and appearance of the conservation area**

A historic metal signpost on the road junction (Figure 14) contributes to the Character Area and helps illustrate the role that the transport network played in the development of the town, it would however benefit from re-painting. The railway viaduct also demonstrates the historic links of the railway both with Station Road and the later nineteenth century development of this end of the High Street. There are also a number of Victorian buildings that contribute to the appearance and understanding of the significance of the character area; these include 168-170 High Street, 183-189 High Street, 201-213 High Street and the early twentieth century artisan dwellings on Station Road (1-2 Station Cottages and 1-9 Rosslyn Terrace).

### **Important trees and open spaces**

A number of trees are located next to the River Blackwater; these enhance the views into Kelvedon High Street from Feering. Also at the road junction is a small green which comprises a lawn, planting containers and a historic sign post; these contribute to the character of the area but could be better maintained in order to maximise their contribution. Opportunities should be sought to replace the existing plastic planting containers with a more in-keeping fixture. The Quaker burial ground is historically significant, but not publically accessible.

### **Detracting elements**

The small terrace of commercial properties at the junction of Station Road and the High Street is inappropriate for the Character Area. The style and materials of the development are unsympathetic to its historic surroundings, with inappropriately positioned and designed signage, and modern elements such as the satellite dish and flat-roofed canopy intruding the streetscape. The surrounding public realm is of a distinctly urban character, and appears cluttered, as a result it does not respond to the overall aesthetic of the Character Area.



Figure 16 Inappropriate development on northern junction

In addition some of the shop signage elsewhere in the area is unsympathetic in scale and colour, and a number of windows have had inappropriate modern replacements which are not in keeping with the historic character of the buildings. With some careful rethought of these, and maintenance of the nearby green, this situation could be improved.

### Revised boundary changes

The commercial van and car units to the west and south of Station Road have been excluded from the Conservation Area. These negative buildings detract from the special historic character of the area.

### Area 4: Mid High Street ending at New Road

This area comprises the middle section of the High Street from Trews Gardens to New Road. It slopes very gently upwards from the Blackwater Valley. It largely comprises eighteenth and nineteenth century infilling between the older areas of the settlement at either end of the High Street. There are a number of significant institutional buildings, largely of nineteenth or early twentieth century date. These include the United Reformed Church, Mary's House and the Conservative Club. There is some more recent development on the site of former gardens of Dowches/Douches.

#### Streetscape and building materials

This section of the High Street is characterised by larger properties on the northern side of the High Street, some with gardens bounded by high brick walls or railings and with overhanging vegetation or planting on the front of the property. The houses on the southern side are mostly smaller, and more densely spaced, and many open directly onto the pavement. The older buildings, many of which are Listed, are largely concentrated on the northern side of the High Street, they comprise timber-framed buildings, rendered in white or cream, with red handmade clay roof tiles. Those on the southern side of the High Street include nineteenth century brick buildings with slate roofs.

#### Boundary treatments

There is pavement on both sides of the High Street and properties vary between abutting the street and having hard boundary treatments comprising high brick walls and railings, these are often contemporary with their associated buildings. The northern side of the High Street has noticeably more vegetation, both visible behind the walls and railings and as plantings in front of the buildings. There is a small strip of grassed verge with mature trees and ornamental planting at the entrance to 155-159 High Street.

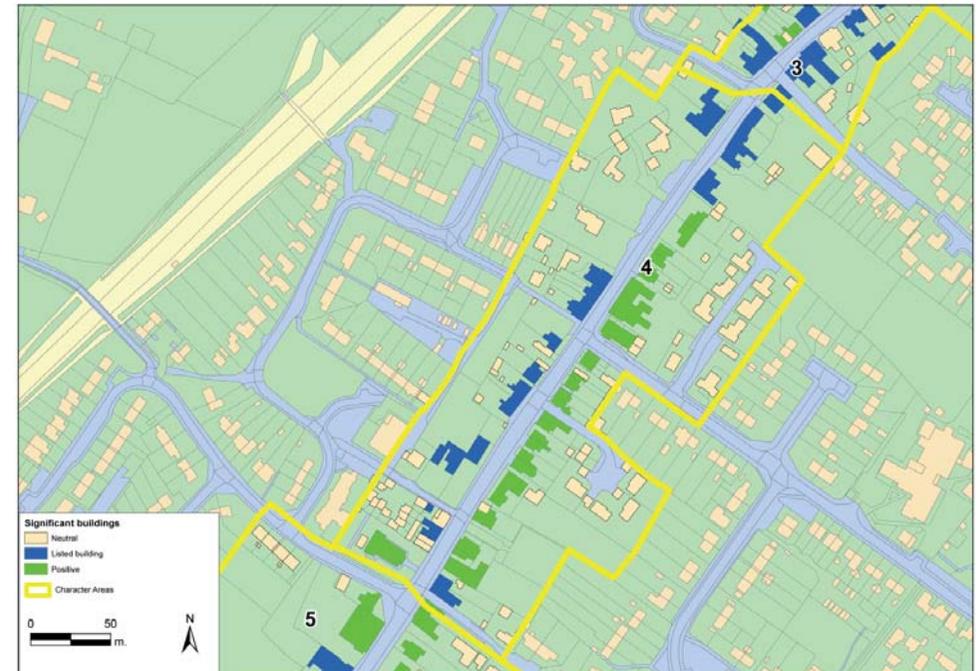


Figure 17 Character Area 4



## Views

The principal significant views are along the length of the Character Area though due to the slight rise in the road and varied spacing between houses visibility is limited, contributing to the enclosed feeling of the Character Area. Views along St Mary's Road and The Chase afford some glimpses of the Blackwater Valley.

## Individual Listed Buildings

All of the Listed Buildings are Grade II unless otherwise specified.

The fifteenth and sixteenth century buildings are all timber-framed and rendered. Western Cottage (LB 1123790) dates to the fifteenth century with later alterations. Walnut House (LB 1366145), Ormonde Cottage and Ormonde House (LB 1123821) are sixteenth century in origin. Alma Cottage and Norbury House (LB1337601) and St Andrews (LB1170359) date to the 1600s. Number 119 (LB 1123822) is also 17th century in date, however this listing also includes mid--nineteenth century heavy cast iron railings of linked loops in the French Renaissance style to either side of porch, forming the boundary with street and returning to house at each end. The eighteenth century buildings in this area are a mix of timber-framed and rendered structures, such as 133-139 High Street (LB 1170390) and the former George Inn (LB 1123823) or of red brick construction, such as Doucecroft School (LB 1123824) and Ormonde Lodge (LB 1170329).

The 19th century Warehouse and Workshop at Mellons Timber Yard (LB 1123820) is timber framed, weatherboarded and roofed with corrugated iron and red clay pantiles. It is depicted on the tithe map of 1840 (Essex Record Office, D/CT 196), a timber business was founded on this site by Jeremiah Braddy in 1818, and remained in the family until 1964, when it was sold to Mellons. The timber-framed and rendered 91-97 High Street (LB 116489) are a range of four cottages dating to the mid-nineteenth century.

## Other buildings and structures that make a contribution to the character and appearance of the conservation area

This Character Area includes a large number of eighteenth and nineteenth century buildings which are not designated but contribute to its historic character and the overall street scene.

These include a number of nineteenth century cottages, Numbers 128-130 Lawson Villas, Numbers 104-112,114 a/b, Salisbury Villas, Numbers 90/92 Whiffins, Indian Cottage, Wendon House and Margaret House and the nineteenth century terrace of Numbers 91-97. The large Victorian houses which include Kelvedon House, Numbers 84, 124, Peters House and Numbers 132- 134 which are in a mock Queen Anne style, are scattered throughout this area. Boydens was the former stable for the No. 119 High Street (LB 1123822).

