

Finchingfield Conservation Area Appraisal

Prepared for Braintree
District Council



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1	Introduction.....	3
1.1	What is a conservation area?.....	3
1.2	Background to Appraisal	3
1.3	Planning Policy Context	4
1.4	Summary of Special Interest	6
2	Assessing Special Interest	7
2.1	Location and Setting.....	7
2.2	Historical Development and Archaeology	10
2.3	Spatial Analysis	11
2.4	Character Analysis	15
2.5	Local Materials	44
3	Community Involvement.....	45
4	Suggested Boundary Changes.....	46
4.1	General.....	46
4.2	Exclusion	46
4.3	Additions.....	46
5	Management Proposals.....	48
5.1	Introduction.....	48
5.2	Summary of issues	48
5.3	Local Generic Guidance	48
5.4	Management Plan	50
6	Useful Information	52
7	Contact Details	53
	Appendix 1	2
	Appendix 2	4
	Appendix 3	6

1 Introduction

1.1 What is a conservation area?

- 1.1.1 Conservation areas are designated in recognition of the ‘special architectural and historic interest’ of an area, and the desirability of preserving or enhancing that interest. The planning process recognises that the benefit derived from areas with architectural and historic interest depends on more than the preservation of individual buildings of importance, and that a mix of factors, including green spaces, relationship of buildings to the street, commercial activity, street furniture and traffic flow, all impact on the perception of an area.
- 1.1.2 The Finchingfield Conservation Area (figure 1, appendix 1) was designated on the 22 October 1981 by Braintree District in recognition of the special architectural and historic interest of the area. Designation of a conservation area is not intended to prevent new development in the area, but introduces an additional level of control for the quality of design through the planning process. This should be undertaken in accordance with policies for the built environment set out in the Braintree District Local Plan Review (July 2005).
- 1.1.3 Planning Policy Guidance Note 15: Planning and the Historic Environment, paragraph 4.1 places the emphasis on preserving or enhancing the ‘character’ of the designated area and, therefore, encompasses the entire area, rather than individual buildings. The spatial arrangement of buildings and open spaces, including green spaces, are of equal importance to the character of the designated area. Special consideration is also given to the context or ‘setting’ of the site, including views into, and out of it.

1.2 Background to Appraisal

- 1.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Authorities to designate areas of special architectural or historic interest. Section 69(2) of the Act places a duty on the Council to review and appraise its conservation areas on a regular basis. This obligation is monitored through a series of Best Value Performance Indicators (BVPI 219a, b and c). Although BVPI 219c was removed recently, there remains a requirement for Councils to undertake Conservation Area Appraisals and Management Plans in order to monitor change and inform decision making.
- 1.2.2 This Appraisal has been prepared in accordance with English Heritage guidance on conservation areas contained within Guidance on Conservation Area Appraisals (2006) and Guidance on the Management of Conservation Areas (2006), and in accordance with Planning Policy Guidance 15: Planning and the Historic Environment (1994 as amended 2007) (PPG15).
- 1.2.3 A combination of on site analysis and documentary research has been undertaken to provide an assessment of:
- existing activity and prevailing or former uses, and their influence on the conservation area and its buildings;

- the architectural and historic qualities of the buildings and the contribution that these make to the conservation area;
- local building details and materials, and
- the quality of the public realm and the contribution made to the conservation area by green spaces.

1.2.4 Guidance will also be provided on the future management of the conservation area through the adoption of a management strategy, with specific reference to:

- the extent of intrusion, damage of individual elements and the presence of neutral areas;
- the general condition of the conservation area and problems, pressures and scope for change within it; and
- the scope for boundary changes to the conservation area.

1.2.5 It is intended that this Appraisal will be used by the Council as guidance for assessing development proposals that affect the area and by residents, developers and the public to understand its significance in order that its special interest and character will be preserved and enhanced for future generations. It is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.3 Planning Policy Context

1.3.1 Local authorities have a statutory duty to preserve and enhance a conservation area, through the planning system. Within a conservation area, additional protection is afforded to unlisted buildings and trees, allowing greater control over the impact of development. The national, regional and local policy regarding conservation areas is detailed below.

National Policy

1.3.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Braintree District Council to designate as conservation areas any “*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. Section 71 of the Act imposes a duty on the Council to formulate and publish proposals for the preservation and enhancement of conservation areas with Section 72 requiring that “*special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings*” as set out in PPG15, paragraph 4.14.

1.3.3 PPG15 paragraph 4.1 states that conservation area designation “*provides the basis for policies designed to preserve or enhance all aspects of character and appearance that define an area’s special interest*” and enables the application of conservation policies for a particular neighbourhood or area.

- 1.3.4 PPG15, paragraphs 4.2 and 4.4, emphasise the importance of considering the quality and interest of areas, rather than that of individual buildings, in identifying conservation areas.
- 1.3.5 PPG15, paragraph 4.3, states that the Council “*should seek to establish consistent local standards for their designations and should periodically review existing conservation areas and their boundaries against those standards*”. Designations should be negated “*where an areas or part of an area is no longer considered to possess the special interest which led to its original designation*”.

Regional Policy

- 1.3.6 The East of England Plan, Policy ENV6: The Historic Environment and paragraph 8.20, advocate that local planning authorities should “*identify, protect and conserve, where appropriate, enhance the historic environment of the region*”, and conservation areas and listed buildings, their settings, and significant designed landscapes are considered of particular significance within the region.

Local Policy

- 1.3.7 A number of local policies are applicable to the Conservation Area under the Braintree District Local Plan Review (July 2005) (Local Plan). Policy RLP 95 states that:

“the Council will preserve, and encourage the enhancement of, the character and appearance of designated Conservation Areas and their settings, including the buildings, open spaces and areas, landscape and historic features and views into and within the constituent parts of designated areas. Built or other development, within or adjacent to a Conservation Area and affecting its setting, will only be permitted provided that:

(a) The proposal does not detract from the character, appearance and essential features of the Conservation Area;

(b) Any new development is situated in harmony with the existing street scene and building line, and is sympathetic in size, scale and proportions with its surroundings;

(c) Architectural details on buildings of value are retained;

(d) Building materials are authentic and complementary to the building’s character.”

- 1.3.8 The Local Plan Proposals Map identifies the following designations within the conservation area:

- Special Landscape Area;
- St John’s the Baptist Church and its curtilage as a Cemetery/Churchyard;
- Visually important spaces of The Green, The Causeway and Pightle

- 1.3.9 Local Plan Policy RLP 79 states that:

“development likely to cause permanent loss or damage to the traditional rural qualities of the countryside, or its essential landscape character will be refused, especially in Special Landscape Areas...Any development that is permitted in Special Landscape Areas will be expected to conform to the highest standards of design, siting and layout with materials appropriate to the

character of the area, with appropriate landscaping. The conservation and maintenance of features important to the local landscape such as trees, hedges, copses, woodlands and ponds will be encouraged. Planning obligations will be sought to secure the management of new landscape areas”.

1.3.10 Local Plan Policy RLP 136 states that:

“development that would result in the loss, or reduction of formal recreation sites (that is, playing fields and pitches and recreational buildings) allocated on the Proposals Map will not be permitted unless:

- the development is for buildings ancillary to open space; or for non-commercial community uses, or*
- the owner of the site demonstrates that they are required to move in order to upgrade their facilities. In this case, alternative open space will be provided, which is of an equivalent, or improved facility and where it is readily accessible to the catchment population of the existing site and there is no resulting loss of visual amenity.”*

1.3.11 Local Plan Policy RLP 4 aims to prevent ‘town cramming’ and applies to formal and informal space, and cemeteries/churchyards states that:

“within Village Envelopes and Town Development Boundaries development on open areas, which are important visually, which contribute to the character of the settlement, or which are used for recreational, social, or community purposes or which are of importance to nature conservation will not be permitted.”