There are also a number of significant public or community buildings, reflecting the central position of this Character Area within the overall Conservation Area. These include the imposing Victorian United Reform Church which is still in use and Mary's House (a Church Hall), as well as the former Fire Station at No. 22, the former Manse (built in 1872), the neo-Tudor Kelvedon Institute and the Conservative Club which dates to 1931.

## Important trees and open spaces

Adjacent to Trews Gardens the narrow line of trees and green space bordering the pavement are the remnants of the historic green boundary of Doucecroft School and provides a canopy of shade when walking into this area. Also on the left-hand side of the High Street is an area which formed the gardens of Dowches/Douches; this is now largely built on, however part of the former gardens to the front as a public space with two benches and a number of trees. The ancient oak on this area is likely to remain from the former gardens; this positively contributes to the overall aesthetic of the area.

## Detracting elements

Consistent use of appropriate street furniture and lighting would overall improve the aesthetic of the area but this is a generic improvement for the Conservation Area as a whole.

## Revised boundary changes

No boundary changes are proposed.

### Area 5: High Street South; New Road to St Mary's Square

This area comprises the southern end of the High Street in Kelvedon. This area begins at the junction of North Road with the High Street and stretches south along the High Street to include St Mary's Square and part of Church Street and London Road. It has its origins as one of the historic areas of settlement that made up Kelvedon and has a more urbanised aesthetic than the neighbouring Character Areas of Church Street and Maldon Road. Many of the houses are medieval in date and open directly onto the street front, with jetties or bay windows adding to the overall effect of them crowding forward towards the road. A number of the properties have been gentrified in the eighteenth or nineteenth centuries with investment in later extensions and in some cases the addition of red brick facades.

The road width is greatly increased at the road junction, reflecting its origins as the probable site of the medieval market-place. The road-junction is rather cluttered with street-furniture including bollards, signage and street lights. There are numerous Listed Buildings, as well as numerous historic but undesignated structures.

### Streetscape and building materials

The streetscape is typical of a historic Essex small town with buildings being closely packed together especially towards the former historic core focussed on the Church Street junction. The southern end of the High Street in this Character Area is wider than in the other Areas reflecting its probable origin as the former market-place for the town. The medieval houses open directly onto the street front, with jetties or bay windows pushing forward onto the pavement. The older properties are all timber-framed and most are rendered, although there are also a number of exposed timber-frames. The colour palette is largely of creams and pinks, with red handmade clay tile roofs. A number of the properties have been gentrified in the eighteenth or nineteenth centuries with investment in later extensions and in some cases the addition of red brick facades. The later buildings are mainly of red brick construction with slate roofs. The buildings are consistently a maximum of two storeys though due to the variable dates of the houses the roof heights vary greatly, some have additional gabled extensions.

There are fewer occurrences of shops here than elsewhere along the High Street though this appears to have not always been the



Figure 18 Character Area 5, High Street south

case as historic shop frontages can still be identified in what are now residential buildings. There are climbers on the walls of some of the houses and some small-scale planting in front of them, adding touches of greenery to the overall street-scene.

The road junction is marked by an open space, St Mary's Square, formed by the wider pavement and the large car park space in front of the Angel Inn. This creates a wider field of view deriving from the original market-square which is thought to have been located at this junction. The buildings which border the junction are substantial; they include the timber framed manorial building belonging to the Abbot of Westminster, the Angel Inn and the red brick group comprising the former Convent and the Parish Church of St Mary Immaculate.

The Conservation Area lacks a consistent style of street furniture with an eclectic and varied mix of styles, ages and upkeep. The lamp-posts are of various colours and form and are not placed equidistantly along the street leaving areas of darkness.

### Boundary treatments

Most of the older buildings front directly onto the pavement, with the Angel Inn being the notable exception. Where there are boundaries to the front of a property these mainly comprise of red brick low walls, some with black railings. The frontage of the Angel is dominated by the concrete carpark surface and some frontages, especially along St Mary's Square, are poorly maintained.

### Views

There are views, which contribute to the significance of the Conservation Area, along the length of this character area along the High Street and there are vistas at the southern end of this area out across St Mary's Square. There are significant views both into and out of Maldon Road, Church Street and London Road. There is also a significant view along Rolley Lane which was historically a public right of way west out of Kelvedon to Park Farm.

### Individual Listed Buildings

All of the Listed Buildings are Grade II unless otherwise stated.

The earlier buildings are all timber-framed and mostly rendered, although some have exposed timbers. 31, Oakland Cottage, is Grade II\* and comprises a fourteenth century crosswing. Cobbins (LB1306157) was also built in the fourteenth century with later alterations.

The fifteenth century is represented by a number of significant buildings. 1-5 High Street (LB 1123814) on the junction of the High Street with Church Street is Grade I Listed. It was the provincial manor house for the Abbot of Westminster. Built in the early sixteenth century it is timber framed with a façade of yellow brick with stone dressings. Timbers (LB 1123808), is also fifteenth century in date, it is timber framed which is largely exposed. It comprises a two bay hall with an early sixteenth century crosswing to rear and later extensions. The crosswing is similar in construction to Numbers 1-5 High Street indicating that they were both built by the carpenters of the Abbot of Westminster. St Mary's House (LB 1305733) is Grade II\*, it appears to have been built as a late medieval public building, probably a market-hall, before being converted to a house. Top House (LB1123767), Newman's (LB 1171166), Lady Mason's Butchers (LB 1123818) and 35 and part of 33 High Street (LB1170241) are all fifteenth century in date.

The late sixteenth century No. 7 (LB 1170131) was originally built as an extension to St Mary's House. It became part of an inn following the Dissolution of the Monasteries. Forge Cottage (LB 1306108) whose listing includes the attached railings and gate, dates to the sixteenth century with later alterations. Thomas Sykes Antiques (LB 1123789) and 4-8 High Street (LB 1337659) are also sixteenth century in date. Lavenders and Joyes, London Road (LB 1171208), are late sixteenth century in date, updated in the late nineteenth century with a façade of yellow brick. The former parish workhouse, which is now Kelvedon Labour Club (LB 1337639) with attached cottage, dates to the early seventeenth century; it closed as a workhouse in 1834. The building became the Labour Club in 1837. It is timber framed, clad in painted brick. No. 37 High Street (LB 1123817) is also seventeenth century in origin.

The eighteenth century is represented by 71, Spurgeon House, and 73, Spurgeon Cottage (LB 1170300); these were originally a single timber-framed house with a façade of gault brick. A plaque on the outside of No. 71 commemorates Charles Haddon Spurgeon, 1834-92, Baptist preacher and philanthropist, who was born there. 65-69 High Street (LB 1123819), The Old Timbers (LB 1123816), Brunswick Villa (LB 1123811) and Brunswick Lodge (LB 1337633) are also timber framed. Brunswick Cottage (LB1123810), Chase House (LB 1123815) and Elizabeth House (LB 1170233) are of brick construction. Rosary Cottage and Shop (LB 1337649) is timber framed with a façade of gault brick.

The nineteenth century buildings are largely of brick construction with slate roofs. They include Brimpton House (LB 1337638), dates to the early nineteenth century of gault brick in Flemish bond with a roof of slate. Dial House (LB 13347636) and Fabia (LB 1123768), they are timber framed with brick facades. St Osyth Cottage (LB1123802), is a partially painted brick/partially timber framed building of early nineteenth century origin. It is reputed to be the former toll cottage.

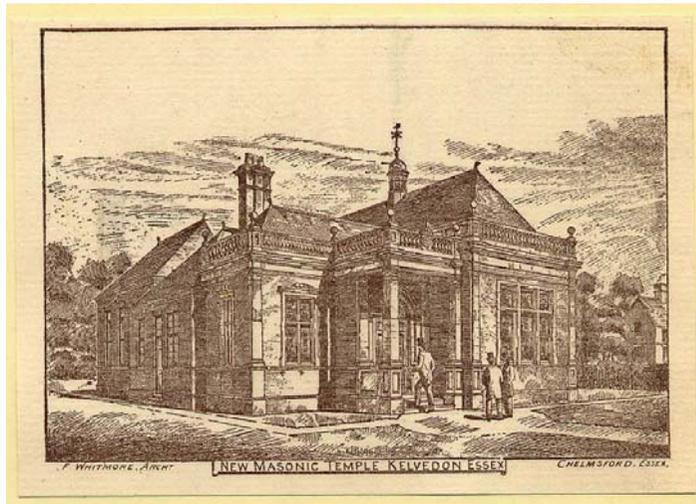


Figure 19 New Masonic Temple, Kelvedon (ERO IMb 199-1-12)

### Other buildings and structures that make a contribution to the character and appearance of the conservation area

The non-designated buildings which contribute to the historic character of this area comprise eighteenth and nineteenth century infill buildings.

The former Convent and Parish Church of St Mary Immaculate and The Presbytery form a distinctive grouping on the north-western side of St Mary's Square. They are of red brick with timber detailing, they date to the 1890s. There is a number of nineteenth century cottages, including Hope Villas and Rosebank, Blandford House, Upperfield and the Doctor's Surgery and the former building for Barclays Bank. The Co-op, dates to 1905, it has the Co-operative 'Hand-shake' symbol on the façade. The Masonic Hall, designed by Frank Whitmore, and 'Falcon House' also contribute to the overall character of the area.

### Important trees and open spaces

There are very few trees along this area of the High Street. Those trees which exist overhang the road to the south and are within gardens to the right of the High Street. The main area of open space is the car-park of The Angel, and there is some scope for enhancement here.

### Detracting elements

Some of the signage is intrusive to the historic character of the area, the Co-op and Boots being particularly prominent in the area. A number of buildings, particularly on the southern side of the road, would benefit from improved maintenance. Similarly, the road signage at St Marys Square could be amalgamated and improved. Some of the buildings would however benefit from maintenance. The wall, just north of the Masonic Hall, has unsuitable cement covering which detracts from views along this Character Area.

### Revised boundary changes

No boundary changes are proposed.

### Area 6: Church Street

This area comprises what is thought to have been the earliest historic centre of Kelvedon which developed next to the Saxon manor and church complex. The area now represents a transition between the rural, formerly manorial, landscape into the later urban settlement. Church Road, together with Maldon Road, would have provided a north-south route from the mill on the river to the main London Road and northwards to Church Farm manor, the Church and onto Felix Hall manor. As a result, linear growth along the road largely dates to the eighteenth century. This area comprises the Parish Church of St Mary with the Old Vicarage, the historic houses of Fullerthorne and Lawn Cottage and the thirteenth century Red House.

#### Streetscape and building materials

The streetscape transitions from being largely rural and open in character around the church and Old Rectory to being more enclosed and compact towards the former St Mary's Square. Moving towards St Mary's Square the character becomes more

built-up with terraces and almshouses marking the urban centre of the late medieval settlement. In contrast to the High Street, the buildings on Church Street are largely constructed of red brick, the few timber framed buildings are white or yellow rendered. Some modern development does exist along the road but these are largely set back from the road, designed in terraces and are in-keeping with the red brick.

#### Boundary treatments

There is a pavement to the north of Church Road and it continues from the Old Vicarage onwards on both sides of the road. The boundary treatments include hedging, red brick wall, railings and a picket fence. The Churchyard is delimited by a red brick wall and the eastern boundary wall is Grade II listed (LB1123809). The wrought iron railings and gate in front of Fullerthorne is listed (LB1123847), as is the gate, gateway and railings on the dwarf wall to the southwest of Red House (LB1123848). The red brick nineteenth century wall in front of Number 1 and Harvesters, Millers Garden and The Gardens Bungalow, Church Street is Grade II listed (LB1123807).



Figure 20 Character Area 6, Church Street

## Views

Views within this area are very significant as they comprise the former views into and out of the historic core, into the later medieval settlement and out into its surrounding rural landscape. There are views northwards from the rail-crossing towards the manorial lands of Felix Hall. There are also views south-westwards, between the buildings on the western side of Church Street and from the churchyard enhancing and emphasising the relationship between the two and the railway crossing towards the manorial lands and buildings of Church Hall Farm. There are also views across Church Road from the nineteenth century graveyard to the Parish Church.

From the main road junction there are views along the historic High Street, southwards into Character Area 7 towards the river valley and westwards along London Road.



Figure 21 St Mary's Parish Church, Kelvedon (ERO IMb 199-1-11)

## Individual Listed Buildings

All of the buildings are Grade II Listed, unless otherwise stated.

The oldest and most significant building within the Character Area is the Grade I listed Parish Church of St Mary (LB 1337631). Dating to twelfth century, the nave is the earliest part of the building but only the northwest corner retains its original detail. The two aisles and arcades date to the early and mid-thirteenth century with the chancel and western tower being added in the fourteenth. Later extensions were added in the fifteenth and sixteenth centuries. The walls are mainly of coursed flint rubble with dressings of limestone and clunch, the spire is timber framed and shingled. The Old Vicarage (LB 1337632), which lies to the rear of the Church, dates to the eighteenth century. Red House, is listed Grade II\* (LB 1169951), it is timber framed, with a post-medieval façade in red brick. The building's complex plan comprises a thirteenth century aisled hall range, with three sixteenth century wings to rear.



Figure 22 View southwest from the churchyard towards Church Hall.



Figure 23 View from cemetery to St Mary's Parish Church

Red House was the probable former manor house of Church Hall, which subsequently moved to Church Hall Farm. Fullerthorne (LB 1123847) dates to the late medieval period with a late sixteenth century extension. Lawn Cottage and its railings and gate, (LB 1306295), are Grade II listed and date to the late eighteenth century. The timber framed building comprises three bays with a rear wing. Adjacent to this,

#### **Other buildings and structures that make a contribution to the character and appearance of the conservation area**

Other buildings which contribute to the Character Area includes Mahler's Almshouses which exhibits good quality joinery, detail and sophisticated boundary treatments. The adjoining Griffins is a large Victorian house with an orangery. The early 20th century Lances is notable for its large garden, which included a roofed well (now in the garden of the New Vicarage). By contrast Church Cottage, opposite the church, is a small cottage with its prominent mansard roof makes a distinctive visual impact when approaching the Character Area from the north.

#### **Important trees and open spaces**

The avenue of trees to the Old Vicarage, are visually pleasing as well as delimiting the ancient trackway leading to Church Hall Farm. Similarly, the three large cedars form a distinctive grouping on the churchyard boundary. The churchyard itself provides an important open space. The late nineteenth century graveyard, while not within the Conservation Area, provides an important buffer between the urban development area and the agricultural landscape which surrounds Kelvedon. The small green at the entrance to Thorne Road also provides a useful green barrier between the church with the historic core and modern development.

#### **Detracting elements**

A number of the modern buildings have open driveways or paved areas in front of the house, with little to no boundary treatments. This dilutes the sense of enclosure within the Character Area and is in contrast to the existing listed historic brick walls and railings in front of the older properties

#### **Revised boundary changes**

No boundary changes are proposed.

### Area 7: Maldon Road

This Character Area is in effect a transition from the agricultural landscape into the urban settlement. This area comprises the site of the historic Grays Mill on the River Blackwater and Bridgefoot Farm, together with a straggle of historic houses and the Old School House along the Maldon Road. The former mill complex comprises Little Greys, Greys East, The Greys (formerly the house and office of Greys Mill), Greys Mill itself and the sixteenth century barn which served the mill. Crossing the River Blackwater, the agricultural complex of Bridgefoot House and Bridgefoot Farmhouse, Noah's Ark Cottage and Tanners are also included. The Maldon Road is a historic routeway linking the late Saxon church and manorial complex with the mill site on the river and then onto Maldon. Later residential infill along the road reflects the expansion of the urban area southwards from its historic core at the road junction.