1.4 Summary of Special Interest

1.4.1 Finchingfield is a small rural nucleated village clustered around St John the Baptist’s Church, The Green and the River Blackwater/Finchingfield Brook, which has seen little intrusive modern development within the central core. There is a mix of medieval, 16th, 17th, 18th, 19th and 20th century buildings characterising the village and Conservation Area. The picturesque village is often described as “the most photographed village in the country”.

1.4.2 Development within the village has continued along the historic street pattern with clusters of buildings in areas around the village including around St. John the Baptist’s Church, the village green centre and along certain approaches into the Conservation Area. Combinations of clustered streets, dense development, secluded footpaths, open village green and water areas and an altering gradient of the land presents the Conservation Area with a variety of village character.

2 Assessing Special Interest

2.1 Location and Setting

Location

- 2.1.1 Finchingfield is located 10 miles north west of Braintree, Essex, and 7.5 miles west of Sible Hedingham on the B1053.
- 2.1.2 The geology formed after the most recent ice age is characterised by thick deposits of boulder clays, made fertile by chalk, known as Essex Till (Bettley & Pevsner, 2007). This means that there is little local building stone; flint, clunch are generally reserved for the local churches with the predominant building materials being brick and timber with plaster.
- 2.1.3 A Landscape Character Assessment was produced in 2006 for the Braintree District. Finchingfield (within the Braintree District) lies within the two character areas, the Hempstead Farmland Plateau an area characterised by rolling hills and valleys and the Stambourne Farmland Plateau noted for its gently rolling arable land. Finchingfield's St John the Baptist's Church and the Windmill sit on top of a hill creating a significant landmarks within the wider landscape.
- 2.1.4 Land outside of the Village boundary is designated a Special Landscape Area (SLA); where the character of the area is also protected. Parts of the Conservation Area, around the edges, are also designated as a SLA (see figure 1).
- 2.1.5 The parish of Finchingfield has a population of 1,348, a significant number of children fall into the 10-14 age bracket (2001 Census). In 1801 the population was 1606, in 1851 it was 2594 and in 1901, 1333 (Victoria County History of Essex vol. ii pp.177-178).

Setting

- 2.1.6 There are four main approaches into the Finchingfield Conservation Area. The B1057 approaches from the north and joins The Causeway; the boundary of the Conservation Area is marked by a well defined tree and hedge line (fig 2). This enclosed approach to the Finchingfield Conservation Area is intermittently broken by open views out into the surrounding landscape, although this view is over an embankment, perhaps as a result of a sunken road, suggesting an ancient route. Views into the heart of the Conservation Area are restricted by properties set close to the road and its winding nature.



Figure 2 View from B1057 looking north.

- 2.1.7 Approaching the Conservation Area from the east is the B1053 Wethersfield Road. This wide busy road is framed by a strong hedge line and properties set on the back of the pavement (fig 3). The width of the road reduces the level of enclosure produced from the vertical elements to either side. Gaps in the development and the hedge line allow occasional views out into the surrounding landscape. There are views to St. John the Baptist's Church.



Figure 3 View of Little Biggins and The Nurse's Cottage looking west.

- 2.1.8 Travelling into the Conservation Area from the south, the B1057 Bardfield Road is marked initially by a series of modern properties. Approaching the Conservation Area from the west along Brent Hall Road, this elevated route allows picturesque views down into the heart of the Conservation Area across The Green to The Causeway and Church beyond (fig 4).
- 2.1.9 Approaching Finchingfield from the western boundary of the Conservation Area clear views are also afforded of the surrounding landscape. Brent Hall Road is marked by a strong sense of

enclosure created by Prospect Cottage and the hedge line opposite. This emphasises the openness of the Village centre beyond.



Figure 4 Views from Brent Hall Road into the Conservation Area.

- 2.1.10 Although the topography surrounding the Conservation Area is largely level, the river has carved out a valley which has a steep northern bank (The Causeway) (fig 5) and a less steep southern bank. This topography prevents long distance views into the Conservation Area.



Figure 5 Views of The Causeway from The Green.

- 2.1.11 The Conservation Area is dominated by a series of natural and built landmarks: the river valley and water meadows, the duck pond running through the Village centre with the rising cliff of The Causeway and hill up to St John the Baptist's Church and the spacious nature of the gardens of private properties, yew trees in Vicarage Road and the churchyard. The Church is some 9 metres (30 feet) above the Green. Significant buildings include St. John the Baptist's Church, the Guildhall, the Windmill, The Fox Public House and Finchingfield House.

2.2 Historical Development and Archaeology

- 2.2.1 Settlement at Finchingfield is known from at least the Roman times, when two mills and two settlements (Great Biggins Common and Spains Hall). The area was important for both agriculture and for the milling of grain.
- 2.2.2 From the Norman period there were a number of significant landowners. The manor which was to become known as Spains Hall owned much of the land that that the village now occupies. The village was thriving with two men at arms, 11 freemen, two water mills and a windmill recorded in the Domesday Survey. The vicarage was “ordinated” in 1125 and Church tower surviving from circa 1170.
- 2.2.3 By medieval times the pattern of streets and green spaces is well established and the Church has significantly grown in size. A number of building date from this time, built originally as open hall timber framed structures Cabbaches and the Old Parsonage date to the 14th century. By about 1500 there are a significant number of further timber framed properties built. The building of the Guildhall of the Trinity Guild of Finchingfield as a charitable organisation suggests that the parish is sufficiently wealthy to support their poor in a significant manor. It was further endowed in 1658 as a school and almshouses. The later use continues to the present day.
- 2.2.4 Timber frame buildings, under steeply pitched roofs, set on what is currently the edge of the road, dominate the building style up until the 18th century. Few of the original casement windows remain, as these were replaced with horizontal sliding sashes as these became popular from the 17th century. Most of the buildings are two storeys, although Spring Mead and Bridge House have attics in gables overlooking the street.
- 2.2.5 The sheer number of buildings of the 16th and 17th century built in the village shows a substantial period of wealth existed. There are few buildings of 18th century date, but a number of properties were altered or extended at this time. Perhaps the most notable of these is Brick Cottage which was refaced in brick, extended and the roof and windows modified at this time.
- 2.2.6 The care of the poor continues in the village with Bridge House being used as a workhouse between 1722 and 1836.
- 2.2.7 The 19th century sees the introduction of small brick built houses for the first time as brick becomes cheaper. The popularity of timber framed and pargetted houses continue, although by this time the buildings are generally symmetrical with lower pitched roofs and sliding sashes. On buildings of the early 19th century the roofs are slated and of a very low pitch. The development in this period sees extension of the village and in many cases the infilling of gaps between existing buildings.
- 2.2.8 Whites Directory of 1848 indicates a vibrant village with all social classes represented. The commercial sector is also diverse, with grocers, carriers, drapers, two smithies and a malting works. There are also 6 milliners or straw hat manufacturers. The windmill continues in use until circa 1890.
- 2.2.9 The 20th century sees the further extension of the village with a large housing estate off Bardfield Road, and a number of infill developments. Very few significant alterations to the historic buildings are undertaken, retaining an essentially pre Victorian look to the village.

2.3 Spatial Analysis

- 2.3.1 The Finchingfield Conservation Area consists of the historic core of the Village and is characterised by its irregular street pattern occupied by dense piecemeal development and green planting which contrasts with the large open spaces of the village green and the churchyard of St John the Baptist's Church, set on the side of a river bluff.
- 2.3.2 The street pattern and key land ownership patterns were established in medieval times. However, most of the buildings have been altered to some degree and a significant number of additional properties mean that a largely 19th century face to the Conservation Area is presented, although the periphery of the Village (in the east, south and west directions) is clearly modern.
- 2.3.3 There are a number of key spaces within the Conservation Area which contribute to its special character. The Church of St John the Baptist (fig 6), Guildhall (fig 7) and the Windmill (fig 8) are historically and architecturally significant buildings within attractive settings of landmark quality. Equally the central Village green and pond provide a focal point for the Village and valuable open space which contrasts with the dense residential development. The uniqueness of the pond is strengthened by the development atop the river bluff (cliff) of The Causeway (fig 5).