#### Streetscape and building materials

The streetscape is relatively built-up at the northern end of the Character Area, close to the road junction, becoming increasingly open and rural as it drops gently down into the valley of the River Blackwater. At the northern, more urban end there is a pavement on both sides of the road, but as the road transitions to a rural lane the pavement is only retained on the western side and there is no pavement at all from the mill onwards. The building materials include timber-framed and rendered and red brick and weatherboarding.

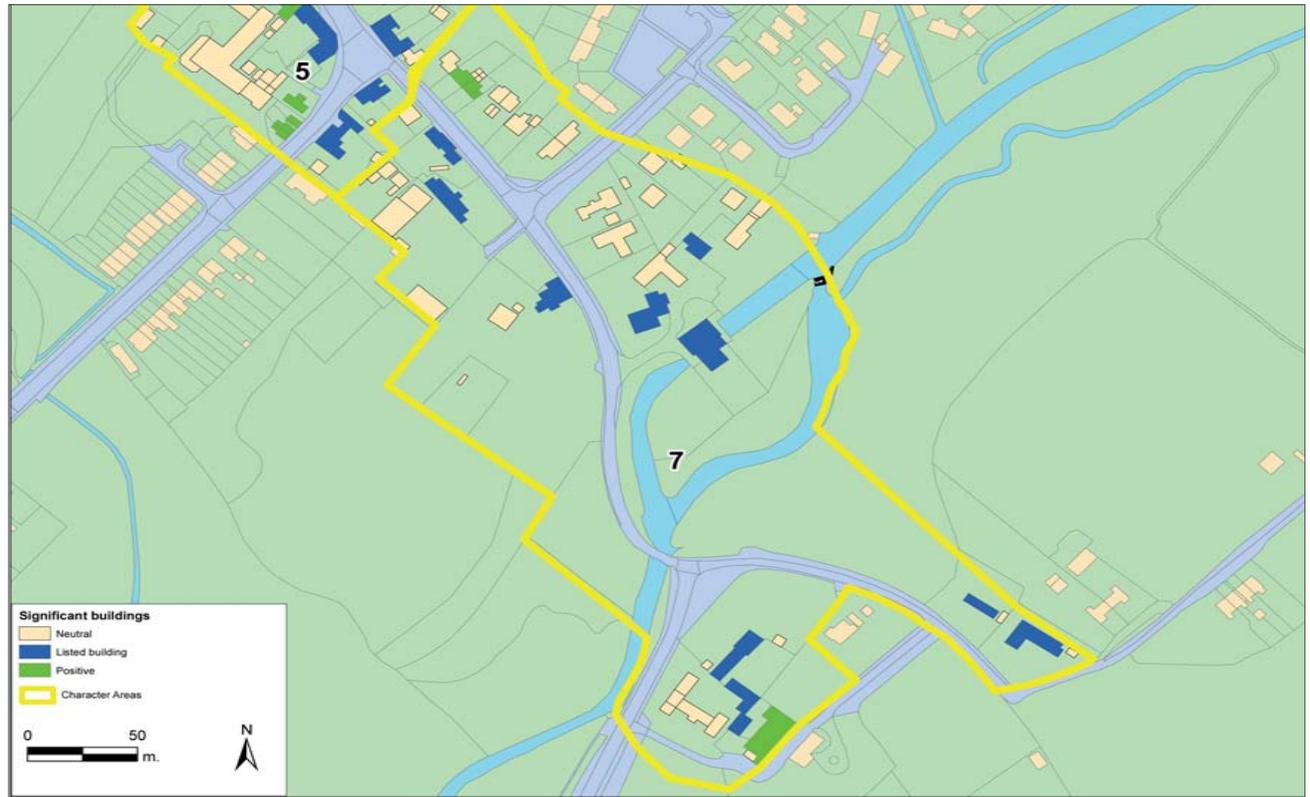


Figure 24 Character Area 7



Their building forms reflect their purpose, either as the school, houses, farm and mill with barn.

### Boundary treatments

Along Maldon Road, from the north, the pavement continues both sides of the road with hard boundary treatments left comprising of hedges and brick walls. Largely, the historic buildings to the southwestern edge abut the road and their gardens are surrounded in high red brick walls representing an increased enclosure and, as a result, a more urban environment. Just before the bridge over the River Blackwater, the boundary is defined by a low white railing, with open views along the river and to the mill. This subtle treatment works well within the landscape.

### Views

There are significant views from the beginning of Maldon Road into the core of the urban area at St Mary's Square. Emerging from the road, at the bend which begins at the entry to the Greys Mill complex, there are wide open views along the River Blackwater in both directions and out into the agricultural landscape. As a result of this, the mill and Bridgewater Farm are seen within their historic setting, highlighting the transitory nature of this Character Area.

### Individual Listed Buildings

All of the listed buildings are Grade II unless otherwise stated.

The oldest building in this area is the Old School House, (LB 1171082) is a fifteenth century house. Little Greys (LB117089), has its origins in the early seventeenth century, although it was considerably expanded in the nineteenth century.

The County Library and Local History Museum buildings (LB 1123804) are located in the former village school later extended to form a rectangular plan. It is of redbrick construction with white weatherboarded extensions;

in appearance it is typical of many small village schools of that date. In the middle of the rear wall the date 1743 exists in a cartouche in high relief.

Adjacent to the River Blackwater, are three buildings associated with Grey's Mill complex. Greys East and The Greys, were formerly the house and office of Greys Mill (LB 1171108). They were built in 1858 of painted brick with a slate roof. Greys Mill (LB 1123806) is a former water and steam mill, now flats. Dating to 1858, the structure is built of painted brick and comprises five bays with an engine house of three narrow parallel ranges. The mill was built for George Docwra after the earlier mill was destroyed by fire in 1858, and the engine house was added before 1872. Set back from the road, just north of the mill, is a weatherboarded sixteenth century barn (LB 1123805).

The road bridge (LB 1337630) over the River Blackwater, dates to 1839. It is of red brick construction with one segmental arch.

At the junction of Ewell Hall Chase with Maldon Road sits Bridgefoot House, formerly Bridgefoot Farmhouse, which is listed Grade II\* and dates to the fifteenth century (LB 1337648). It is timber framed and rendered. The adjacent ancillary building, southeast of Bridgefoot Farmhouse, (LB 1123766) is a sixteenth century manorial courthouse. The structure is timber framed, weatherboarded and roofed with corrugated asbestos. North of the bend in Ewell Hall Chase, is Noah's Ark Cottage (LB 1170973), which was a pair of eighteenth century timber-framed cottages, now one house, and Tanners (LB 1123796), which is similar in date and construction. They are rural in nature and together with Bridgefoot House they represent the final transition from the urban area to the countryside.

### Other buildings and structures that make a contribution to the character and appearance of the conservation area

The late nineteenth century, semi-detached Trewyn and Kintbury on the east side of Maldon Road are typical of the later piecemeal infill development so characteristic of the urban area. The barn to the rear of the Bridgefoot Farm complex is depicted on the 1st edition OS map (1875), it contributes to the understanding of this complex as the transition from an urban landscape to a rural one.

### Important trees and open spaces

The open land next to Grey's Mill forms part of the Brockwell river meadows, a Local Nature Reserve, is a significant area of open public space. The green verge, which exists at the junction of Brockwell Lane and Maldon Road, also preserves the historic rural nature of this area.

### Detracting elements

The condition of the library fencing and wall detracts from the views along Maldon Road and similarly the wooden fencing behind the railings at Grey's Mill is inappropriate.

### Revised boundary changes

No boundary changes are proposed.



Figure 25 Pooley, L. 2017, 'A Roman roundhouse: archaeological excavation and monitoring on land at St Mary's Primary School, Docwra Road, Kelvedon', Colchester Archaeological Trust internal report 1007



Figure 26 View north of road bridge (ERO Imp 141-1-2) also showing Mill in its setting

### 3.4 Views

Key views are identified on Figure 27. Please note that this character appraisal does not attempt to identify or analyse all of the views into, across or out of the Conservation Area, and there are many others that have not been identified for the purposes of this appraisal that may be of equal significance. Should development proposals be brought forward, for sites in the Conservation Area or its environs, an assessment of views bespoke to the proposal should be undertaken which may identify additional views to those noted here.

The historic settlement of Kelvedon initially developed around the road junctions at either end of the High Street and along Church Road, with Feering Hill as a separate hamlet on the main road to Colchester. As a result, subsequent development has been largely linear in form. The views associated with the High Street are largely linear along the street itself, with views out at either end along the route of the former Roman and medieval main road from London.

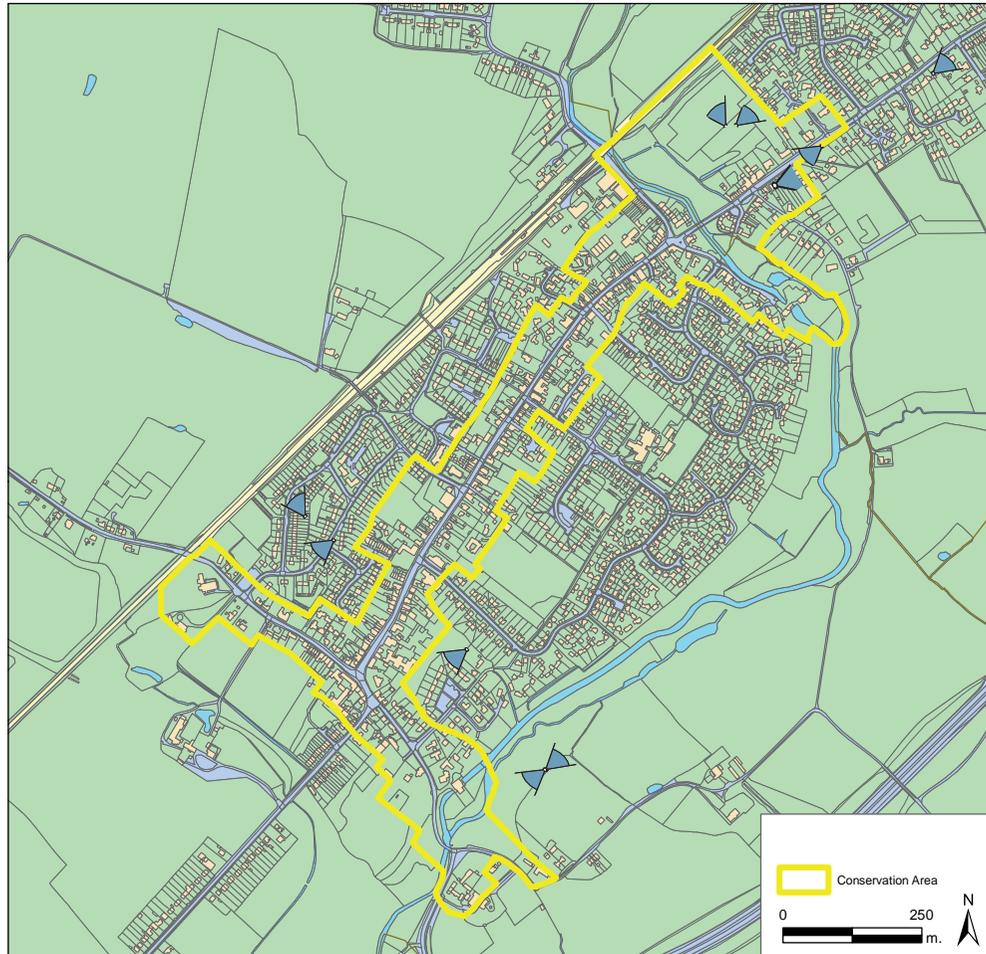


Figure 27 Significant views identified as part of the Conservation Area appraisal

Feering Hill slopes down to the River Blackwater and as a consequence provides views down the slope to the bridge and the eastern end of the High Street. There are views from Station Road and Swan Street into the historic water meadows of the Blackwater and the former crossing-point of the river, as well as up to the Victorian railway viaduct.

There are significant views from Swan Street and Maldon Road of both the historic mills and their relationship with the River Blackwater and its flood plain, reflecting the wider rural setting of the settlement and the role that the river played in the location and subsequent development of the town. There are also significant views outwards from the Church and the railway crossing towards the two principal manors, Church Hall to the south-west of the Church and Felix Hall to the north of the railway. These illustrate both the historic role of the manors in the development of the medieval settlement.

The wider landscape setting of the Conservation Area is rural and historic in origin, and is intimately linked to the development and significance of the Conservation Area. The economy and history of the town was directly related to its relationship with the wider rural economy, as evidenced by the role played by the seed industry. The role of the wider transport networks, both road and rail which linked London to Colchester also contributed significantly to the origins and development of the town.

It is important that these views are considered in proposals for new development or extensions to existing properties.



Figure 28 View outwards from St Mary's Churchyard to Church Hall manor



Figure 29 View northwards to railway viaduct across the blackwater



Figure 30 Looking from Swan Street across the Blackwater to Packhorse Bridge gardens



Figure 31 View northwards from level-crossing to Felix Hall manor

### 3.6 Public Realm

In an area where many buildings open straight onto the pavement or have hard boundary treatments, public space is limited. The public realm is therefore largely confined to pavements and street signs, as well as a number of benches and planters. At present, the Conservation Area lacks a consistent style of street furniture with a varied mix of styles, ages and upkeep. In particular, the historic sign post to the north of the High Street, just before Kelvedon Bridge, is in poor condition and could be significantly improved. The benches facing on to the Blackwater are a welcome addition to the public realm.

The bus shelters are largely consistent in style and their wooden construction sits well within the Conservation Area. On the other hand, excessive uses of signage, both at St Mary's Square and at the shops at the junction of the High Street and Station Road could be rationalised.

There is variation throughout the Conservation Area in the quality of hard-landscaping with some areas falling short of the expected quality. The hard surfacing within the historic core suffers from multiple additions and repair works where utility companies have left an unsightly patchwork of repairs often executed poorly with inferior materials. In addition to this, in places along the High Street, materials vary on opposing sides of the street detracting from the view north along the High Street.

Within the Conservation Area any remaining green amenity space is well preserved and it is clear that recent development has made a significant effort to provide areas of open space, such as at Packhorse Bridge. The churchyard and cemetery are well maintained and clearly used. However, although an effort has been made to introduce planters into areas where greenery is absent, the planters are largely of unsympathetic materials, especially at the green by Kelvedon Bridge and at St Mary's Square.



Figure 32 Historic signpost at the Station Road junction

### 3.7 Landscaping and Open Spaces

The key open spaces within the Conservation Area mainly constitute the Local Nature Reserve at Brockwell Meadows beside the River Blackwater, the Packhorse Bridge Island and the areas of surviving flood plain between the railway line and the river, as well as the churchyard and cemetery, St Mary's Square and a number of small landscaped spaces along the High Street. The enclosed character of the High Street, with properties fronting straight onto the main street, gives limited opportunities for open space in that area. Although Kelvedon does not have a typical 'Village Green', St Marys Square and the forecourt to The Angel Inn evokes the former market site in this area.