Figure 6 The Church.



Figure 7 The Guildhall.



Figure 8 The Windmill.

- 2.3.4 In addition to the churchyard and the central green spaces there are significant and valuable green spaces which contribute positively to character and appearance of the Conservation Area. These include the patch of green to the east of The Causeway (fig 9), the open land at The Pightle (fig 10) and the grounds of Brook House and the Old Parsonage (fig 11). To the north of Valley View, Wethersfield Road and to the rear of the properties on the northern side of Church Hill a large open field also provides an important setting to the northern boundary of the Conservation Area (fig 12).



Figure 9 Green area on The Causeway.



Figure 10 The Pightle.



Figure 11 Grounds of Brook House and The Old Parsonage.



Figure 12 Field to the north of Valley View.

- 2.3.5 A number of areas of trees are also important to the character of the Conservation Area, particularly at Finchingfield House, The Pightle (fig 13) and churchyard, the Old Vicarage gardens, Duck End and around Little Biggins. The trees are mostly woodland varieties such as oak, beech, and ash. Along the river are a number of willows.



Figure 13 Area of trees in The Pightle.

- 2.3.6 In the churchyard and the area to the south along Vicarage Road, a significant number of yew trees grow. These are a slow growing species, and are associated with churches and vicarages generally. Their location throughout this area indicates that this land historically was church owned land (glebe land). It is reported in White's Directory of 1848 that there were approximately 40 acres of glebe.

2.4 Character Analysis

Vicarage Road

- 2.4.1 This area is characterised by the diversity of architecture, irregular alignment of buildings, detached properties within large building plots to the north and modest properties fronting the street to the south.
- 2.4.2 The character of Vicarage Road is varied and is occupied by modern and historic buildings (fig 14). The properties are generally of a modest scale and size with the exception of The Old Vicarage and the Finchingfield Primary School, designed by Allen, Snooke and Stock, which dominate the streetscape. The quantity of modern development along this street has reduced its historic character in comparison to the central section of the village occupied by the village green, parish church and street of Church Hill. However, this remains an important gateway to the village and contains buildings of a high architectural and historic interest.



Figure 14 View looking north on Vicarage Road.

- 2.4.3 The variety of building materials and architectural styles fronting Vicarage Road provides interest and diversity to the streetscape. Building materials include timber-framed, brick and render whilst roofing materials vary between the plain tiles, pan-tiles and slate tiles.



Figure 15 Mix of building materials on Vicarage Road.

- 2.4.4 The southerly extent of the Conservation Area, at the end of Vicarage Road, offers views southward over open countryside whilst to the north views extend into the Conservation Area towards Elm Cottage and the church tower of St John the Baptist's Church.
- 2.4.5 At the southern end of Vicarage Road only the buildings to the west are included within the Conservation Area boundary. Wallway House is a two-and-a-half storey red brick property with yellow stock brick decoration (fig 16). It has a tile roof with decorative bargeboard detailing. Wallway House is bounded by a contemporary high brick wall fronting the road which restricts views of the building. Although in a deteriorating condition, this brick wall, and the property

behind, makes a positive contribution to the streetscape. The similar building material and style unifies the walled appearance of this building with grander properties (such as Brick Cottage) located within the centre of Finchingfield village.



Figure 16 Wallway House.

2.4.6 Further to the north, beyond the modern semi-detached bungalows, is the recent development surrounding the Old Vicarage. The Old Vicarage is a large late 19th century residential property of red brick and tile with decorative timber-framed gable detailing (fig 17). Although of modest architectural quality the Old Vicarage is a prominent and distinctive feature of the streetscape and positively contributes to the Conservation Area. Equally, the modern development surrounding the Vicarage has utilised buildings materials and styles from throughout the conservation area and is a sympathetic addition to the village (fig 18).



Figure 17 Old Vicarage.



Figure 18 Sympathetic modern development surrounding the Vicarage.

- 2.4.7 The Finchingfield Primary School (fig 19) is similarly a prominent feature of the Vicarage Road streetscape due to its scale, massing and architectural quality. The school is constructed of red brick with decorative shaped gables and bell-turret. It is surrounded by a red brick wall and a wire fence. The building is in a good condition and provides historical interest and diversity to an otherwise residential street.



Figure 19 Finchingfield Primary School.

- 2.4.8 Between the school and the churchyard, Vicarage Road is characterised by modern development to the west and historic buildings to east. The buildings to the west are all two-storey in height and are either red brick or rendered, these are of no architectural or historic merit and have a slightly negative impact on the Conservation Area.
- 2.4.9 On the east side of Vicarage Road there are a number of buildings of historic and architectural interest. Adjacent to the school are the semi-detached Brook Cottage and Vicarage Cottage.

Both of these properties are listed grade II and date to the 17th century or earlier and with 18th and 19th century alterations. The properties are rendered with a pantile roof. These buildings are in a good condition and are set back from the road with front gardens which provide additional greenery to the streetscape.

- 2.4.10 The historic interest of the streetscape continues to the north with Beddall's (fig 20) and The Old Barn (fig 21). These unlisted buildings front the street with pargetting on the primary elevation of The Old Barn. Pargetting is present in a number of locations within the Finchingfield Conservation Area and is a characteristic feature of Essex and Suffolk.



Figure 20 Beddall's.



Figure 21 The Old Barn.

- 2.4.11 The architectural and historical diversity of the streetscape is further emphasised by the thatched Chaff Barn (fig 22). The two-storey weather boarded structure is set back from the road with a large garden to the front. The brick and flint boundary wall of this property is a significant feature

of the streetscape. A number of examples of historic walling are present through the village providing a cohesive appearance to the Conservation Area as a whole.



Figure 22 Chaff Barn.

- 2.4.12 Adjacent to the Chaff Barn is the substantial grade II listed Cabbaches (fig 23). This structure originally dates from the 15th century but has been altered in the 16th and 20th century. The timber-framed building is separated from the street by a small front garden and is bounded by a timber fence. This building contributes greatly to the historic and architectural quality of the streetscape and illustrates the transition from the small scale vernacular properties to the south of Vicarage Road to larger high-status residences in the vicinity of the Church. These detached properties occupy large building plots and are characterised by the position set back from the road and fronted by a garden. The large building plots result in a lower density of building and an increase of greenery surrounding the Church.



Figure 23 Cabbaches.

- 2.4.13 Beyond the southern boundary of the churchyard on the west side of Vicarage Road is Elm Cottage (fig 24). This early 19th century rendered cottage is a significant feature of the streetscape as it is the primary view northward from the southern boundary of the Conservation Area adjacent to Wallway House. The principal façade of Elm Cottage faces south with views out to the countryside. The orientation of this building contrasts with those buildings to the south which front the road and as a consequence Elm Cottage provides further historical interest to streetscape.



Figure 24 Elm Cottage.

- 2.4.14 Wrights (fig 25) and Haddon House (fig 26), towards the junction with Church Hill, on the east side of Vicarage Road also demonstrate the diversity of this area with properties built in a distinctive style and building material. Wrights consists of the rendered east-west aligned range of one-and-a-half storeys with a gambrel clay tile roof. A two-storey extension has been added to the east end of this property which diminishes the historic interest of the structure.



Figure 25 Wrights.



Figure 26 Haddon House.

Wethersfield Road (eastern boundary of the conservation area to St John the Baptist's Church)

- 2.4.15 Wethersfield Road is characterised by diversity in architectural styles, a strong building line along a busy street, and domestic buildings of 1 to 2 storeys.
- 2.4.16 Valley view is a neutral modern development built after the designation of the Conservation Area, set behind a high hedge which forms an important screen to the development. Distant views of the countryside over the river valley to the north and to the Windmill are possible through gaps in the development. The open field to the rear of these properties is important to the setting of the Conservation Area.
- 2.4.17 On the southern side (fig 3) of the road a number of historic buildings form a cohesive group with more modern properties as they are rendered and colour washed. Hope Cottage, Hillcrest and Millview are all listed grade II, Little Biggins and The Nurse's Cottage are unlisted, and all date to the 18th or 19th century.
- 2.4.18 The approach to Great Biggins Farm is along a private drive with an avenue of poplar trees and (fig 27), these are an important setting to the Conservation Area. The farmhouse is 16th century building set within a defensive moat. It's barns date from the 18th century; these form a cohesive group with the farmhouse, with historic associations, in particular with Little Biggins.