From Kelvedon Bridge there is access to and views into the open areas associated with the

River Blackwater at the eastern end of the town, which stretch from the railway to the north to Easterford Mill to the south. The recent restoration of the Packhorse Bridge at the historic crossing point between Feering Hill and Swan Street, the addition of a talking bench and the clearing of much of the foliage, makes this a pleasant open space for public use. Similarly the open space of Brockwell Meadows and the Blackwater at the southwestern end of the Conservation Area both enhances the understanding of the links between the river and the town and also acts as a transition space between the built-up area and its agricultural hinterland. Brockwell Meadows is maintained by Kelvedon Parish Council.



Figure 33 The River Blackwater with Grey's Mill visible behind the bridge

Other examples of large open areas constitute the churchyards of Kelvedon Parish Church and Kelvedon United Reformed Church and the cemetery are open to the public and remain quiet areas of open space with historic associations.

There are a few smaller areas of green space, comprising a historic green and landscaping in association with new development. At the bottom of Feering Hill, before Kelvedon Bridge, is a small green with trees. Historically this was the site of the water pump for the settlement. The former garden space of 'Dowches' has been preserved following redevelopment as a small linear green area with mature trees fronting on to the High Street. There is also landscaping at the entrance to the new development at Thorne Road. Although these are all relatively small, they bring greenery into the urban area and should be retained to soften the effect of the built environment.

### 3.8 Contribution by Key Un-Listed Buildings

There are several key un-designated buildings within the Conservation Area. These buildings are of significance to the Conservation Area because they are prominent in street scene vistas, or have retained their historic architectural form and details or are of significance to the history of the town or make a positive contribution to the local character and distinctiveness.



Buildings which should be considered for local listing subject to further analysis:

- The group comprising the Church of St Mary Immaculate, the former Convent and the Presbytery
- Mahler's Almshouses,
- The Fire Station (102 High Street)
- The Masonic Hall
- The Kelvedon Institute

Other buildings which contribute positively to the Conservation Area comprise largely of eighteenth and nineteenth century houses and cottages along the High Street infilling gaps between the earlier buildings. These buildings exhibit a variety of architectural styles of interest including mock Tudor detailing and Art Deco influences. They include 170 (the former butchers), 91-97, 106-112, 183-189, 203-213, Peters House and Salisbury Villas, High Street. 5, 7 and 8 on Swan Street also positively contribute to the retaining of the historic character of the area through their sympathetic nature. The Railway Tavern is also sympathetic to the historic setting of Swan Street and the river and contributes positively as a local landmark, despite though extensive alterations.

### 3.9 Traditional/Local Building Materials

Building materials vary within Kelvedon largely relating to date and purpose. This adds to the overall richness of the townscape and maintains the character of distinctive areas. The oldest buildings, with the exception of the Parish Church, are timber framed buildings with red tiled roofs. However the current external appearance of many of these buildings reflects their remodelling or 'updating' in the eighteenth and nineteenth centuries. The majority of the timber-framed buildings are rendered (historically lime render). The historic paint palette, which is evident throughout the town, comprises of creams, buffs, pinks and ochres. The eighteenth and nineteenth centuries saw the introduction of brick as a building material, usually in a soft red colour but sometimes gault bricks are used, and slate roof tiles are used for the first time. The red brick boundary walls that are a feature of some of the larger properties also date to this period. Weatherboarding appears to be largely a modern

introduction and is not in keeping, except for when used on agricultural buildings or workshops. Sash windows predominate throughout the area. There are a number of chimney and door styles, all of which maintain the character of existing buildings. The use of locally sourced materials and skills unites the character of the historic vernacular structures to give them their special interest.

St Mary's Church is the only significant flint built structure within the Conservation Area and maintains its unique nature with later in keeping modern extensions.

### 3.10 Beyond the Conservation Area Boundary

The most significant features beyond the Conservation Area are the River Blackwater, the old London-Colchester road and the railway, all of which have contributed significantly to the origins and subsequent development and economy of the town. Also of significance is the wider agricultural setting which provided the economic hinterland to the settlement. The bridleways, footpaths, lanes and roads that link the town to its rural setting and contribute to the understanding and significance. There are no other significant settlements visible from the Conservation Area. The manorial complexes of Church Hall and Felix Hall are located respectively to the west and northwest of the town. The remainder of the wider settlement pattern is typical of the rural landscape of central Essex, comprising isolated manors, farms and cottages set within a complex network of lanes, greens and footpaths. Much of this landscape survives, and it contributes to the understanding and significance of the Conservation Area.

The views out into this wider landscape and the connecting network of lanes and footpaths that links the Conservation Area to its rural hinterland undoubtedly enhances the special character of the Conservation Area.

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the issues identified unique to Kelvedon; many being shared with other Conservation Areas.

## 4.0 Opportunities for Enhancement

### 4.1 Car Parking

There are carparks at the Co-op, Kelvedon Library Car Park, the Rolley Lane and at the Church. However on-street parking though this detracts from the character and appearance of the Conservation Area and impacts the setting of is also evident throughout the Conservation Area.

There is also parking in front of the Angel Inn, which although it retains the open plan of St Marys Square, detracts from the character and appearance of the Conservation Area and intrudes upon the setting of the Grade I and Grade II Listed Buildings in the immediate vicinity. The negative visual impact of the parked vehicles at this prominent location could be reduced with the introduction of positive boundary treatments.

Any future development, either within the Conservation Area or on the outskirts of the village would need to demonstrate how it would mitigate against exacerbating the on-street parking issues. There may be opportunities to identify discrete areas to use for car-parking, but these would need to ensure that they did not negatively impact on the significance of the Conservation Area.

### 4.2 Building Frontages

There are some inconsistent frontages and inappropriate signage for both shops and pubs within Kelvedon which, impact on the overall character and appearance of the Conservation Area. The modern weather boarded frontage and awning of the buildings at the junction of Station Road and the High Street combined with the intrusive signage makes them unsympathetic element within the historic street scene. Opportunity should be sought to enhance, or preferably replace, in a style more in keeping with its surroundings. The current boundary treatments in front of these buildings and in front of The Angel Inn at the other end of the High Street are inappropriately modern and intrusive on their historic setting. Opportunities should be sought to reinstate a boundaries more in keeping with the Conservation Area.

### 4.3 Vacant Premises

There are very few vacant premises in Kelvedon. The building to the right of Bellingham Place is currently empty, but the building itself is a positive contributor.

### 4.4 Access and Integration

There are few issues regarding access and integration within Kelvedon. The on-street parking on the High Street sometimes impedes traffic and impinges on the pavements. Clearer signage and consolidation of what already exists, particularly in the vicinity of St Mary's Square would benefit the area and make navigation through the town easier. There is also scope for enhancement in the form of way-finding signage, to enhance the link between the village and its surrounding countryside.

### 4.5 Inappropriate Modern Development

There has been little opportunity for modern development within the Conservation Area mainly due to its enclosed, built-up nature. However the modern group of shops at the junction with Station Road is inappropriate to the area, with unsympathetic materials being used as well as unsightly street furniture in the form of concrete bollards.

Care needs to be taken within the Conservation Area that windows, doors, roofs and other architectural elements are not replaced with those of inappropriate design and materials. The character of the Conservation Area is defined by the historic palette of materials used, and this piecemeal loss of fabric can cumulatively have a more significant impact on the character and appearance than any of the other concerns. An Article 4 Direction to remove Permitted Development rights for alterations to the front elevations of buildings could provide a framework in which to better manage the loss of original architectural features and the sympathetic replacement of those already lost. The introduction of an inappropriate modern colour palette is also considered to be a concern within the Conservation Area. It is also important that any back land development is subordinate with the historic landscape of the



Character Area it can be viewed from.

The impact of modern development on the outskirts of the village or the Conservation Area will need to be controlled or appropriately mitigated so that it does not impact on the significance of the setting of the Conservation Area or on its wider views.

#### **4.7 Neutral Contributors**

A number of buildings are currently considered to make a neutral contribution to the character and appearance of the Conservation Area. The historic buildings that fall into this category still contribute to the area's character and appearance, and their contribution should not be underestimated and certainly should not be considered negative. Small scale improvement works, such as reinstating boundary treatments, planting, appropriate replacement windows, use of colour, and preventing loss of architectural form and features, would enhance these buildings. Similar interventions to the more modern neutral buildings could help to further integrate them into the area. Care needs to be taken through the planning process to ensure that neutral buildings do not become negative through inappropriate alterations and additions.

#### **4.8 Public Realm**

At present the Conservation Area lacks a consistent style of street furniture with a varied mix of styles, ages and upkeep. Public realm signage should be revised, especially within St Mary's Square, and similarly conservation style street lighting would be an important unification of the street furniture within the Conservation Area. Currently, the street lights vary in style and colour and those which are painted are in poor condition.

At the junction of Swan Street, Station Road and the High Street, the street furniture is mismatched, with various bins and mismatched bollards outside the shop frontages; these

varied styles continue towards the south of the High Street. This area of shops to the north of the High Street would also benefit from the removal of visual clutter and signage. The bus shelters are largely consistent and the wooden style sits well within the Conservation Area.

#### **Hard Landscaping**

There is variation throughout the Conservation Area in the quality of hard-landscaping with some areas falling short of the expected quality. Well executed surface treatments contribute considerably to the character of an area and can help define different Character Areas within the whole. The hard surfacing within the historic core suffers from multiple additions and repair works where utility companies have left an unsightly patchwork through inconsiderate surface replacement; often executed poorly with inferior materials. In addition to this, in places along the High Street, materials vary on opposing sides of the street detracting from the view north along the High Street.

## Open Spaces

In terms of Open Space, Kelvedon has limited potential along the High Street and it does well in using the limited opportunities available. Further maintenance of these, potentially with bedding, would prevent degradation from use as footpath, which is evident at the green south of Kelvedon Bridge.

## Trees and Planting

The green amenity spaces within the Conservation Area make a positive contribution to the character and appearance of Kelvedon. These are largely well maintained. Sponsored planting has been undertaken in tubs throughout the Conservation Area and though this is well appreciated, a more in-keeping style of planter would further enhance the historic built environment.

As outlined in the previous chapter, there are a number of issues facing the Kelvedon Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.



Figure 34 View of The Railway Tavern and historic signpost



## 5.0 Management Proposals

### 5.1 Positive Management

The proposals relate to Positive Management and focus on good practice and improved ways of working within the local planning authority. These are generally low cost and can be implemented within a short time-frame, typically within one or two years.

#### Local Heritage List

Kelvedon would benefit from the local planning authority adopting and maintaining a comprehensive Local List in order to preserve its historic environment from further deterioration. A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. A Local List may be beneficial to ensure the upkeep of buildings which are significant to Kelvedon's history and character. The exercise would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding. There are a number of buildings within the Conservation Area which are of sufficient quality to be considered for local list status, as highlighted in Section 2.6.

#### Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works.

### General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture to ensure consistency over time as elements are introduced or replaced. This will have a long term positive impact on the Conservation Area.

#### Heritage Statements

Paragraph 189 of the NPPF states that where proposal development could impact on the significance of heritage assets or their settings, applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This information is usually contained within a 'Heritage Statement'.

All applications within the Conservation Area and setting require an appropriately detailed Heritage Statement in order to understand the impact of a proposed development on the area. Any application without a Heritage Statement should not be validated.

The key views identified within this document are in no way exhaustive. The impact of any addition to, alteration to or removal of a building, structure, tree or highway within any of the key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to assess impact upon views, setting and significance should not be validated.



## Tree Management

In line with Braintree District Council's policy, all trees in Conservation Areas which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, are subject to protection. They may not be felled or lopped unless six weeks written notice has been given to the Council. If the Council objects to the work a TPO may be served. It is also considered that any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

## New Development

To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability. Historic England and CABI guidelines are:-

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which as high in quality of those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

Braintree Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials;
- Ensuring medium-large scale development schemes are referred to a Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a Conservation Area; and
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

## Neutral Elements

Braintree Council must not allow for the quality of design to be 'averaged down' by the neutral elements of the built environment, and avoid neutral elements becoming negative through inappropriate alterations and extensions. Where possible the Local Planning Authority should seek opportunities which enhance the built environment.

## Public Facing Resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a Conservation Area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shop-fronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not become the accepted norm.



Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Kelvedon's built heritage.

### 5.2 Positive Management: Longer Term

These proposals are focussed around positive management but either take longer to implement or are better suited to a longer time frame.

#### Boundary

The Conservation Area boundary has been considered within this appraisal in accordance with the NPPF (2019) and Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management (2018).

The Conservation Area should be reviewed from time to time to monitor change and inform management proposals. The boundary should be assessed as part of this review to ensure it is robust and adequately protects the significance of the area.

### 5.3 Council-Led Projects

#### Public Realm

The first opportunity to enhance the character and appearance of the Conservation Area is through investment to improve the wider public realm. This can be achieved through continuing to improve and rationalise existing street furniture.

### 5.4 Funding Opportunities

There are four main funding opportunities which would assist in the execution of these plans:

#### National Lottery Heritage Fund

The National Lottery Heritage Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on HLF schemes Braintree District Council should consult their appointed Heritage Specialist.

#### Heritage Action Zones (Historic England)

Heritage Action Zones are intended to help unlock the economic potential of an area through investing in heritage, making them more attractive to resident, businesses, tourists and investors.

#### Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Kelvedon. These agreements could be used to fund public realm or site specific improvements.

#### Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of Conservation Areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.



## 6.0 Appendices

### 6.1 Appendix 1 Bibliography

Bettley, J. and Pevsner, N.	2007	The Buildings of England: Essex, Yale University Press, New Haven and London, 388-92
Historic England	2017	The Setting of Heritage Assets (Dec 2017).
Historic England	2019	Conservation Area Appraisal, Designation and Management (Advice Note 1)
Medlycott, M.	1999	Kelvedon Historic Town Assessment, Essex County Council internal report
Ministry of Housing, Communities and Local Government	2019	National Planning and Policy Framework
Rodwell, K.A.	1988	The prehistoric and Roman settlement at Kelvedon, Essex. CBA Research Report 63
Rumble, A.	1983	Domesday Book: Essex, Phillimore, Chichester

## 6.2 Appendix 2 Listed Buildings

DESIGNATION NO.	NAME	GRADE
1123814	1-5 (ODD) HIGH STREET	I
1123816	OLD TIMBERS	II*
1123832	THE SUN INN	II*
1123833	FEERING HOUSE	II*
1169951	RED HOUSE	II*
1170862	CHAMBERS AND DORMERS AND GABLES	II*
1171251	EASTERFORD MILL	II*
1305733	ST MARY'S HOUSE	II*
1337605	SUN COTTAGE	II*
1337621	26-30 (EVEN) HIGH STREET	II*
1337625	NUMBERS 180A, B AND C, AND WING TO EAST IN SWAN STREET	II*
1337648	BRIDGEFOOT HOUSE	II*
1123845	1 THE CHASE	II
1170390	133-139 (ODD) HIGH STREET	II
1123791	138 HIGH STREET/ PEPPERCORN WHOLE FOODS (formerly Cedar Cottage)	II
1247997	152 HIGH STREET	II
1123794	162 AND 164 HIGH STREET	II
1123827	219 AND 221 HIGH STREET	II
1123769	3 SWAN STREET	II
1170265	39 HIGH STREET	II
1123818	41 (KELVEDON LADY) and 43 (MASONS BUTCHERS) HIGH STREET	II
1337659	4-8 (EVEN) HIGH STREET	II