Figure 27 Avenue of trees.

- 2.4.19 Berners Place is a post-war development which is set back from the road; some of this terrace is in need of repair (fig 28). It has no architectural or historic interest, as the building style and type is common across the country, and has a neutral impact on the character of the Conservation Area.



Figure 28 Berners Place.

- 2.4.20 Eastern Garage (fig 29) creates some vibrancy to the street with vehicle and pedestrian movement. It has no architectural or historic interest and causes harm to the character of the Conservation Area due to the form of its canopy, extent of hard standing and overall bulk and massing.



Figure 29 Eastern Garage.

Church Hill (between Vicarage Road and The Green)

- 2.4.21 This area is characterised by the diversity of architecture, irregular alignment of buildings and green open space contrasting with dense development fronting the street.
- 2.4.22 The area occupied by Church Hill extends from the junction with Vicarage Road to the Village Green. In this location the ground drops sharply towards the centre of the Village and is characterised by buildings of good historic and architectural quality (fig 30). This area does not contain any modern development and the majority of the buildings situated along this road are listed grade I or II. Although set back from the road, this area also contains the grade I listed St John the Baptist's Church. The location of this area, together with its high quality of architecture and the historic interest, means that this is a significant part of the Conservation Area.



Figure 30 View down Church Hill towards the centre of the Village.

- 2.4.23 The buildings within this area date from the late medieval to the 19th century and their diversity of style and building material illustrates the historical development of the Village. The Church provides an important feature within the streetscape, in addition to providing a valuable area of green which contrasts with dense residential development.
- 2.4.24 From the Red Lion Public House views extend towards the Village Green and Brent Hall Road.
- 2.4.25 The buildings fronting Church Hill are of good architectural and historic quality. At the east of Church Hill is situated The Maltings (fig 31) to the north and Hillside (No 1 & 2) to the south. Hillside (fig 32) is grade II listed and comprises a pair of attached 18th century cottages which front the street. These are timber-framed and rendered buildings with pargetted panels and a thatched roof. The buildings are in a good condition and provide historical interest to the streetscape. The Maltings contrasts with Hillside as it is a post 1921 property – which is located within a large building plot (formerly the Maltings) and fronted by a wide driveway and a brick and flint wall. Although built of modern brick the wall conforms to a style characteristic of this Conservation Area and is a positive contribution to the streetscape.



Figure 31 The Maltings.



Figure 32 No. 2 Hillside.

2.4.26 Further to the west the variety of styles and building materials continues with the north-south aligned, rendered and thatched 17th century The Old Smithy (fig 33) and the mid-19th century symmetrical faced Chestnut Villa (fig 34). Both of these properties are grade II listed and, although different in style and age, contribute equally to the streetscape.



Figure 33 The Old Smithy.



Figure 34 Chestnut Villa.

- 2.4.27 Opposite The Old Smithy and Chestnut Villa is the Church of St John the Baptist (fig. 35). This structure is central to the Conservation Area and views of the tower are possible throughout the Village. The tower can also be seen from the surrounding countryside. The structure dates largely from the 12th-14th century and was restored in the 19th century. It is constructed of flint rubble and dressed with limestone and clunch. The setting of the Church within a large grassed graveyard contributes greatly to the Church Road streetscape and to the Conservation Area as a whole.

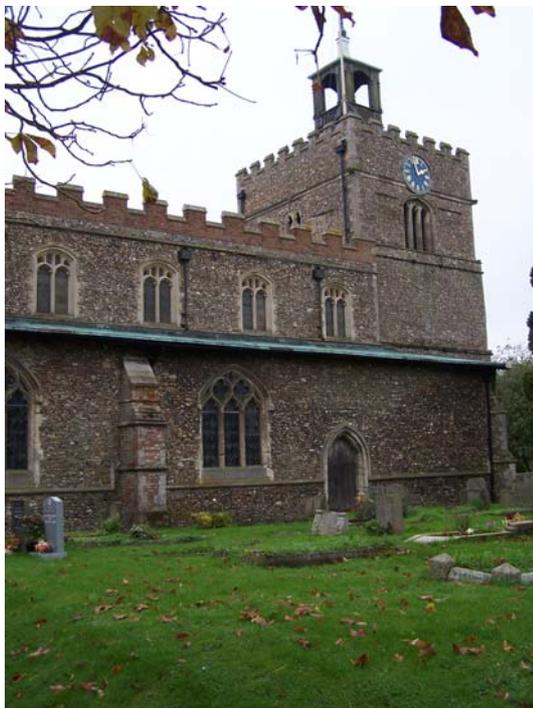


Figure 35 View of St. John the Baptist's Church from Church Hill.

- 2.4.28 Beyond the Church the historical development becomes denser as Church Hill (fig 36) descends towards the Green. In this area the buildings front directly onto the road, which is very narrow as it passes the Guildhall and the Red Lion Public House. The width of this road and the traffic that is permitted to pass along the route has greatly deteriorated the character and amenity of this part of the Conservation Area. With specific reference to the Guildhall the traffic has resulted in actual physical damage to the historic fabric of a grade I listed building.



Figure 36 View down Church Hill.

- 2.4.29 Towards the base of Church Hill on the north side are a number of unlisted buildings of historic significance. Adjacent to the Red Lion Public House, which itself is grade II listed, are four 19th century brick properties which contribute to the character and appearance of the Conservation Area. To the west of the Red Lion Public House (fig 37) is a single-storey commercial properties with an original timber canted bay and door casing. This is followed by the terrace of two white stock brick properties, again with a good preservation of original features. Although the adjacent building appears to have been merged from two properties into one, the external fixtures and fittings on this building remain in a good condition and it positively contributes to the streetscape. Interestingly fire marks (plates) survive on both of these properties, which would have demonstrated that the occupiers had fire insurance. Royal Insurance was formed in 1845 and merged with Liverpool and London & Globe in 1919 (www.rsa.group.com), dating these marks to this period.



Figure 37 Brick properties adjacent to the Red Lion Public House.

The Green

- 2.4.30 This area is characterised by a cohesive streetscape of largely two storey vernacular rendered and painted properties under pitched clay tile or slate roofs in commercial or residential use, set around a large village green, with few front gardens.
- 2.4.31 The Green is located centrally within the Finchingfield Conservation Area and contributes greatly to the characteristic appearance of the Village as well as providing a valuable open space. The buildings within the vicinity of The Green are generally of a high architectural and historic quality although some modern development has interrupted the historic streetscape.
- 2.4.32 Views across The Green are important in all directions with the views to the east from Finchingfield House towards Church Hill (fig 38) and views to the west from Bridge House towards Brent Hall Road (fig 39) being of particular significance.
- 2.4.33 Despite the variety of styles within the building stock of The Green, the rendered and colourwash finish of the majority of the buildings results in the cohesive finish (fig 40).



Figure 38 View east from The Green towards Church Hill.



Figure 39 View west towards Brent Hall Road.



Figure 40 Cohesive character.

- 2.4.34 Residential and commercial buildings of a high architectural and historic quality are located facing The Green with denser development to the north and south. The area to the west is occupied only by the large and imposing Finchingfield House (fig 41) and Prospect House. Finchingfield House is grade II listed and originally dates from the mid-16th century with considerable alterations in the 19th and 20th century. The principal façade consists of five gables with ornate 19th century windows and decorative bargeboards. The property has been rendered and painted and occupies an elevated position above The Green.



Figure 41 Finchingfield House.

- 2.4.35 Adjacent to Finchingfield House is Prospect House which, although less imposing, remains a grand residence situated in a prominent position within the Village. The building is grade II listed and is bounded by iron railings. Both of these properties are situated within large plots, which emphasise their high-status character.

- 2.4.36 To the north of the Green the majority of the buildings are also grade II listed. In contrast to Finchingfield House and Prospect House many of these buildings are commercial in character and front the directly onto the street. From the east, the corner plot is occupied by the commercial premises of Finchingfield Flowers and Zafra Italian Restaurant (fig 42). These are 19th and early 20th century brick built buildings and are good examples of shopfronts within historically sensitive areas.



Figure 42 Zafra Italian Restaurant.

- 2.4.37 To the west of the River Blackwater/Finchingfield Brook is the three-storey Manse (fig 43). This building is a distinct feature of the streetscape with its tall three storeys under a shallow slate roof, set behind a garden bounded by a brick wall topped with railings.



Figure 43 The Manse.

- 2.4.38 The Fox Inn (fig 44) in comparison is of two storeys under a steeply pitched tile roof. It dates from about 1500 and is listed grade II. The signage, seating area, hanging baskets and other

vegetation detract from the architectural and historic interest of the building, with the later potentially damaging the fabric of the building. It forms a group with the Manse and the adjacent buildings to the west.



Figure 44 The Fox Inn.

- 2.4.39 Finchingfield Fine Antiques and Bosworth's Restaurant (fig 45), to the west of The Fox Inn, were formerly one 17th century house. Listed grade II this 'L' shaped building is partially set back from the street. The awnings, vegetation and dark colour detract from the architectural and historic interest of the building and the Conservation Area.



Figure 45 Finchingfield Fine Antiques and Bosworth's Restaurant.

- 2.4.40 The building to the west is a modern three storey house, which although architecturally similar to the character of Finchingfield its larger scale, height, massing, colour and fake jetty mean that it plays a major role in the Conservation Area rather than a subsidiary one, detracting from the

character created by the adjacent listed buildings. Coachman's Mead is of similarly modern properties.

- 2.4.41 No. 1 and 2 Sunnyside (fig 46) complete the northern range of buildings with a return to a residential scale building of the early 16th century, although altered in the 18th and 20th centuries. They sit close to the edge of the street. They are listed grade II and sit adjacent to the United Reform Church group (see Brent Hall Road).



Figure 46 No. 1 and 2 Sunnyside.

- 2.4.42 Florence Cottage, Artisans, Mercers Cottage, North House and shop, and Saxons form the southern side of The Green. The height and scale of these buildings, along with their lack of front garden, facing onto The Green (fig 47) and the rendered finish gives this group its cohesiveness. North House and shop is listed grade II and is 18th century or earlier. These buildings are of architectural or historic interest.



Figure 47 View from The Green.

- 2.4.43 The area of The Green in front of The Fox Inn (fig 48) contains a large bus shelter, car parking, information board and litter bin, these interrupt views of The Green from the west and south.



Figure 48 The area of The Green in front of The Fox Inn.

- 2.4.44 The old pump (fig 49), the war memorial and cut kerb stone way markers are of historic interest. The village sign and variously located timber benches also sit harmoniously on The Green.



Figure 49 The old pump.

- 2.4.45 The views across and within The Green are interrupted by parked vehicles (fig 50), which detract from the rural idyll that the combination of buildings and green open space creates.



Figure 50 The views across showing parked vehicles.

The Causeway and Duck End

- 2.4.46 This area is characterised by vernacular architecture, with a defined building line with dense development along a narrow lane with a characteristic landform.
- 2.4.47 The buildings date from 16th century, with most being 17th to 19th century with later alterations (fig 51). The steeply pitched roofs of thatch or tile over the rendered timber frame walls of the houses define this area. Several of these buildings have been converted to café or B&B use and these front The Green. There are more than 20 grade II listed buildings here. The blue painted building is incongruous with the remainder of the row and with the character of The Green.



Figure 51 View of The Causeway

- 2.4.48 Those properties on the eastern side of The Causeway are set on top of the river bluff, the height of which reduces to the north. At this northern end a stream runs through a narrow canalised brick structure (fig 52), which is topped with white painted railings. Properties to the western side lie in the river valley at a lower level.



Figure 52 Canalised brick structure.

- 2.4.49 The Windmill (fig 53) stands on top of the hill close to the green, although separated by vegetation. It is an early 18th century timber framed and weather boarded post mill formerly belonging to the Spains Hall estate. It is listed grade II.



Figure 53 The Windmill.

- 2.4.50 The green space (fig 54) is a visually important area, providing a setting for the Windmill and punctuation in the dense development of The Causeway and Duck End. Modern development has been built around the edge of the green, which has no architectural or historic merit; it has a neutral impact on the Conservation Area.



Figure 54 The green space.

- 2.4.51 Street Farm (fig 55) on the southern side of The Causeway, an early 16th century house (listed grade II) is an exception to the character of the remainder of the street, although it is vernacular in detail it departs from the scale established in the remainder of the street, with a series of out buildings, now converted. The main barn was constructed circa 1600. The farm and farm buildings form an important group with Spring Mead (fig 56). This three storey timber framed house is listed grade II* and is also a departure from the scale of the street.



Figure 55 Street Farm.



Figure 56 Spring Mead.

- 2.4.52 The trees to the south of Green End Cottage form an important element of historic streetscape.

Brent Hall Road

- 2.4.53 This area is characterised by modern development to the west and historic development to the east with a variety of architectural styles.
- 2.4.54 The modern development to the west of Prospect Cottage is of no architectural or historic value and harms the character of the Conservation Area.
- 2.4.55 Prospect House (listed grade II) and Hill House (modern) are hidden behind a distinct group of trees, which form a strong edge to the street. Prospect Cottage (listed grade II, early 18th century) also forms a strong edge to the street, creating a strong sense of enclosure. Beyond Prospect Cottage the street widens and a view of the wide open Green is presented.
- 2.4.56 The United Reform Church (listed grade II) (fig 57) dating from the late 18th century and its former schoolroom/hall (Victorian) form an important group with Prospect Cottage.



Figure 57 The United Reform Church.

Bardfield Road

- 2.4.57 This area is characterised by a diverse range of architecture and an irregular building line and its landform.
- 2.4.58 The western side of the street is characterised by modern rendered houses set on a hill. Wisney Chase, Moonrakers, Sunways and the Police House are similar to the character of the remainder of the Conservation Area but they are of no architectural or historic interest. The enclosed, slightly hidden nature of these properties behind trees and hedges means that their impact on the Conservation Area is restricted, however the trees and hedges themselves are important.
- 2.4.59 The adjacent green area contains a number of pieces of street furniture, which are randomly placed. The telephone kiosk (fig 58) adds character to the Conservation Area.



Figure 58 Street furniture on Bardfield Road.

- 2.4.60 The buildings to the eastern side of the street (fig 59) form an important group of buildings, these are unlisted. To the south of the Victorian Post Office (a post office since at least 1921), a number of 18th century or earlier vernacular properties, under steeply pitched roofs, are set back from the road at low level.



Figure 59 Bardfield Road.

- 2.4.61 To the north of the Post Office a number of early 19th century buildings lie at the edge of the pavement. These include Swan House (fig 60), a former public house and Florence House with its decorative parget (fig. 61). These buildings are of architectural or historic merit.



Figure 60 Swan House.



Figure 61 Florence House.

The Pightle

- 2.4.62 This area is characterised by pre-19th century buildings, diversity of architecture, landform and The Pightle and churchyard open space.
- 2.4.63 Approached from The Causeway, The Pightle is a very narrow lane enclosed on both sides by high brick walls and buildings (fig 63). Beyond Brooke Hall the enclosed feeling disappears, as the high brick walls give way to the open land of the visually important Pightle open space (fig 64). This area of rough bumpy ground is set at street level. A newer part of the churchyard adjoins this area, and allows access to the main churchyard up a steep path. The churchyard can also be approached from the eastern end of The Pightle where the gradients are much smoother.



Figure 62 The narrow part of The Pightle.



Figure 63 The Pightle open space.