1123819	65-69 (ODD) HIGH STREET	II
1170131	7 HIGH STREET	II
1170318	91-97 (ODD) HIGH STREET	II
1337601	ALMA COTTAGE AND NORBURY HOUSE	II
1123766	ANCILLARY BUILDING 5 METRES SOUTH EAST OF BRIDGEFOOT FARMHOUSE	II
1123805	BARN 10 METRES WEST OF GREY'S COTTAGE	II
1337624	BARN AT REAR OF NUMBERS 156 TO 160 (EVEN)	II
1337622	BELL HOUSE	II
1305900	BELLE COUTURE	II
1169327	BRIDGE HOUSE	II
1170952	BRIDGE HOUSE	II
1337638	BRIMPTON HOUSE	II
1123810	BRUNSWICK COTTAGE AND BRUNSWICK HOUSE	II
1337633	BRUNSWICK LODGE	II
1123811	BRUNSWICK VILLA	II
1123815	CHASE HOUSE	II
1306157	COBBINS	II

1169227	COMPLEX OF WALLS, RAILINGS AND GATES FORMING THE STREET BOUNDARY OF NUMBER 11 (THE VICARAGE), FROM THE NORTH EAST END EXTENDING 128 METRES TO THE NORTH WEST AND THEN 17 METRES TO THE SOUTH WEST, AND FROM THE SOUTH WEST END EXTENDING 52 METR	II
1123804	COUNTY LIBRARY AND LOCAL HISTORY MUSEUM	II
1170945	DEACONS NEWSAGENTS	II
1337636	DIAL HOUSE	II
1123824	DOUCECROFT SCHOOL	II
1123809	EAST BOUNDARY WALL OF CHURCHYARD OF ST MARY'S CHURCH, EXTENDING FROM THE GATEWAY ON THE AXIS OF THE CHURCH APPROXIMATELY 15 METRES TO THE EAST GATEWAY	II
1337651	EASTERFORD MILL HOUSE	II
1170233	ELIZABETH HOUSE	II
1123768	FABIA	II
1337606	FEERING HILL HOUSE AND ST ANDREWS	II
1306108	FORGE COTTAGE INCLUDING ATTACHED RAILINGS AND GATE	II
1123847	FULLERTHORNE AND RAILINGS AND GATE TO FRONT	II
1123792	GAGES	II
1123848	GATE, GATEWAY AND RAILINGS ON DWARF WALL, FORMING THE ROADSIDE BOUNDARY TO SOUTH-WEST OF RED HOUSE	II

1123788	GRANGEWOOD	II
1171108	GREYS EAST AND THE GREYS	II
1123806	GREY'S MILL	II
1123826	HEIGAINES	II
1171208	JOYES AND LAVENDERS	II
1337639	KELVEDON LABOUR CLUB	II
1123817	KENTWELL	II
1306295	LAWN COTTAGE AND RAILINGS AND GATE TO FRONT	II
1171089	LITTLE GREYS	II
1171166	NEWMAN'S	II
1170973	NOAH'S ARK COTTAGE	II
1123822	NUMBER 119 AND RAILINGS TO FRONT	II
1170241	NUMBER 35 AND NORTH WEST PART OF NUMBER 33	II
1123808	TIMBERS	II
1337637	OAKLAND COTTAGE	II
1170818	ORCHARD HOUSE AND POST OFFICE	II
1123821	ORMONDE COTTAGE AND ORMONDE HOUSE	II
1170329	ORMONDE LODGE	II
1337631	PARISH CHURCH OF ST MARY	II
1170446	QUAKER MEETING HOUSE, TO REAR OF NUMBERS 203-5	II
1337630	ROAD BRIDGE OVER RIVER BLACKWATER	II
1337649	ROSARY COTTAGE AND SHOP ADJOINING TO NORTH EAST	II

1170406	RUSKIN AND SHEPHERDS AND WELLS COTTAGE	II
1170300	SPURGEON COTTAGE AND SPURGEON HOUSE	II
1170359	ST ANDREWS	II
1123802	ST OSYTH COTTAGE	II
1123825	T C NEWS	II
1123796	TANNERS	II
1123835	THE BARN AND ATTACHED ANCILLARY BUILDINGS	II
1123823	THE GEORGE INN	II
1171223	THE OLD BRIDGE HOUSE	II
1337650	THE OLD COTTAGE	II
1171082	THE OLD SCHOOL HOUSE	II
1337632	THE VICARAGE	II
1123834	THE VICARAGE	II
1123787	THE WHITE HART INN	II
1123789	THOMAS SYKES ANTIQUES	II
1337607	TIMBERS	II
1123767	TOP HOUSE	II
1170430	VIRGINIA HOUSE	II
1169292	WALL ALONG THE STREET BOUNDARY OF NUMBER 15 (ST ANDREWS) AND NUMBER 15A (FEERING HILL HOUSE) FROM THE EAST CORNER OF THE WALL OF NUMBER 11 (THE VICARAGE), 42 METRES TO THE NORTH EAST	II
1123807	WALL FORMING THE BOUNDARY OF CHURCH STREET, FROM THE VEHICLE ENTRANCE OF THE GARDENS BUNGALOW, EXTENDING 49 METRES TO THE NORTH WEST TO THE SPLAYED ENTRANCE OF MILLERS GARDEN	II



1306660	WALL FORMING THE STREET BOUNDARY OF NUMBER 9, AND EXTENDING 25 METRES ALONG THE SOUTH WEST BOUNDARY	II
1366145	WALNUT HOUSE	II
1337623	WHITE HOUSE	II
1123820	WAREHOUSE AND WORKSHOP AT MELLONS TIMBER YARD	II
1123790	WESTERN COTTAGE	II
1123795	WYVERN HOUSE	II



### 6.3 Legislation and Planning Policy

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance.	



Local Policy	Braintree Local Plan Review (2005)	<p>                     RLP 81 Trees, Woodland Grasslands and Hedgerows                      RLP 90 Layout and Design of Development                      RLP 95 Preservation and Enhancement of Conservation Areas                      RLP 96 Demolition in Conservation Areas                      RLP 97 Changes of Use in Conservation Areas                      RLP 98 Environmental Improvements in Conservation Areas                      RLP 99 Demolition of Listed Buildings                      RLP 100 Alterations and Extensions and Changes of Use to Listed Buildings and their settings                      RLP 101 Listed Agricultural Buildings                      RLP 102 Enabling Development                      RLP 104 Ancient Monuments and Sites of Archaeological Importance                      RLP 105 Archaeological Evaluation                      RLP 106 Archaeological Excavation and Monitoring                      RLP 107 Outdoor Advertisements                      RLP 108 Fascias and Signs in Conservation Areas                      RLP 109 Illuminated Signs in Conservation Areas                 </p>
Local Policy	Braintree Core Strategy (2011)	<p>                     CS 8 Natural Environment and Biodiversity                      CS 9 Built and Historic Environment                 </p>
Local Policy	Draft Braintree Local Plan (2017 - unadopted)	<p>                     SP 6 – Place Shaping Principles                      LPP 55 – Layout and design of development                      LPP 56 – Conservation Areas                      LPP 57 - Demolition in Conservation Areas                      LPP 58 – Shop fronts, fascias and signs in Conservation Areas                      LPP 59 – Illuminated signs in Conservation Areas                      LPP 60 – Heritage Assets and their setting                      LPP 61 – Demolition of Listed Buildings or structures                      LPP 62 – Enabling Development                      LPP 63 – Archaeological evaluations, excavation and recording                      LPP 66 – Cemeteries and churchyards                      LPP 69 – Tree protection                 </p>

## 6.4 Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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