- 2.4.64 There are a significant number of mature trees in the landscaped gardens of Brook Hall (fig 64) and the Old Parsonage. Yew trees are important to the latter and to the churchyard.



Figure 64 Brook Hall.

- 2.4.65 Brook Hall is an early 19th century house, which was altered early last century. The rendered front is barely visible behind its boundary wall and landscaping, the property's gardens extend across the river by a narrow footbridge and across the public footpath between The Pightle and the River. The River and footpath are flanked by a tall brick and flint wall.
- 2.4.66 The Old Parsonage and the Parsonage Barn (15th century service range) (fig 65) are listed grade II. The timber frame and rendered building was constructed in 15th century and altered in the 16th, 17th and 20th century. The original vicarage for Finchingfield was "ordained" in 1125, indicating an ancient site. The property is set behind an important hedge, which included two yews, in landscaped grounds. It is of significant architectural and historic interest.



Figure 65 The Old Parsonage and the Parsonage Barn.

2.5 Local Materials

- 2.5.1 Flint was used in early buildings, such as the Church, as a status symbol. It is difficult to use in construction and in many cases is used with other materials to form openings and corners, which take structural stress. From the late 18th to the early 19th century flint was once again used as a vernacular material and is seen mostly on cottages which were built by the land owner for its workers.
- 2.5.2 Clunch is a hardened form of chalk, and can be found within the Essex Till where it was eroded from the bedrock during the ice age. This material is also used as structural stone, although not in significant amounts.
- 2.5.3 Buildings of the mediaeval to 18th century are generally timber framed, due to the shortage of local stone and high cost of brick production. These timbers were either rendered over with plaster or occasionally in this area boarded with horizontal timber planks.
- 2.5.4 Decorative moulded render to the exterior of a building, known as parget, is a feature of Essex and Suffolk. Original examples date from the 17th century; Florence House (fig 62) is a good example of later work. Render and decorative render continues to dominate the elevations of buildings in Cressing.
- 2.5.5 Brick was in use in Suffolk and Essex as early as the 15th century, although it was not until the 19th century that it became widely used. There is reputed to be Roman Bricks reuse in the construction of the Church. Brick Cottage shows the relatively early use of brick (possibly a refronting of an earlier building), and demonstrates its status. Haddon House and the Old Vicarage were built of brick in 19th century.

3 Community Involvement

- 3.1.1 Braintree District Council wrote to parish councils, the general public and where available local history groups. Prior to the public consultation parish councils were contacted asking for details of local history or amenity groups who may have wished to be involved. All draft consultations were made available for download by the public on Braintree District Councils website.
- 3.1.2 The public consultation took place between 19th December 2008 and 16th January 2009.
- 3.1.3 In total 30 responses were received for Finchingfield. Comments were analysed by Braintree District Council and where further advice, information or clarification was required the Council consulted Essex County Council Historic Buildings Section, Parish Councils and our consultants.
- 3.1.4 The Draft Conservation Area Appraisal was taken to Braintree District Local Committee for consideration on the 10th March 2009.

4 Suggested Boundary Changes

4.1 General

- 4.1.1 Current practice when designating conservation areas is to ensure that the conservation area boundaries follow established existing boundaries, and do not run along the centre of a road. It is also the case that the boundary should not create a 'string of beads' effect where development of neutral or negative character is excluded and positive areas are all included.
- 4.1.2 In the case of Finchingfield many of the boundaries do not follow established features. The Special Landscape Area (SLA) meets the Conservation Area boundary in several places, which also affords local policy protection. To follow current good practice, where alterations to the boundary are proposed the boundary of the SLA should also be revised through the appropriate process.

4.2 Exclusion

- 4.2.1 It is proposed that properties on The Chase, Mole End, Hill View, and Molen on Brent Hall Road, and Winsey Chase and the adjacent Police House be excluded from the Conservation Area due to their neutral/negative impact on the Conservation Area. The layout and building form and the use of concrete tiles are alien to the Conservation Area.

4.3 Additions

Setting

- 4.3.1 The setting of the Finchingfield Conservation Area is extremely important to its architectural and historic value. The following areas are proposed to be added to the Conservation Area:
- South area of water meadows from the tree preservation order line of trees on Vicarage Road (at the southern end) across the river and to where it would join up with the public footpath to the rear of Hop Grounds, including the river valley to the north;
 - Field to the north of valley view and the fields including the 'allotment gardens' to the rear of The Causeway; and
 - Fields to the north of the Fox Inn within the floodplain.

Great Biggins Farm

- 4.3.2 Great Biggins Farm and its associated farm buildings to the west, along with the avenue of trees (fig. 29) and all of the land belonging to Nurse's Cottage should be included, on the basis that these contribute to the character of the Conservation Area and are historic buildings. The back gardens of Berners Place should also be included to ensure that the boundary follows current modern practice and does not follow non-existent boundaries.

Great Wincey Farm

- 4.3.3 Great Wincey farm and the fields between the farm and the existing western boundary of the Conservation Area are to be included within the Conservation Area. The mature trees to the eastern edge and along the drive are significant having a positive impact on the Conservation Area. The buildings are historic and demonstrate a clear relationship with other buildings within the existing Conservation Area boundary.

5 Management Proposals

5.1 Introduction

- 5.1.1 Management proposals set out a future plan of action for the preservation or enhancement of a conservation area. Many of the proposals are relevant across the Braintree District, but others are specific to the Bulmer Conservation Area.
- 5.1.2 Proposals may relate to matters of policy or control of development, or physical enhancement.

5.2 Summary of issues

- 5.2.1 The Conservation Area is suffering from a gradual erosion of its character through lack of sustained repair and maintenance of the buildings, the streets and street furniture, and a lack of control over parking around The Green. In addition to this gradual erosion a number of developments have been built within the Conservation Area since its designation, which although following contemporary guidance, has led to the erosion of the character of the Conservation Area.

5.3 Local Generic Guidance

Planning Policy

- 5.3.1 Current policies in the Braintree District Plan 2005 cover layout and design of development, preservation and enhancement of conservation areas, demolition in conservation areas, changes of use in conservation areas, environmental enhancement in conservation areas fascias and illuminated and non-illuminated signs in conservation areas, and shopfronts in conservation areas.
- 5.3.2 Braintree District Council is in the process of reviewing their forward plan, or local development framework (LDF). This new forward plan works from a strategic level down to the detailed policy level, each of these levels have a different name and varying amount of detail. Good design, conservation and heritage should be a central theme in the Core Strategy, Development Control Policies and Supplementary Planning Documents. More information on the current position and the process can be found on www.braintree.gov.uk.
- 5.3.3 The current Government guidance will be reviewed and a new Planning Policy Statement on the historic environment produced shortly. This will guide future policy formulation as well as development control. Detailed policies and management should cover colour of buildings, window and door replacement, boundary treatment, signage, hanging baskets, shopfronts, satellite dishes and trees in conservation areas and the placing and materials of street furniture.
- 5.3.4 New buildings and/or building alterations and additions will also need to be considered in detail. The Essex County Council's Design Guide addresses a number of relevant issues, but care

must be taken to ensure that where this guidance is followed, the design is still appropriate for the particular local style of buildings, which varies from settlement to settlement.

Historic Buildings

- 5.3.5 Many of the buildings within a conservation area will be historic, where traditional architectural detailing and breathable natural materials were used. These details and materials contribute to the overall feel of the area and the health of the buildings. A strategy which sets out Braintree's approach to the use and retention of traditional architectural details and materials should be developed. This strategy will ensure that the appropriate approach is taken to preserve not only the conservation area but may also be applied to listed buildings within the district.
- 5.3.6 Specialist advice is provided by Essex County Council, who has produced guidance on pargetting, limewashing, pointing with lime mortars, conservatories and renewal of timber window frames. However this needs to be backed up with supporting strategies to ensure their use. This is particularly important where buildings are in need of significant repair.
- 5.3.7 In addition to the retention of traditional materials, a strategy for buildings at risk should be developed. The County Council currently maintains the register for Essex of listed buildings within the Conservation Area which could be considered as 'buildings at risk' either because they are in poor repair, slowly decaying and either disused or underused. The situation needs to be monitored and a process put in place for dealing with problem buildings should they arise, leading to further prevention of decay.
- 5.3.8 There are a number of properties which are of townscape merit, see Townscape Map in Appendix 2. A local list of buildings of architectural or historic interest should be developed from this list to ensure that they are given sufficient consideration when alterations are proposed. English Heritage will be issuing guidance in the coming year on local listing.

Restriction of Permitted Development Rights

- 5.3.9 'Article 4 Directions' enable the Council to ensure that minor alterations and development within the Conservation Area are carried out in an appropriate manner, through the planning process. Following changes to the planning system on 1st October 2008, via an amendment to the General Permitted Development Order, an number of additional alterations may be made to dwellings without the need for planning permission (via 'permitted development rights').
- 5.3.10 These Rights may be removed following a strict procedure, which includes separate public consultation, the implementation of an Article 4(2) Direction means that a number of alterations and additions may be controlled. In these additional cases there is no fee to make the planning application.
- 5.3.11 It is recommended that where it is identified that the character and appearance of the conservation area has been diminished through permitted development, that the following classes of permitted development rights for dwelling houses be removed from land within the Conservation Area, in the form of an Article 4(2) Direction, these are detailed in Appendix 3:
- Schedule 2, part 1, classes A to H;
 - Schedule 2, part 2, classes A and C; and,

- Schedule 2, part 31, class B.

5.4 Management Plan

5.4.1 A management plan sets out steps to maintain and enhance the character of the Conservation Area, which are in addition to the local generic guidance suggested above.

Review of the conservation area appraisal

5.4.2 Conservation area appraisals need to be reviewed from time to time. Policy changes can also mean that an appraisal requires updating. The conservation area appraisal should be reviewed when such changes have taken place, subject to available resources.

Monitoring and enforcement

5.4.3 Under Section 215 of Town and Country Planning Act 1990 Braintree District Council can tackle sites or buildings which are untidy character or appearance and/or in poor repair may be tackled by. This allows the Council to improve the amenity of an area, including land or buildings within a conservation area. English Heritage has produced a good practice guide which demonstrates effective use of Section 215 Notices. These notices can be used to ensure sites and buildings are repaired and maintained.

5.4.4 Care needs to be taken with the approval of minor alterations and additions to buildings within the conservation area and with any new development; incremental change where not carefully considered can lead to alteration of the conservation area over time. Periodic monitoring for changes and regular photographing of the conservation area including individual buildings should be undertaken to monitor for incremental change. This should be undertaken no less than once every three years, and may form part of the conservation area appraisal process.

5.4.5 Periodic monitoring will alert Braintree District Council to unauthorised works and enable the relevant action to be taken.

Environmental enhancement and maintenance

5.4.6 This section contains a number of recommendations for environmental enhancements in the conservation area.

Boundary Treatments

5.4.7 A number of native vegetation hedges and trees exist in the conservation area, which form the boundary of many properties with the road. In other places low or medium height brick or brick and flint walls are common and yet in others no boundary exists where the building line follows the street or edge of the Green.

5.4.8 However the boundaries to the footpath running from Duck End passed the Windmill to Church Hill, at the southern end are made of close boarded fences, which detract from the character of the Conservation Area. These fences could be significantly improved with the growing of climbers over them.

Services

- 5.4.9 A number of electrical and telephone wires on telegraph poles are visible in the street, which detract from the character of the area. A programme of under-grounding of cabling should be considered.

Traffic Management and Streets

- 5.4.10 A number of the streets within the Conservation Area are showing signs of wear and tear with eroded verges, pot holes, poorly maintained kerbs and lack of maintenance of hedgerows.
- 5.4.11 The installation of a traditional kerb to stop the erosion of verges will create a hard edge to the roadside which would be alien to the existing natural edge. Reinstatement of the soft verge and a programme of public awareness to stop parking on the verge is likely to be sufficient to avoid further erosion. However, a further measure would be the installation of oak bollards (on sheer plates) at key locations, where erosion continues to prove an issue.
- 5.4.12 A number of driveways and parking areas have been constructed of tarmac and concrete blocks, where these form wide uninterrupted areas; this has a detrimental effect on the character of the Conservation Area. The establishment of a palette of materials that would be suitable for use in the conservation area for driveways, parking areas and for the top dressing of paths and roads to reduce their impact on the character of the area is recommended.

The Green

- 5.4.13 The following items are recommended for the enhancement of the green:
- The removal extraneous signage poles;
 - Reinstatement of the verges around the green;
 - Replacement of the litter bins with ones made of timber;
 - Removing the white lining around the green and resurfacing of the road to incorporate a neutral coloured stone in the wearing/top course.

6 Useful Information

Bibliography

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Gibson, A. (Ed.) (1999) Finchingfield: A guide which will help you to enjoy your visit to the village, describing some of our historic and interesting buildings.

Web site information

LCA - Section 3.0 Landscape Character Assessment of Braintree District:
http://www.braintree.gov.uk/NR/rdonlyres/C556317B-DBD2-46D7-A2F3-7DC22E3CED85/0/11100101Section30_270906.pdf

Fire marks:

<http://www.firemarks.co.uk/Pages/Page48.htm> 09.12.08 17.25

<http://www.firemarks.co.uk/Pages/Page49.htm> 09.12.08 17.26

<http://www.museumoflondon.org.uk/English/EventsExhibitions/Special/LondonsBurning/themes/1401/1403> 17.38 0912.08

<http://www.rsagroup.com/rsa/pages/aboutus/history> 17.53 091208

7 Contact Details

For further information regarding this Conservation Area Appraisal or regarding properties within the Finchingfield Conservation Area please contact:

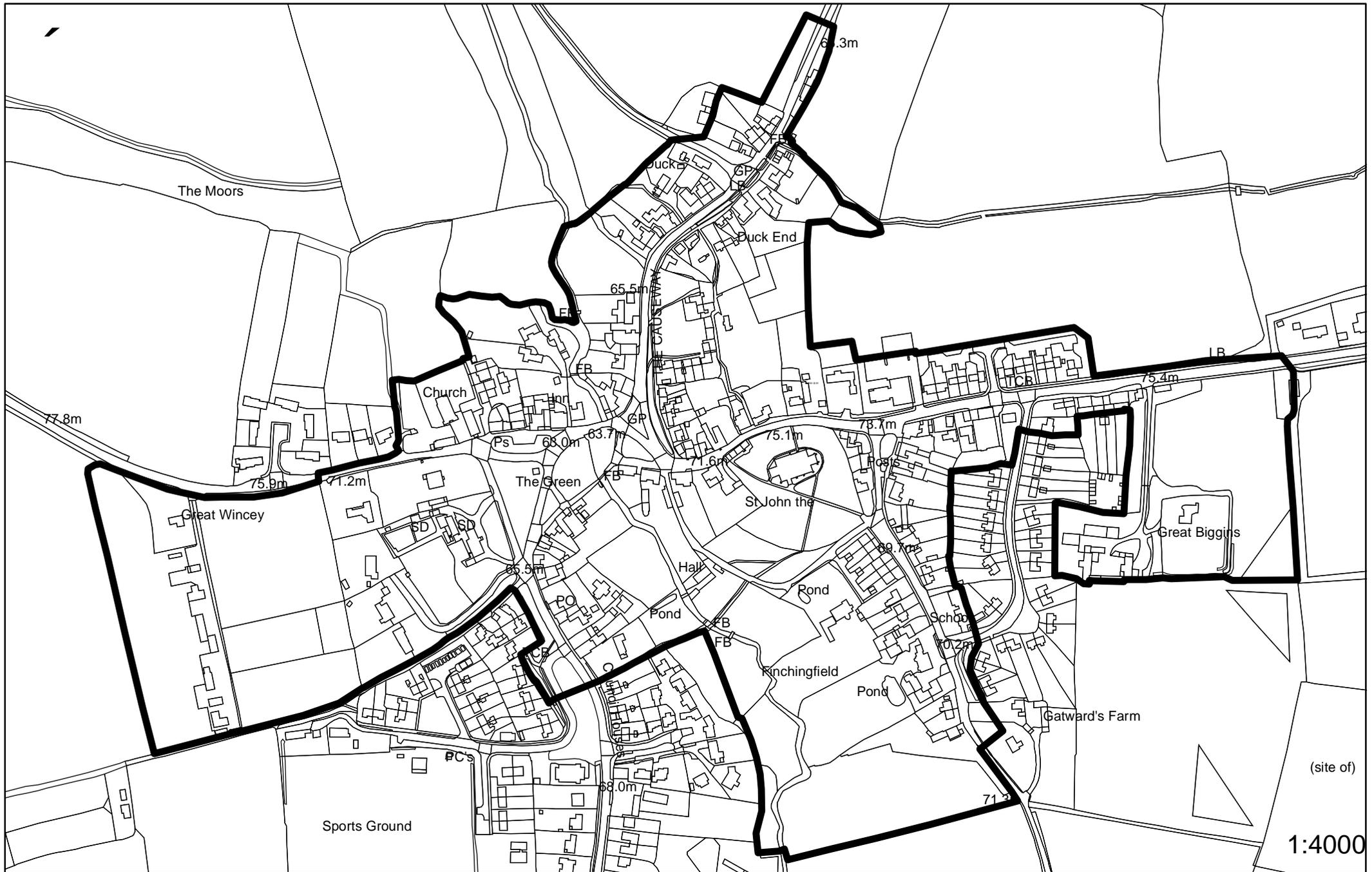
Braintree District Council
Development Services
Causeway House
Braintree
Essex
CM7 9HB

Tel: 01376 552525



Appendix 1

Figure 1 Map of the Finchingfield Conservation Area



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Appendix 1 Figure 1 Finchinglefield Conservation Area

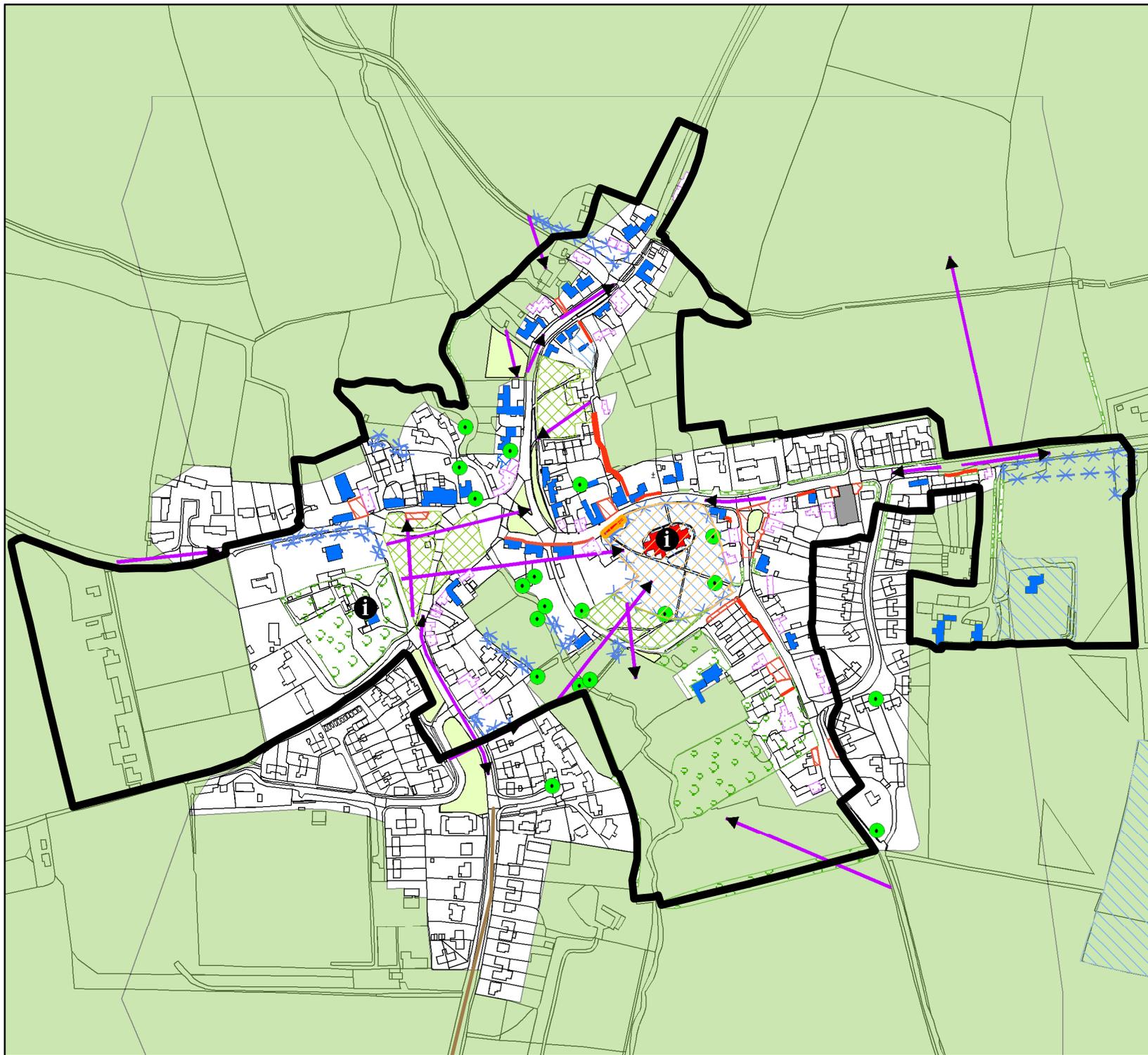
Key
 Conservation Area

Appendix 2

Figure 2 Townscape Analysis Map

Appendix Two Figure Two Map of Finchingfield Conservation Area

1:4700



Key

-  Proposed Extent of Conservation Area
-  Archaeological Road
-  Buildings of Townscape Merit
-  Landmark Buildings
-  Negative Frontage
-  Positive Views and Vistas
-  Negative Buildings
-  Important Green Space
-  Important Hedges Trees
-  Negative Floorspace
-  Ancient Monument
-  Positive Floorspace
-  Visually Important Space
-  Cemetery
-  Tree Preservation Order
-  Tree Preservation Group
-  Tree Preservation Areas
-  Grade 1 Listed Building
-  Grade 2 Listed Building
-  Grade 2* Listed Building
-  Archaeological Sites
-  Special Landscape Area

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Appendix 3

Article 4 Directions

Permitted development rights allow certain minor works to be undertaken to dwelling houses without the need to apply for planning permission; these were most recently amended on 1st October 2008. Rights may be removed following a strict procedure, which includes separate public consultation.

Directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 allow the removal of permitted development rights in conservation areas. The implementation of an Article 4(2) Direction means that in certain additional cases a planning application is required, in these additional cases there is no fee to make the application.

The following rights may be removed on dwelling houses, which will add to the protection of the character of the conservation area:

Schedule 2	Part 1	Class A	The enlargement, improvement or other alteration of a dwelling house
		Class B	The an enlargement of a dwelling house consisting of an addition or alteration to its roof
		Class C	Any other alteration to the roof of a dwelling house
		Class D	The erection of construction of a porch outside any external door of a dwelling house
		Class E	The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.
		Class F	Hardstanding within the curtilage of a dwelling house
		Class G	The installation or replacement of a chimney, flue, or soil vent pipe on a dwelling house
		Class H	The installation or replacement of a microwave antenna on a dwelling house

- | | | |
|---------|---------|---|
| Part 2 | Class A | The erection, construction, maintenance, improvement or alteration of a gate, fence or wall or other means of enclosure |
| | Class C | The painting of the exterior of any building or work |
| Part 31 | Class B | Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure |