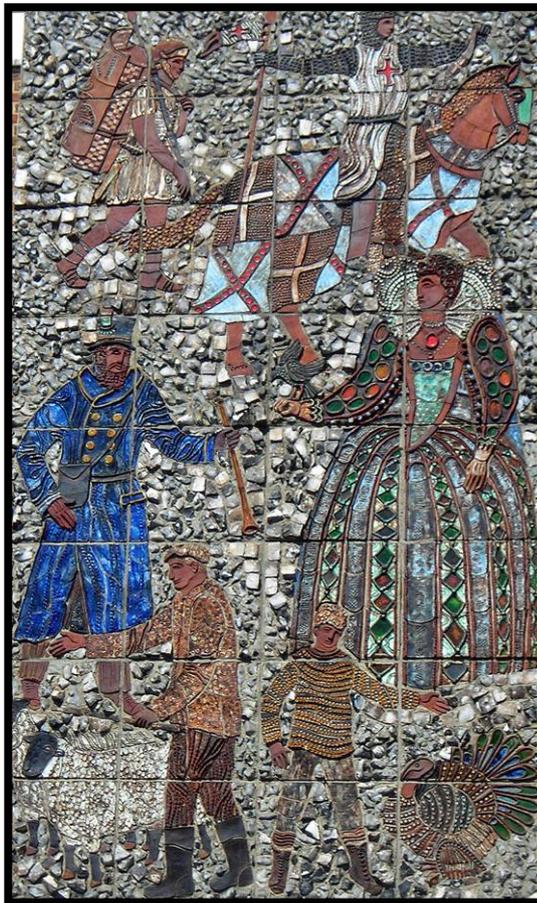


DRAFT INGATESTONE HIGH STREET

Conservation Area Appraisal and Management Plan



Front cover: Philippa Threlfall mural, The Chequers, High Street, Ingatestone.

This document was produced by Essex County Council for Brentwood Borough Council.

The appraisal was prepared by Karen Fielder, with assistance from members of Essex County Council's Historic Buildings and Conservation Team.

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1. INTRODUCTION

Brentwood Borough Council commissioned Essex County Council to prepare the Conservation Area Appraisal and Review in June 2007. The research and fieldwork were carried out in July and August 2007.

Conservation Areas are 'Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance', (Planning (Listed Buildings and Conservation Areas) Act 1990). They were introduced by the Civic Amenities Act of 1967. Local authorities have a duty to designate conservation areas, to formulate policies for their preservation and enhancement, and to keep them under review.

Designation of a Conservation Area extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees. Local authorities will also formulate policies in their local plans or local development frameworks to preserve the character of their conservation areas. However, designation does not prevent any change within conservation areas, and they will be subject to many different pressures (good and bad) that will affect their character and appearance.

Government Planning Policy Guidance 15, *Planning and the Historic Environment* (PPG 15), emphasises that the character of conservation areas derives not simply from the quality of individual buildings, but also depends on 'the historic layout of property boundaries and thoroughfares; on a particular "mix" of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of space between buildings' (para. 4.2).

2. PLANNING POLICIES

The Brentwood Replacement Local Plan was adopted in August 2005 and covers the period to 2011. Work has begun on a Local Development Framework as required under the Planning and Compulsory Purchase Act 2004 which will replace the Local Plan

Ingatestone High Street is one of thirteen conservation areas in the Borough. Ingatestone Station conservation area almost abuts it to the south-west.

In accordance with its obligations under the Planning (Listed Buildings and Conservation Areas) Act 1990, and PPG 15, the Borough Council is resolved to make use of its additional statutory powers in conservation areas to protect their special character and architectural and historic interest. The Replacement Local Plan includes a comprehensive set of policies to try and ensure that where development takes place in a conservation area, it is sympathetic and to a high standard of design (Policy C14). To this end, it intends to carry out conservation area character appraisals 'to clearly assess and define their character allowing informed planning decisions and identification of what should be preserved and enhanced' (Replacement Local Plan para. 9.54).

The Replacement Local Plan also contains policies to preserve the character, historic interest and setting of listed buildings (Policies C15, C16 and C17). It states that the Borough intends to supplement the statutory list by compiling a local list of buildings of

local or historic interest. Inclusion in this list will be a material consideration in determining planning applications.

Ingatestone High Street provides important local shops and services which contribute to the attraction and activity of the area. Properties fronting the High Street in the conservation area are allocated in the Replacement Local Plan as residential/offices/shops. The Plan contains measures to protect the mixed use character of such areas (Policies E2, S4) whilst also encouraging additional residential accommodation, for example in upper floors above commercial properties (Policies H4, H5).

The crucial role of advertisements and shop fronts in affecting the appearance of commercial areas is recognised in the Replacement Local Plan, which has a series of policies to control them and ensure sympathetic design (Policies C20-24), as well as giving comprehensive design advice in Appendix 3.

The churchyard of St Edmund and St Mary's church is allocated in the Replacement Local Plan for community use, as is the community centre and adjacent car park, some of which falls within the conservation area. Policy LT8 recognises the importance of retaining such areas to meet the needs of the community.

3. HERITAGE, CONSERVATION AREA AND OTHER DESIGNATIONS (FIG. 1)

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

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

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

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

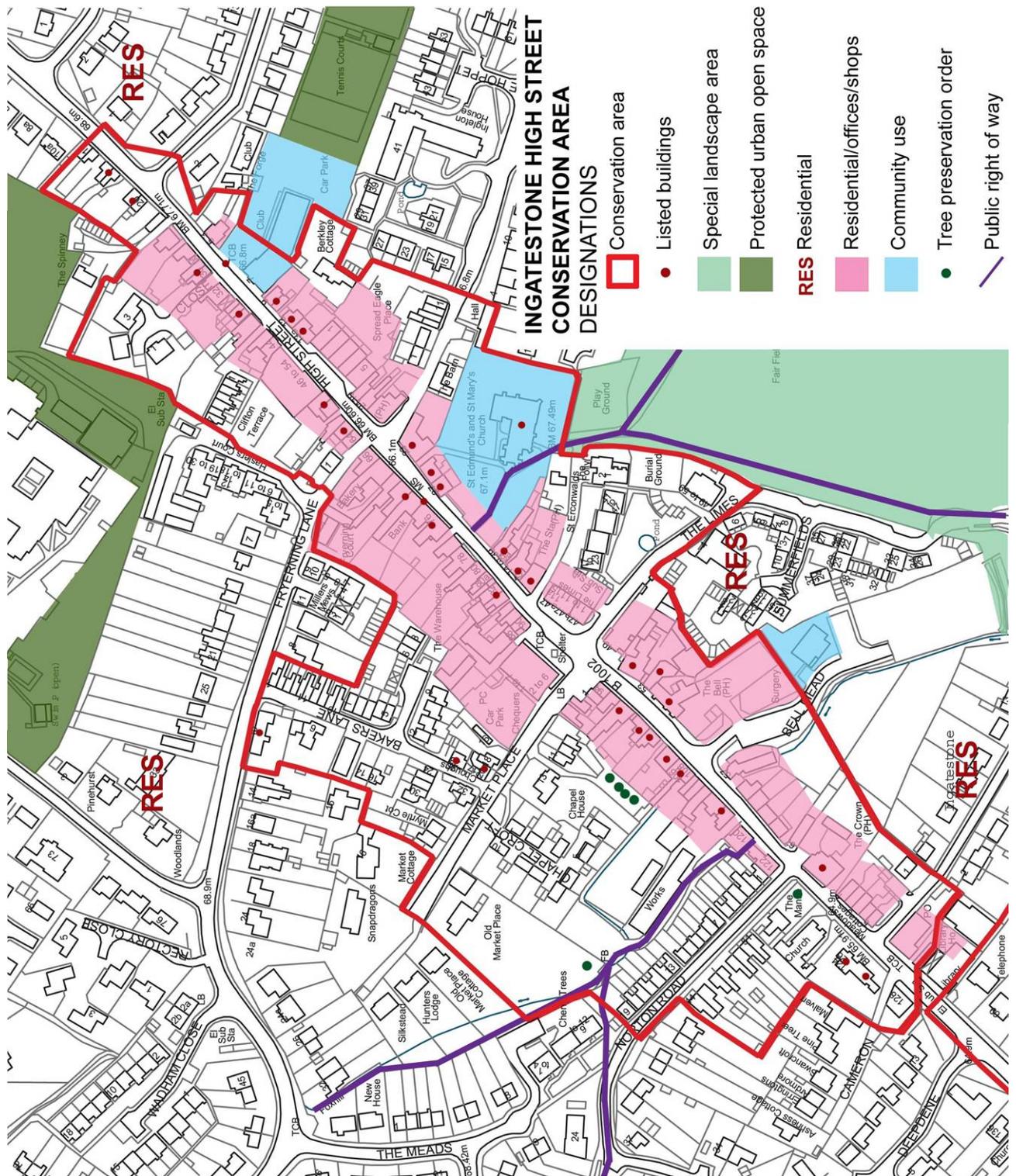


Fig. 1 Map of Ingatestone centre showing the conservation area, listed buildings and other designations

4. CHARACTER STATEMENT

Ingatestone is the second largest settlement in the Brentwood district, and just 23 miles from London. However its character is that of a small rural town with countryside at its margins. The High Street conservation area takes in the historic core of the town on the old Roman road between London and Colchester. The town retains the original medieval street plan with many property boundaries dating from that period. The High Street is tightly built up with properties built up to the back of the pavement. Ingatestone was a major coaching town which particularly prospered at the end of the 18th century and early 19th century. The town contained many coaching inns some of which survive. The predominant architectural style is understated Georgian, reflecting the town's boom time. Some older buildings were remodelled at this time. Good Georgian brickwork and delicate sash windows are much in evidence. Traditional shop fronts are an important element in the special character of the High Street. There is a good survival of undeveloped rear yards accessed through carriage arches and narrow openings in the building line. The magnificent brick tower of the church of St Edmund and St Mary is a landmark feature which contributes to attractive vistas over the town's roofscapes. Overall this is a well preserved conservation area with many listed buildings, and deserves to be well looked after.

5. ORIGINS AND DEVELOPMENT

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

The Saxon name *Inga* or *Ginga* probably interprets as 'the people of the district', and was applied to a large portion of the upper Wid valley, including Ingatestone, Mountnessing, Margaretting and Fryerning. In the subsequent centuries a variety of suffixes were added to distinguish the various holdings from each other. In the 13th century what was to become Ingatestone was named *Ginge Abbatisse* (as a possession of St Mary's Abbey) *ad Petram* or *atte Stone*. The latter is thought by some to refer to the large glacial boulders that now lie on either side of the junction between the High Street and Fryerning Lane (EHER 15178-9).

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

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

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

After the Norman Conquest the Domesday manor of Fryerning was granted to Robert Gernon, and on his death passed to William Mountfitchet. His son Gilbert Mountfitchet granted half of the manorial holdings to the Knights Hospitallers sometime before 1186. In 1289 they were granted a right to hold a market at Ingatestone and a three day annual fair. The Knights Hospitaller remained the principal landowners for around 400 years until their suppression by Henry VIII when their possessions reverted to the Crown. The lands were then granted to the Earl of Hertford and then to William Berners. They were subsequently purchased by Sir Nicholas Wadham of Dorset. His widow endowed Wadham College, Oxford with Fryerning land grants, some of which the College still holds.

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

The medieval settlement was clustered along the main road that is now Ingatestone High Street. The maps by the Walker family dating from 1601 and 1605 commissioned by the Petre family give a good indication of the village at that period. They show the village sited on either side of the main road with the church positioned on the south-eastern corner of the Stock Lane/High Street junction. There were single storey cottages along the front boundary of the churchyard masking it from the High Street. There were also a number of dwellings on either side of Stock Lane. The market at that time consisted of a widening of the main road to the south of the church, roughly between Star Lane and 67 High Street. Over time there must have been considerable encroachment on the old Roman road resulting in a gradually narrowing of the route.

In the post-medieval period Ingatestone was a useful staging post for carrier and passenger services, and Philip Morant (1768) noted that it consisted largely of inns. This traffic brought prosperity to the town, whilst agriculture also continued to make an important contribution to the local economy. A new market place was laid out at right angles to the High Street on the north-west side, possibly to remove some of the traffic from the main road. This development included Bakers Lane, known as Beest Market in 1770 and later Back Market (Medlycott 2002, 7). In the



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

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

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



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

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

Cartographic Evidence

The Walker map of 1601 shows the extent of the built up area of the town of Ingatestone at that time, with linear development along both sides of the main road and further housing along Stock Lane (Fig. 4). Although few of the buildings shown on the Walker map survive, the basic form of the historic settlement remains, with linear development closely built up to the road edge. Some of the property boundaries can still be traced on the ground. The map shows many properties fronting the street with rear yards and arrangements of single storey buildings to the rear, sometimes in a courtyard plan. The market is shown as a characteristic cigar-shaped widening of the road. Cottages are shown along the front of the churchyard. Outside of the town centre in the rural parts of the parish, more of the properties shown on the map have survived (Ryan 2000).



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

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



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

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



Fig. 6 Tithe map of Fryerning parish, 1839

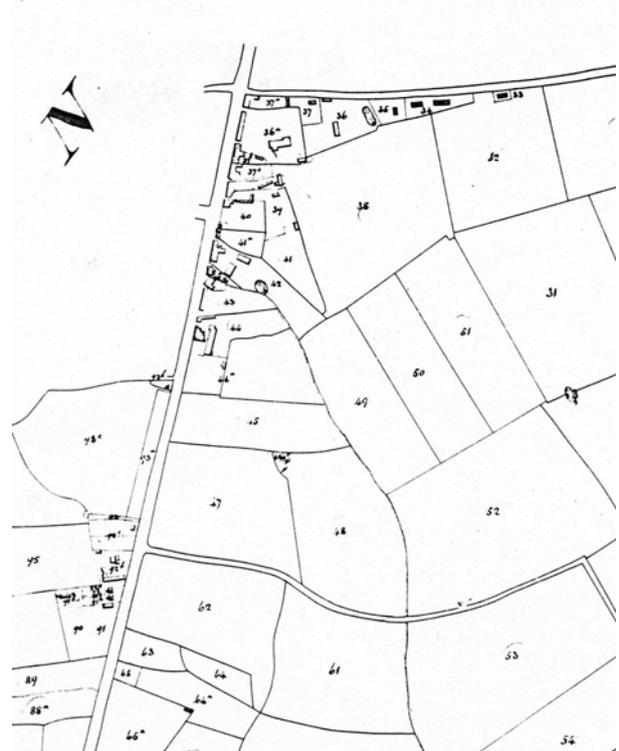


Fig. 7 Tithe map of Ingatestone parish, 1839.

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

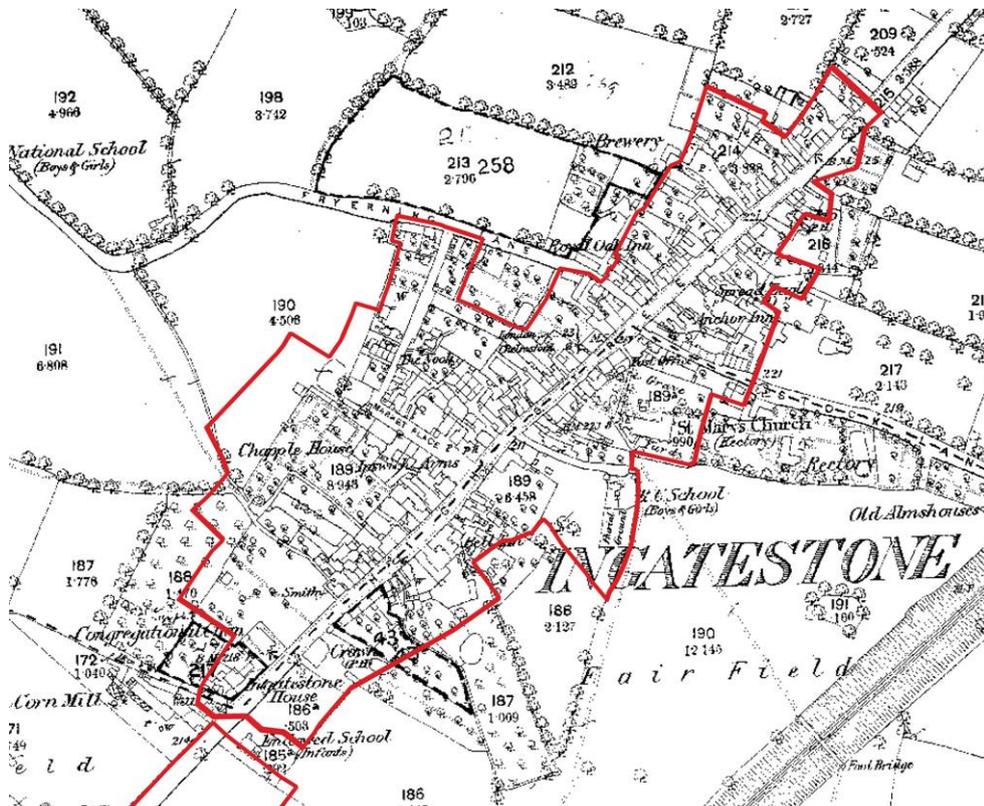


Fig. 8 1st edition OS map, 1875.

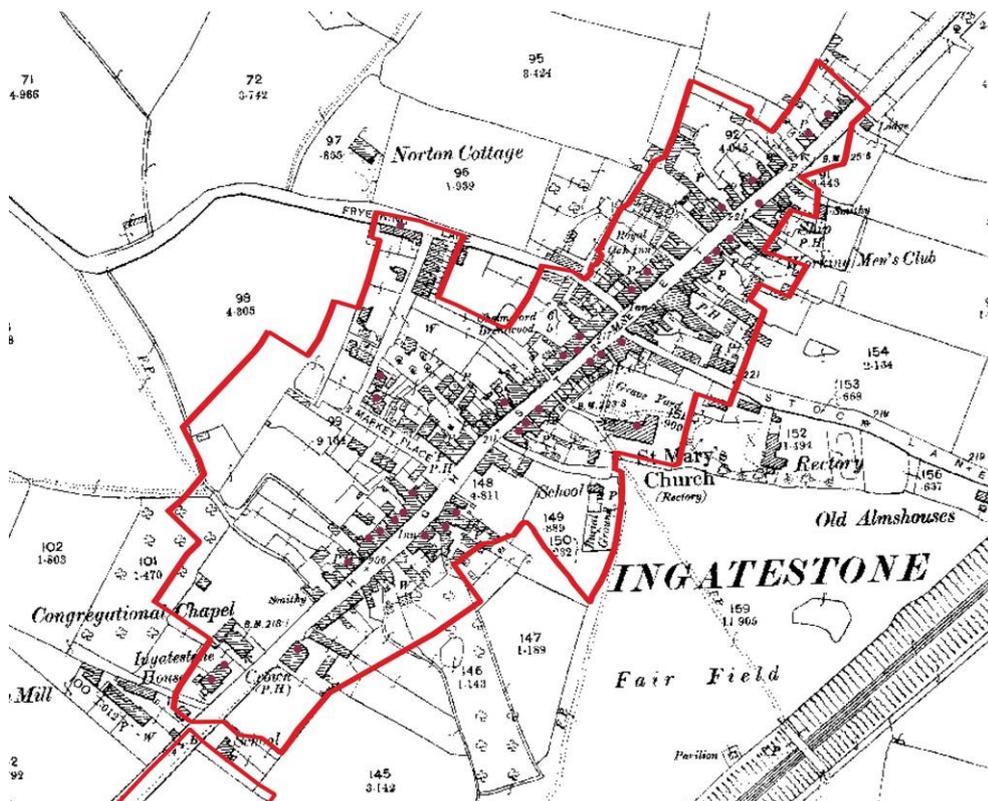


Fig. 9 2nd edition OS map, 1896.



Fig.10 3rd edition OS map, 1921.

6. ARCHAEOLOGY

There have been only three archaeological investigations within Ingatestone. The watching brief prior to the construction of the access road to the new doctor's surgery to the rear of The Bell revealed four post-medieval pits (one filled with animal bone) and a drainage ditch (EHER 18041, Germany and Ryan 1992). Although archaeological investigation has been limited, it is clear that below-ground archaeology does survive within the historic core. Further information on the archaeological potential of the area is described in the Essex County Council Historic Village Assessment of Ingatestone (Medlycott 2002).

7. TOPOGRAPHY AND STREET PLAN

The wider landscape around Ingatestone slopes from a height of 100m north-west of the settlement down to 40m east towards the River Wid valley. The main tributaries of the Wid consist of the stream which runs along the southern boundary of the parish separating it from Mountnessing, and the stream running along the northern boundary which separates

the parish from Writtle. A brook runs under Ingatestone High Street, from south-east of Bell Mead emerging to the rear of nos 106 and 108 High Street.

The soil type is mostly Boulder Clay. The higher ground in the parish is wooded and the areas around Ingatestone Hall and The Hyde are parkland. The unwooded areas are largely under arable cultivation, and farmsteads are dotted throughout the parish.

The town of Ingatestone owes its origins to its siting on an important historic crossroads on the main route between London and Colchester (now the High Street) until the A12 bypassed the town. The High Street runs south-west to north-east, and the historic core of the settlement lies where this is crossed by the east-west route between Fryerning and Buttsbury (Fryerning Lane and Stock Lane). The High Street remains a busy route. Fryerning Lane and Stock Lane have awkward junctions with the High Street creating difficulties for vehicles and pedestrians.

The High Street, Stock Lane and Fryerning Lane constitute the main elements of the simple medieval street plan which forms the basis for the modern settlement. The High Street is intersected by narrow lanes and breaks in the building line providing access to rear spaces. Plot widths vary reflecting the merging and subdivision of historic plots over time. Many of the plot boundaries are of medieval origin. The churchyard retains its medieval boundary, although cottages that once stood on the front boundary along the High Street were demolished in the 1960s opening up the view to the church. Some late medieval properties survive in the High Street. The original medieval market place, comprising a widening of the main road on the south-east side in the vicinity of The Bell (shown on the Walker map of 1601), is preserved in the building line.

By 1777 the new market place had been developed off to the north-west side of the High Street, along with what is now Baker's Lane providing the framework for further development leading up to Fryerning Lane. This historic street plan survives, with a late 20th century development, Baker's Mews, laid out on the site of a large house called The Nook. The Market Place is recalled mainly by the street name and property names, but otherwise consists of a loose arrangement of 19th and late 20th century housing along with a public car park which provide few clues to the origins of the space.

Norton Road is in marked contrast to the rest of the conservation area, and is a classic early 20th century street closely built up with neat and uniform brick terraces and semi-detached cottages (although their uniformity has been undermined to some degree by alterations).

The 1960s and 1970s development of The Limes consists of shops and housing and is built on the site of a large house of the same name (at one time a pub known as New Inn) which fronted the High Street. This house had extensive walled gardens to the rear, and was demolished in the 1960s. Parts of the red brick garden wall of the old property survive, along Star Lane for example. Beyond the eastern end of The Limes the landscape opens up across the Fair Field.

8. TOWNSCAPE AND SPATIAL ANALYSIS (Fig. 11)

Ingatestone High Street is generally tightly built-up within the conservation area boundary, creating a strong sense of enclosure, and properties are typically built up to the pavement edge. Long views along the High Street are a characteristic feature of the conservation area. Gentle curves in the route of the street are emphasised by the building line which closely follows its edge (*Figs 12 & 13*). This is particularly noticeable around the Market Place junction. This creates changing views with movement along the street.

Fig. 12 High Street, looking south-west towards the Market Place junction with, the churchyard on the left.



Fig. 13 High Street, looking north-east.

The Chequers, The Limes and Patrick Green's general store are all set far back from the High Street. Although this breaks the historic building line it creates a small area of open public space which provides relief from the constrained pedestrian movement elsewhere, and creates opportunities for social interaction.

Star Lane, Stock Lane and Fryerning Lane are all narrow lanes that intersect with the High Street, following historic routes. They present good views back to the High Street through tight junctions (*Figs 14 & 15*).



Figs 14 & 15 Star Lane (left and Stock Lane (above), both looking towards High Street.

Carriage arches, narrow openings and breaks in the building line lead off the High Street providing vehicle and pedestrian access to backlands whilst maintaining the sense of enclosure of the street (Figs 16 & 17). There are many enclosed backland spaces off the High Street that have remained undeveloped and contribute to the spatial and historic character of the conservation area. Some traditional outbuildings survive in the backland, including stables relating to former inns. Rear elevations and plots sometimes become visible from public routes. Some backlands create untidy views and are poorly surfaced and maintained. There are some good examples of backland infilling, of which Clifton Terrace is a late 19th century example, and Woodlands Close between nos. 30 and 32 High Street is a more recent development.



Fig. 16 Narrow access lane leading to Clifton Terrace.



Fig. 17 Carriage arch, no. 13 High Street.

Market Place has an open and informal spatial character in contrast to the High Street. Properties are set in large plots. Gardens, verges and trees contribute to a verdant scene (Fig. 18). Baker's Lane is narrow and enclosed, with no pedestrian walkway. It carries little traffic, and its straight route provides a view through from Market Place to Fryerning Lane (Fig. 19).



Figs. 18 & 19 Market Place (above) and Baker's Lane (right).

Traffic and cars are a dominant feature of the High Street, and there is a continuous flow along its length. Although parking controls have removed some of the parked cars from the High Street itself, anecdotal evidence suggests that the volume of traffic flowing along the street is greater. The speed limit is 30mph, and although there are pedestrian crossings the narrow pavements particularly at the north end of the street make pedestrian movement perilous at times. The blind and narrow junction with Fryerning Lane is particularly hazardous. Narrow yellow lines have been used to minimise the impact on the appearance on the sensitive historic street scene. Neighbouring residential roads, whilst typically lacking pedestrian pavements, generally carry little traffic and are relatively peaceful.

Although efforts have been made to minimise the impact of lines and signage in the High Street, the impression is still one of a cluttered street scene, particularly around the commercial core. Signage, litter bins, the many different designs of street lights, road markings, CCTV cameras and bollards contribute to this adverse effect, as do untidy patchy paving surfaces (Fig. 20).



Fig. 20 High Street, approaching Market Place junction.

Public car parks are currently provided to the rear of The Chequers, and by the Community Centre, with additional parking along Bell Mead. Some businesses and pubs provide their own off-street parking in rear areas. Also some residential properties have their own off-street parking, utilising historic backlands. Whilst the provision of off-street car parking is essential, it can be visually damaging if not well designed and landscaped.

The tightly built up nature of the High Street and pressure for additional housing makes retention of key public open spaces of great importance. Although public green space is in short supply within the conservation area itself, the Fair Field is a generous recreation ground at its margin. The small burial ground on its west edge is included, and is a hidden space bounded by hedging and an old brick wall. Although the grass is cut some of the memorials have been damaged and require repair.

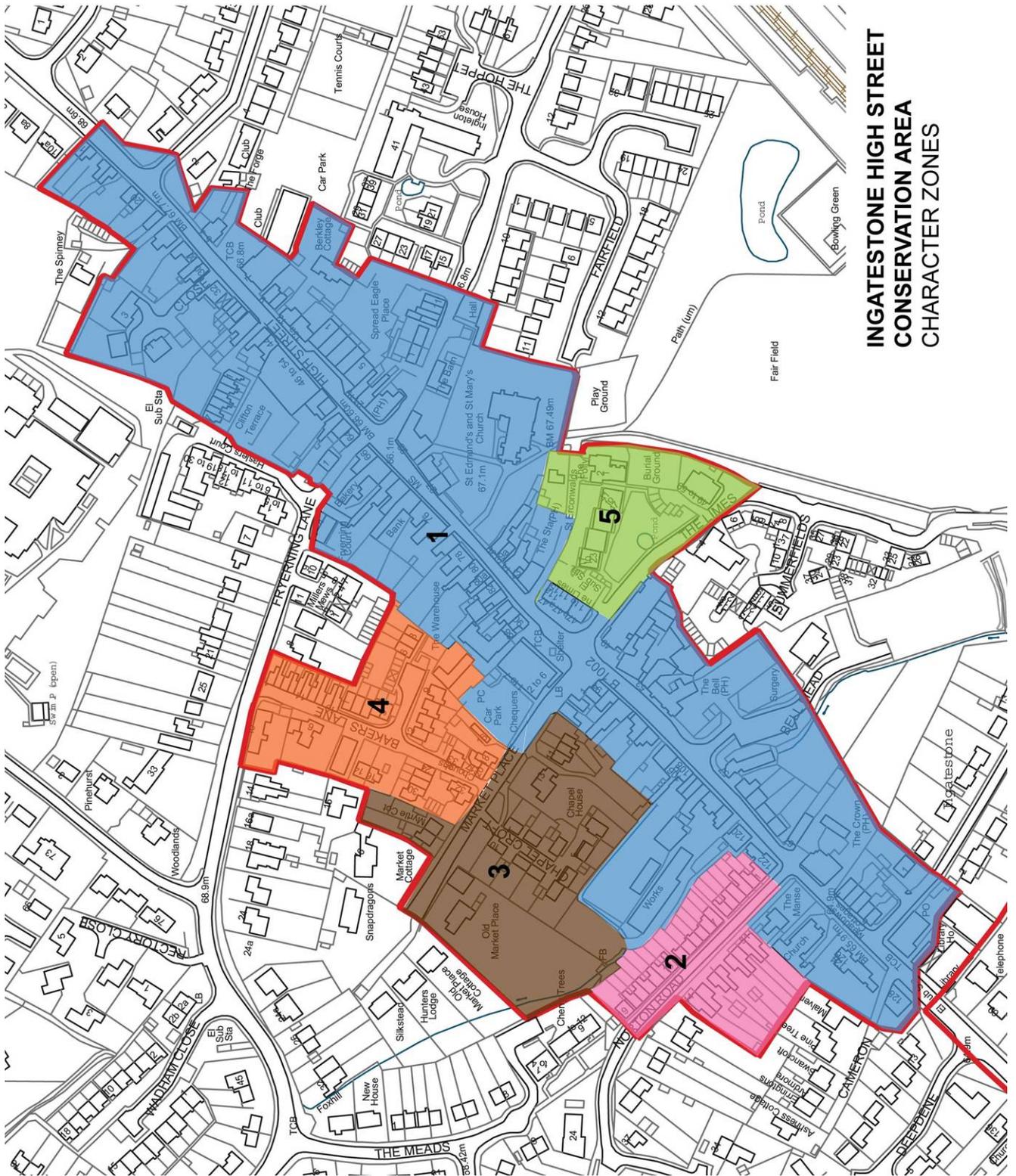
The churchyard with its green lawn extending down to the High Street is valuable green space. Whilst not historically open to the High Street, the churchyard is now a welcome breathing space from the constraints of the narrow pavements and close brushes with traffic. It allows pedestrians to stop and chat, and the benches along the front are well used.

Although trees do not make a significant contribution in views along the High Street within the conservation area, elsewhere they contribute to giving it a softer and less urban appearance. These include trees in the churchyard, trees at the east end of The Limes, trees around the United Reform Church and The Manse, as well as the greenery in the Market Place. The trees and hedges bordering the Fair Field also make a valuable contribution to a green and open outlook towards the south-east. Mature trees on the land to the rear of cottages at nos 59-65 and The Crown, along with the wooded plot beyond Bell Mead, create a rural backdrop from this part of the conservation area (*Fig. 21*).



Fig. 21 Trees beyond Bell Mead.

Surface treatments are principally of asphalt. The pavement surfaces along the High Street are frequently patch repaired creating an untidy appearance. Where gravel has been used, as in Woodlands Close, it provides a softer setting.



**INGATESTONE HIGH STREET
CONSERVATION AREA
CHARACTER ZONES**

Fig.22 Character zones in the conservation area.

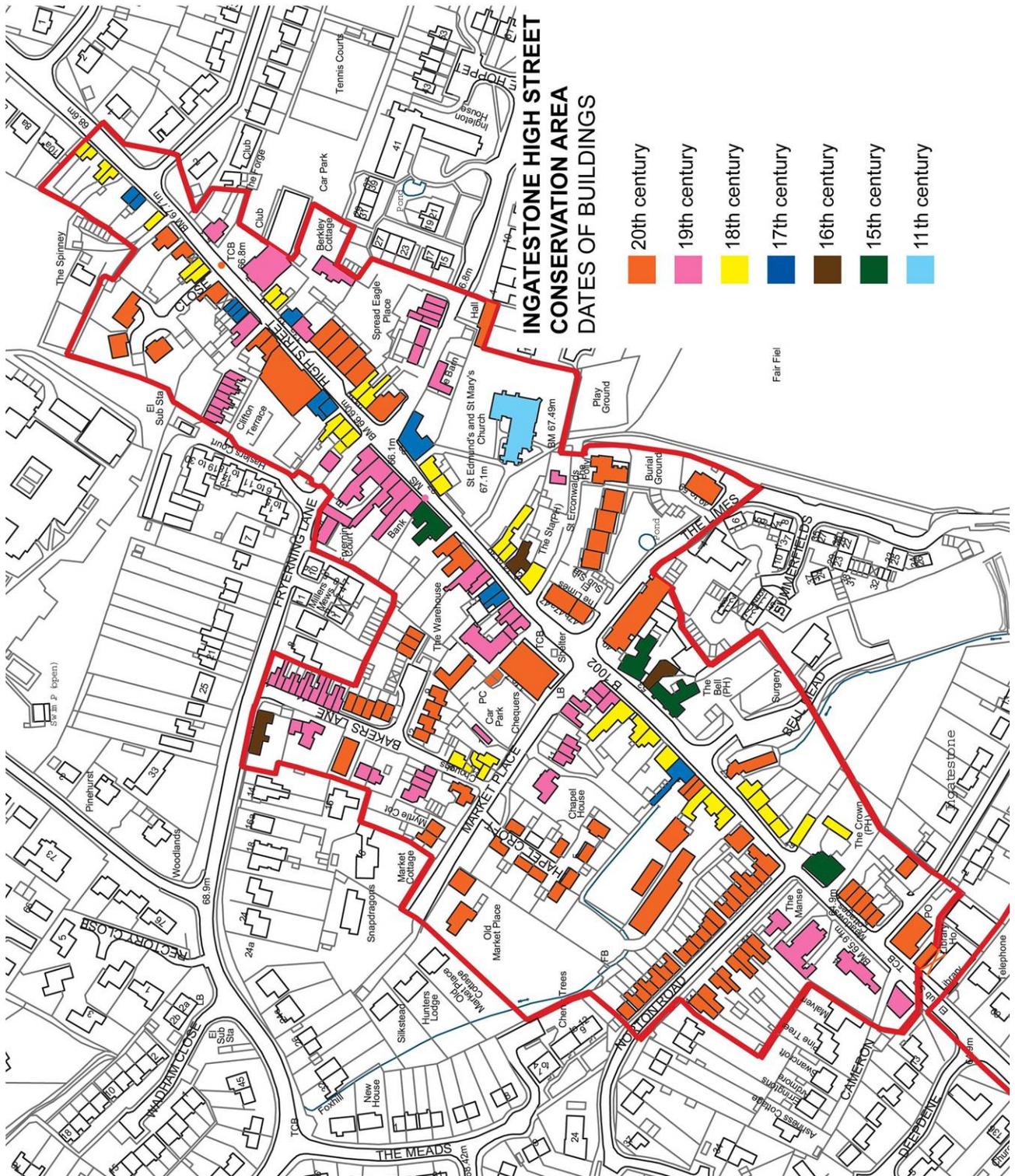


Fig. 23 Estimated earliest date of construction of buildings in the conservation area.

9. CHARACTER ZONES

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

The following provides a summary of the main characteristics of the character zones. The zones are identified on *Fig. 22*.

1. The High Street

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

2. Norton Road

The road comprises early 20th century linear development. It is a straight road the route of which is emphasised by the linear and uniform building line. Properties consist of two storey red brick cottages, either terraced or semi-detached, laid out over a period of about ten years. They have slate pitched roofs with hipped ends and brick chimneys. The windows are timber sashes. There are small front gardens. The uniformity of the development is key to the special character of this road, which is in marked contrast to the variety of the High Street. It has a quiet suburban character.

3. Market Place

This zone consists of low density residential development informally arranged. Although it has only a weak sense of character, gardens, green verges and trees contribute to a pleasant and tranquil environment beyond the public car park. This provides contrast with the High Street. The road has a suburban quality. Properties are 19th or 20th century in date.

4. Baker's Lane and Baker's Mews

The road is narrow with a sense of enclosure. Historic buildings of the 18th and 19th centuries contribute to strong historic built environment. Buildings are generally small scale, of two storeys and often in short rows or terraces. Red brick and clay tile roofs make a strong contribution, and windows are typically timber small paned sashes. Properties are often built up to the back of the pavement.

5. The Limes

Comprising mostly development from the 1960s and 1970s, this small zone is of a residential character, and is architecturally distinct from the rest of the conservation area. Views to the church are important, and the traditional red brick boundary walls that have survived around its perimeter provide a link with the more historic origins of the area. Trees and green space soften the modern architecture and views out to the Fair Field are a feature of the zone.

10. AGE OF BUILDINGS (Fig. 23)

The approximate age of buildings is shown in Fig. 23. This analysis is based largely on the external appearance of properties, unless other information is available. This shows a good mix of properties of many periods, with some late medieval buildings interspersed with 18th, 19th and 20th century properties.

The oldest surviving building is the parish church of St Mary and St Edmund which has elements dating from the late 11th century. The fine brick tower dates from the late 15th or early 16th century.

A number of vernacular timber frame houses survive from the 16th century and earlier. The Bell Inn is perhaps the oldest building other than the church, dating from the 15th century or earlier. No. 51 is a long wall jetty house depicted in the Walker map of 1601, dated by Kemble (1990) to the first half of the 16th century. The Crown Inn and possibly no. 76 High Street date from the 15th or 16th century, and Scott's Cottages on Fryerning Lane are probably 16th century.

The Star Inn, nos 56 and 58, and nos 18 and 20 are vernacular survivals from the 17th and 18th centuries. There are also examples of polite Georgian architecture in brick, such as no. 98. Ingatestone was flourishing in the 18th and early 19th century as passing traffic reached its peak, and there are many buildings extant from this period, both timber framed and brick. Some older vernacular properties were modernised at this time with new Georgian style frontages including sliding sash windows.

There are fewer properties in the High Street dating from the late 19th and early 20th century, the period when the railway removed much of the through traffic. However there is more development dating from this period elsewhere, notably Norton Road, as well as Clifton Terrace and a terrace at the northern end of Baker's Lane.

The 1960s and 1970s saw considerable changes in Ingatestone. There was significant redevelopment along the High Street. Some older cottages and houses were demolished to make way for new buildings. At the heart of the High Street at the junction with Market Place The Chequers was constructed, a modern rectangular block of brick and render built on the site of a former inn. A new car park was laid out to the rear on a site previously occupied by cottages. The demolition of The Limes on the opposite side of the High Street presented the opportunity to construct new shops and flats in the same architectural style, and at the same time vacant land nearby, where Brook Cottages once stood, was also developed. The old community club at the north-east end of the High Street, originally designed by George Sherrin in 1888, was extensively remodelled and enlarged. A few multiples moved into the High Street requiring large modern premises and corporate fascias. Whilst some older shopfronts were remodelled with plate glass windows and metal frames, a remarkable number of traditional timber shopfronts escaped modernisation and replacement.

Over the past thirty years, there have been further new housing developments within the conservation area boundary, including Chapel Croft off Market Place, Woodlands Close off the High Street and Baker's Mews off Baker's Lane. Meadows Cottages on the High Street are also good examples of sympathetic new development. These more recent developments have been small scale and usually constructed to a traditional design which has not harmed the historic character of the town.

11. MATERIALS AND DETAILING

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

The oldest buildings are typically timber framed and rendered, and there is little exposed timber framing. Rough lime render is a traditional wall treatment that produces a pleasing textured finish. Rendered walls are generally painted white, off-white or a pale pastel shade. There is some modern pargetting, but apart from a few historic examples of simple dotted patterning decorative pargetting is not a traditional treatment of render (*Fig. 24*).

Fig. 24 Painted render with dotted patterning on a timber framed cottage, no. 16 High Street.



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

Soft red brick or reddish brown brick is widely used, and some good facing brickwork survives from the 18th and early 19th century. The church tower has fine Tudor brickwork. Tiles and bricks were made locally from at least the 13th century until the 17th century (Ryan 2000, 11). Brickwork is usually laid in Flemish bond. However there are examples of English bond brickwork, sometimes used on 19th and 20th century buildings such as nos 3 and 5 High Street, and nos 42 and 44 High Street. Red or warm brown brick makes a significant impact on the appearance of the conservation area, and together with red clay roof tiles lends colour and texture to the built environment. Brick has sometimes been painted or rendered, but good facing brickwork is traditionally left exposed and should not be covered up. Blue bricks are sometimes used, particularly on Georgian frontages, either randomly incorporated as at nos. 24 to 30 Baker's Lane, or used decoratively as seen at nos. 18 and 20 Market Place and at no. 98 High Street (*Fig. 25*). The United Reformed church dating from 1840 uses white gault brick, but this is not seen elsewhere in the conservation area. Yellow stock brick is not widely used in the conservation area, although some chimney stacks are of yellow brick. Bricks used in modern developments do not always harmonise well with the traditional brickwork. At Baker's Mews for example

the brickwork is varied but predominantly yellow, which is a marked contrast to the red brick of the neighbouring historic buildings. There is a good deal of cement repointing of historic brickwork in the conservation area. This not only detracts from the appearance of the brickwork but can also be damaging. Repointing, if really necessary, should always be in lime.

Rubbed brick window and door arches are seen, at no. 104 High Street for example. Windows in 18th and early 19th century brick buildings usually have flat gauged brick heads, and are slightly cambered or cambered in later buildings. Decorative brick detailing around windows is sometimes seen, as on the windows of no. 98 High Street for example (*Fig. 25*). Other brick details include string courses, dentilled eaves and decorative cornices.

Fig. 25 Red and blue brickwork and rubbed brick decorative window head on no. 98 High Street.



The most common roofing material used on older steeply pitched roofs is plain handmade clay peg tiles. These double-cambered tiles with varied natural colour tones contribute greatly to attractive roofscapes in the town. Some 19th and 20th century buildings with steep pitched roofs have machine-made roof tiles. Slacker pitched roofs of later buildings are typically natural slate. Brick chimney stacks enliven the roofscapes, and are not traditionally painted or rendered (*Fig. 26*). They exhibit a variety of forms some with decorative corbelling, and make an important contribution to the lively and richly detailed character of the built environment. Small dormer windows are often seen and are usually hipped or gabled. There is a great deal of decorative eaves detailing: as well as dentilled brickwork (sometimes there are two courses of decorative eaves brickwork) this includes wooden dentilled cornices and bracketed and corbelled eaves.



Fig. 26 Clay roof tiles and brick chimney stacks contribute to a lively roofscape in this view from the churchyard.

Windows are mostly timber vertically sliding sashes, painted white (*Fig. 27*). Small paned sashes are common, often six-over-six. Sash windows generally have a strong vertical emphasis. Georgian sashes and bow shop windows often have fine glazing bars which contribute to a delicate appearance. Later sashes have fewer glazing bars. Georgian frontages typically have a high window to wall ratio, which creates elegant and light façades. In traditional brick buildings the sash windows are usually recessed creating shadow lines in the elevation. In older timber framed and brick faced elevations they are more often flush to the front sometimes with simple moulded architraves. Some modern development and refurbishment has introduced unsympathetic UPVC windows and doors into the conservation area.



Figs 27 & 28 Timber hornless sash window with distinctive head in high relief on the keystone, and elegant doorcase with panelled jambs and moulded and dentilled pediment, no. 27 High Street. There is a stone step up to the doorway.

The most typical traditional door style seen in the conservation area is the painted timber panelled doors, either with six panels (Georgian style) or four (Victorian) (*Fig. 28*). There are a few boarded doors, on vernacular cottages at the north-eastern end of the High Street and on some rear extensions. Some doors have simple treatments with small pentices or canopies on brackets, but there also some elegant Georgian doorcases with pediments and columns, including Berkeley House (no. 13A High Street). Semicircular Georgian fanlights are also seen. No. 100 High Street is an 18th century house with a good quality mid-20th century reconstructed frontage in a Georgian style including classically detailed window and door surrounds. Many properties which open directly onto the street have a single stone step up to the front door.

There is a good survival of small-scale traditional shopfronts in the conservation area, and these deserve sensitive treatment in order to preserve and enhance the special character of the area (*Fig. 29*). Some historic shopfronts have been retained despite conversion to other uses. Traditional shopfronts include early 19th century small paned bow windows, and late 19th and 20th century fronts with timber fascias and consoles, often with recessed central doorways. Large plate glass windows may be subdivided with vertical mullions, sometimes with decorative detailing to the window heads. Decorative consoles and pilasters add further interest to the shop frontages. Painted timber is the traditional treatment of fascia boards, but some have been covered with inappropriate shiny materials or boards which are too large for the fascia. There are rather a lot of Dutch blinds in the conservation area, where sloping binds are more sympathetic for older shopfronts. Some of the shops would benefit from repair and maintenance which would enhance the overall appearance of the High Street.



Fig. 29 Traditional shop front with green glazed brick surround, central recessed door and moulded consoles, no. 19 High Street.

Boundary treatments can make a significant impact to the character and appearance of conservation areas. Along the High Street most buildings are built up to the back of the pavement, but rear boundaries are typically marked by red brick boundary walls, generally with brick capping. In a number of places old brick boundary walls have survived where the principal buildings have been lost. This includes the tall boundary wall to the old house known as The Limes, which now partly borders Star Lane (*Fig. 30*), and the wall of the infants' school built in 1873 and demolished in the 1970s (part of which lies on the southern boundary of the conservation area). Historic photographs show that timber picket fences were also used more widely, in the Market Place for example, and in Norton Road. At the south-west end of the High Street there are some low red brick walls topped with simple iron railings. Close-boarded fences are not suitable for the conservation area.



Fig. 30 Red brick boundary walls, Star Lane.

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

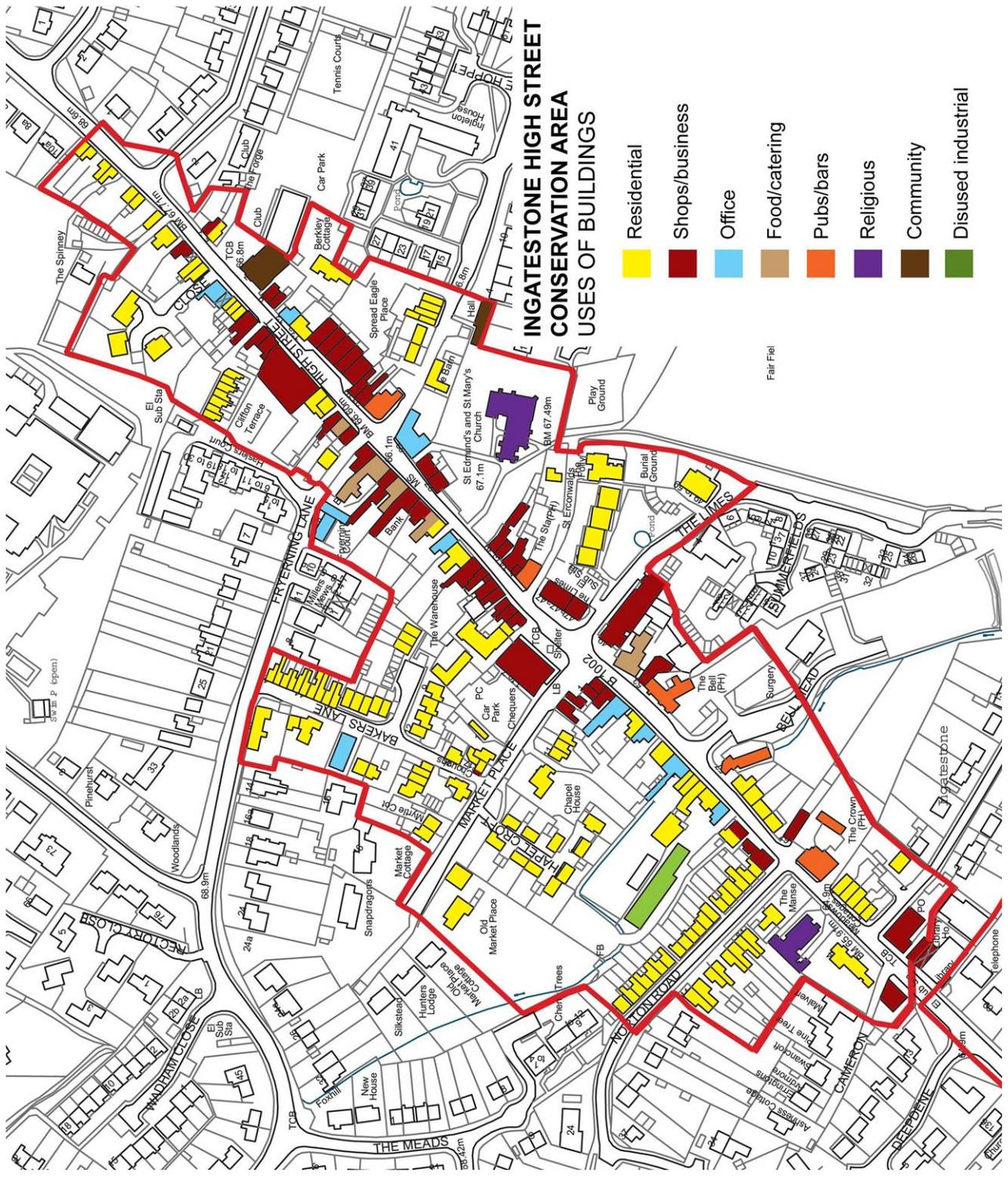


Fig. 31 Uses of buildings in the conservation area.

12. USES OF BUILDINGS

The mixed use of buildings in the conservation area is an important element in its special character, creating a lively environment which is well used by the local community. In particular the High Street has many small independent shops with individualist and interesting shopfronts which create an attractive and distinctive place. Some of these premises have served as shops for many generations, and a few have been in the same family since the beginning of the 20th century. Unlike many High Streets, multiples with large premises and ubiquitous corporately-designed frontages make less of an impact here. This diverse and entrepreneurial economy is to be encouraged and is important to the vitality and distinctiveness of the area.

The different uses of buildings are shown in *Fig. 31*. This illustrates the mixed use character of the High Street, with residential, commercial, offices, pubs and other uses well integrated along its length and residential areas located at its margins. Some of the commercial properties in the High Street have flats located on the upper floors. This mix of uses helps to maintain activity and use at different times of day.

13. AREA ANALYSIS

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

High Street, north-west side

At the north-east end of the High Street on the north-west side are a number of attractive 17th and 18th century timber frame and rendered cottages with clay tile roofs, some with steep steps up to the front doors. Historically some of these steps were timber, and **no. 12** still has its wooden steps although most have been replaced with brick (*Fig. 32*). These steps are a characteristic feature at this end of the High Street, and are evidence that the High Street has been hollowed out over time. These vernacular cottages create an attractive approach to the conservation area, and **Nos 14, 16, 18 and 20** are listed Grade II (*Fig. 33*). **No. 22** is a small detached timber framed 18th century cottage.



Figs 32 & 33 Wooden steps, no. 12 High Street (left), and nos 14 and 16 High Street (above).

No. 24 is an unusual large brick house, possibly late 19th or early 20th century in date, with decorative brick eaves courses, and canted brick jambs and window heads. It has a distinctive large central chimney stack with four diagonal stacks rising above the central block. **No. 26** is a late 20th century building which, whilst the design of the windows and other details is unsympathetic nevertheless respects the scale, form and building line of the adjacent listed building at nos 28 and 30.

Nos 28 and 30 are a pair of red brick cottages, listed Grade II (*Fig. 34*). The pair has a Georgian frontage, and the delicate wooden dentilled cornice is a nice detail. The left side elevation has painted weatherboard to the first floor along Woodlands Close. There are poorly designed replacement windows in the dormers where traditional timber casements would be better.

Fig.34 Nos 28 and 30 High Street.



Between nos 30 and 32 is **Woodlands Close**, a small 1980s development of three detached houses (*Fig. 35*). They stand on the site of former brewery buildings associated with no. 32 High Street. The curved alignment of the drive, with gravel surfacing and planting, creates an attractive soft setting for these buildings when viewed from the High Street. **No. 32**, Woodlands, is a large red brick house, dating from around 1900, which at one time was part of the brewery complex. The original coaching door has been bricked in, and it has UPVC sash windows which whilst not entirely sympathetic in the conservation are better detailed than other plastic windows in the High Street. Some of the windows have egg and dart terracotta moulding beneath the window cills.



Fig. 35 Woodlands Close viewed from the High Street.

Nos 34, 36, and 38 High Street is a row of three cottages of 17th century origin (*Fig. 36*). These Grade II listed cottages are poorly maintained, with rotting joinery particularly around the dormers and slipped tiles on the roof. The first floor has been re-rendered with a modern pargetted design, although the list description (1976) refers to evidence of ashlar lining-out in the render. **No 40**, known as Clifton House, was once an inn, the Dukes Head. It has a distinctive curved corner window which is a feature in views north-east up the High Street (*Fig. 37*). **Nos 42 and 44** were built around 1910, and are of red brick in English bond. Between nos 40 and 42 is a narrow lane which, as well as providing access to an enclosed car parking area, leads to **Clifton Terrace**, a delightful hidden row of late 19th century cottages. They are well maintained with pretty frontages and a green setting visible from the High Street. (*Fig. 38*).



Fig. 36 Nos 34, 36 and 38 High Street.



Fig. 37 No. 40 High Street.



Fig. 38 Clifton Terrace.

Nos 46-54 (evens) consists of a block of commercial properties occupied by Budgens supermarket built in the 1970s on the site of the old Royal Oak inn and a terrace of cottages (*Fig. 39*). Constructed of hard modern materials and consisting of two tall storeys with attics in a mansard roof, this block dominates the modest two storey neighbouring buildings (including the Grade II listed building to its left). However it respects the building line of the properties that it replaced and the rhythm of some of the Georgian frontages nearby (See *Fig. 40*).



Fig. 39 Nos 46-54 High Street.

Nos 56 and 58 are a Grade II listed former house, timber framed with roughcast render, converted for use as an office and a shop. The building is rather unsympathetically painted in white and black. **Nos 60, 62 and 64** form a large Grade II listed early 18th century brick house with an attractive Georgian brick frontage above ground floor level (*Fig. 40*). It is now subdivided at the ground floor into three shops with 20th century shopfronts. Although the two shopfronts to the left have had late 20th century alterations, all three have some traditional detailing which includes rusticated quoins and fluted and rusticated pilasters. Traditional painted timber fascia boards on the laundry and fish bar would enhance the appearance of these shops, as would a more subtle colour scheme for no. 64.



Fig. 40 Nos 60, 62 and 64 High Street.

The narrow entrance to **Fryerning Lane** between nos 64 and 66 High Street is marked by two large stones, important local landmarks said to have originated as one large boulder (along with another piece in the churchyard), thought by some to be the origin of the town's medieval name. **Nos 1, 2 and 4 Fryerning Lane** are small scale 19th century houses and shops beyond which the Lane gives way to more recent development.

Nos 66-74 (evens) are 19th century commercial buildings. **No. 68** is Ravens bakery and coffee shop, which together with **no 70** comprise an early 19th century brick house of three storeys. Ravens has a long traditional shopfront, and is one of several family businesses in the town that have been trading for many years. **Nos 72 and 74** form a Grade II listed early 19th century building, with a red brick façade and slate roof. No. 74, Barclays Bank, has a good quality 20th century frontage, but no. 72 lacks traditional detailing and has hard modern stretcher bond brickwork and a bright reflective plastic fascia board (*Fig. 41*). Between nos. 74 and 76 High Street is a Grade II listed cast iron **milestone** which is early 19th century (*Fig. 42*). This is a valuable relict of Ingatestone's coaching past, when the High Street was a turnpike road.



Fig. 41 No. 72 High Street.



Fig. 42 Cast iron milestone.

No. 76 High Street is a Grade II listed medieval hall house, now two shops and a house, 15th century or possibly earlier in date (*Fig. 43*). It has a paired early 20th century shopfront. There is side access to the rear yard. **No. 78** is a distinctive building in the conservation area, its mock-Tudor external appearance suggesting an early 20th century date. It is slightly set back from the general building line, and has a good front boundary treatment with a dwarf red brick wall and iron railings. This building was once used as the town's police station, and is now a house and office. **Nos 80 -90 (evens)** continue the line of attractive and varied old buildings, mainly of 19th century appearance. The pinnacled dormers of **no. 80a** are a notable feature of the roofscape, but the building has a poor late 20th century modern metal framed shopfront. **Nos. 82 and 84** are listed Grade II, possibly 17th century in date, with a good continuous early 20th century shopfront with traditional sloping binds (*Fig. 44*). **No. 86 and 88** has unusual Gothic-arched window frames on the first floor, and decorative fish scale slates on the roof and porch canopy. **No 90** is a prominent traditional three storey rendered building with a gambrel roof positioned end-on to the street where properties generally flank the street edge.



Fig. 43 No. 76 High Street.



Fig. 44 Nos 82 and 84 High Street.

At the entrance to Market Place, **The Chequers** is an emphatic break from the traditional building line and the historic architecture of the High Street (*Fig. 45*). It is built on the site of the old White Hart Inn. It is a large rectangular brick and render block of shops and offices of 1968-9, with a colourful two storey ceramic mural depicting scenes of the town by Philippa Threlfall. The architecture may not suit modern tastes, but the ground floor shopfronts are smart, and there is valuable public space to the front which has planters, a well designed bus shelter and heritage streetlamps.



Fig. 45 The Chequers.

On the southern corner of the Market Place area a group of small scale 19th and 20th century shops. **No. 94** is given prominence by the curve of the High Street. **No. 96** is a small two storey traditional rendered shop with a slate roof. The block from **no. 98 to no. 118** contains high quality historic buildings which are all listed except for one small 20th century infill building. This group includes some elegant Georgian style frontages of good architectural quality. **No. 98** is a handsome Grade II* 18th century house of blue brick with red brick dressings, a pedimented doorcase and pedimented dormers in the hipped roof (*Fig. 46*). The adjacent timber framed house at **no 100** has a good quality 20th century reconstructed Georgian frontage with small paned bow windows and ornate classical doorcase.



Fig. 46 No. 98 High Street.

No. 102 (Cranwell House) was undergoing refurbishment at the time of visiting. It is timber framed with a brick Georgian frontage, and retains a good small paned early 19th century bow shop window and simple doorcase (*Fig. 47*). **No. 104 (Le Brooke House)** is a timber framed house with a good red brick symmetrical façade with original sash windows. **Nos 106-108** have good small paned sashes and an imitation classical doorcase. **No. 110** is a late 20th century red brick infill of understated design, with a simple jettied street elevation and timber small paned sash windows (*Fig. 48*). It fits well with the historic grain of the street, keeping to the historic building line. **Nos 112 to 118 (evens)** are a row of cottages with the parish council offices at the left-hand end. These were sympathetically refurbished around 1980 and feature the names of the builder's daughters over the doors.



Fig. 47 Nos. 102 and 100 High Street.



Fig. 48 Modern extension at no. 110 High Street which is integrated into the street scene.

Between nos 118 and 120 there is access through to a rear yard which provides garages and car parking. From within this area there is a good view of the rear elevations of the buildings on the High Street. Beyond this area is a disused single storey 20th century factory (Fig. 49). The site is shortly to be redeveloped with houses and flats. This will create the opportunity to improve the landscaping and visual appearance of this area when viewed from the High Street. The stream passing under the High Street leads around the rear plots here and is partly carried in a covered culvert. The route of a long-disused public footpath also leads along the western edge to the rear of properties in Norton Road.

Fig. 49 The view through to the site of the old works which are shortly to be redeveloped.



No 120 is a single storey traditional shop on the High Street which is set back from the general building line, with a two storey cottage behind. Now an antiques shop, it was at one time the site of a smithy and later a sweetshop. **No. 122** is a two storey early 20th century brick house on the corner of Norton Road with a later extension, now shops.

On the southern corner of Norton Road is an imposing detached Victorian villa, **The Manse**, which is set far back from the road in gardens (Fig. 50). Dating from 1897 it retains many period features, and served as accommodation for the incumbent at the adjacent chapel. The chapel itself is a fine example of a congregational chapel (now a **United Reformed Church**) built in 1840 to replace an earlier chapel (Fig. 51). It was designed by the architect James Fenton in gault brick with tall lancet windows. It has a good front boundary with a red brick dwarf wall and iron railings. The church hall was added in 1876, designed by Charles Pertwee (Bettley and Pevsner 2007, 503).



Figs 50 & 51 The Manse (above) and the United Reform Church (right).

No. 126 (Ingatestone House) is a Grade II listed red brick house from the early 19th century which was later combined with an adjacent house (rendered with a slate roof) also of the early 19th century (*Fig. 52*). Now two separate houses, they form an attractive pairing. Ingatestone House was run as a seminary for young ladies in 1815 and continued in use as a school until 1905. It was later used as a tea shop (Kemble 1987). Cameron Close marks the former boundary between Ingatestone and Fryerning, running between nos 126 and 128. It is an attractive green route bordered by trees and hedges. **No. 128** is a shop of 20th century appearance (pre-war), and the last of the High Street shops.



Fig. 52 No. 126 High Street, Ingatestone House.

Market Place

On the south-west side **nos 1, 2 and 5** Market Place are small scale red brick or brick and render buildings in commercial use which are of late 19th or early 20th century date. **No 5** has a prominent stepped brick gable end to the street.

Behind Chequers is a public car park which would benefit from better landscaping as it has a hard urban appearance at present (*Fig. 53*). North of the boundary of the car park **no. 16** is a traditional two-storey timber-framed building, part rough render and part weatherboard, perhaps 19th century in date (*Fig. 54*). On the corner of Baker's Lane **nos. 18 and 20 (St Cydds and Corner Cottage)** are Grade II listed brick buildings, now three houses (one is 37 Baker's Lane) with a single storey shop on the left-hand side (*Fig. 55*).



Fig. 53 Car park in Market Place behind Chequers.



Fig. 54 No. 16 Market Place.



Fig. 55 Nos 18 and 20 Market Place.

Away from the High Street Market Place takes on a different and less well defined character, with large residential 19th and 20th century properties. Generally garden planting, grassy verges and trees contribute to a green and open outlook. Market Place is designated as a private road beyond the entrance to Baker's Lane and carries little traffic beyond the public car park.

Nos 7, 9 and 11 Market Place form an attractive row of traditional rendered vernacular cottages with clay tile roofs, set back in garden plots. Adjacent to these cottages **Chapel House** is a substantial early 19th century detached house, rendered on the first floor with weatherboard on the ground floor, also set in a large plot (*Fig. 56*). It is believed to take its name from a chapel on the site built in 1766 by Doctor Sutton, an important local figure famous for smallpox inoculations who lived and practised at Ingatestone (Christy 1928). North-west of this are two large detached pre-war houses in garden plots. On the other side of the road **no 32** is a large detached late 20th century house built in a traditional style, and **Myrtle Cottage** and **Market Cottage** are attractive red brick pre-war semi-detached cottages.



Fig.56 Chapel House, Market Place.

Chapel Croft is a small development of ten houses on the south side of the Market Place, designed by David Ruffle Associates for Countryside Properties in 1977-8 (Bettley and Pevsner, 2007, 503). The properties are a good example of an Essex Design Guide scheme, sympathetically designed and landscaped for their historic location, built in a traditional style with brick, render and weatherboard (*Fig. 57*).

Fig. 57 Chapel Croft.



Bakers Lane, Bakers Mews

The south-west end of Bakers Lane is dominated by the tall façade of **Bakers House, nos 33 and 35**, a Grade II listed mid-18th century house with blue and red bricks in header bond (*Fig. 58*). **Nos 24-30** form a two storey red brick and tiled building of vernacular character with some flared headers and dentilled eaves. It lies at right angles to the street in a gravelled enclosure providing parking and garages. North of this is a pair of pebble-dashed vernacular semi-detached cottages, **nos 14 and 16**, 19th century or earlier in date, set well back behind pretty front gardens. A single storey 20th century workshop building at right angles to the street provides useful small business units although parking for the site is limited. On the north-east side of Baker's Lane **nos 1-19 (odds)** are a row of simple 19th century cottages built up to the back of the street, reinforcing the historic character of the lane (*Fig. 59*). Some of the cottages have had their small-paned sash windows replaced with unsympathetic UPVC windows, but a few have traditional timber sashes as well as timber panelled doors.



*Figs. 58 & 59
Baker's House
(far left), and 1-
19 (odds)
Baker's Lane
(left).*

Baker's Mews are a late 20th century development built around a cul-de-sac at right angles to Baker's Lane with views beyond to the church tower (*Fig. 60*). The brickwork of this development does not harmonise well with that of neighbouring historic buildings. The road markings at the junction are too overbearing, but at the time of writing this was due to be addressed..



Fig. 60 Baker's Mews.

On Fryerning Lane at the junction with Baker's Lane, **Scott's Cottages** comprise the only thatched building in the conservation area, and were once used as a school. They are Grade II listed, and 16th century in date.

Norton Road

Norton Road was constructed around 1901-2 on land owned by Edgar Norton Disney, a member of an important local family who at one time lived at The Hyde in Ingatestone (Yearlsey 1997, 81). It consists of terraced cottages and semi-detached houses, and is a quiet 'no through road' (Fig. 61). The semis on the south-west side have small hipped bay windows and gault brick cambered window and door heads. They have entirely lost their original windows, which have been replaced with timber or UPVC windows of assorted designs, and their doors too have been replaced. This has undermined the otherwise neat and coherent appearance of the original design for these properties. On the other side of the street some of the terraced cottages have timber sash windows, whilst others have unsympathetic replacements. Most have retained small front garden plots which contribute to the attractive appearance of the street. A return to more uniform boundary treatments (picket fences in old photos) would help to reinstate some of the cohesion of the street scene of this traditional Edwardian street.



Fig. 61 Norton Road, north-east side.

High Street, south-east side

Nos 3 and 5 High Street are modest semi-detached 19th century cottages now with a shop on the left side. The building appears in its present form on the 1st edition OS map of 1875. There has been a house and forge on the site since at least the late 18th century (Kemble 1987); there is still a forge to the rear that was rebuilt in the 20th century and lies outside the conservation area boundary. The red brick façade of the cottages is of English bond, and there is a traditional red brick boundary wall to the plot. The building has UPVC replacement casement windows where timber windows would be better. There is a traditional weatherboard and tiled outbuilding to the rear.

To the south-west of these is the entrance to the car park adjacent to the Community Club (Fig. 62). This offers a visually unappealing view from the conservation area, and would benefit from further landscaping to soften the appearance (although planters have improved the presentation a little). Some rationalisation and renewal of signage would also help. The listed K3 telephone box outside the car park would benefit from smartening up as it is in a prominent position here. **No. 7** High Street is the original part of the Community Club. This former



Fig. 62 Community Club car park.

Working Men's Club and Reading Room was originally designed by prominent local architect George Sherrin in 1888 but has been much extended since. The modern extensions and alterations are utilitarian and are let down by the poor standard of the decoration. The historic element of the building facing onto the High Street is of brick and roughcast render with a cupola.

Nos 9 to 13 (odds) are a row of Grade II listed buildings now consisting of a mix of shops, offices and residential properties. **Nos 9 and 11** were small 18th century red brick town houses under a steeply-pitched hipped roof converted for commercial use in the 20th century (*Fig. 63*). The dormer windows have been renewed unsympathetically, and no. 9 would benefit from a smaller, more traditional timber fascia board. **No 13** is a 17th or 18th century timber framed and rendered house with a carriage arch. Adjacent to this **no. 13a** Berkeley House is a much grander Georgian house, three storeys in height with a classical portico. Berkeley Cottage, a vernacular cottage that is now isolated to the rear of this block, is thought to have served as the coach house for Berkeley House.



Fig. 63 Nos 9 and 11 High Street.

Nos 1-5 Spread Eagle Place are part of the 1960s and 1970s redevelopment of the High Street, consisting of a three storey block with shops and flats above, with a brick, render and UPVC weatherboard cladding. It breaks the traditional building line being set back from neighbouring properties. It is built on the site of the Spread Eagle coaching inn, later the Commercial Inn, which was admired by Pevsner for its early Victorian lettering. It had an extensive cobbled yard to the rear, with stabling and grazing extending east to the railway line (Yearsley 1997, 120). The yard is now occupied by rear car parking, as well as by late 20th century housing off Stock Lane which is outside the conservation area.

Nos 19 and 21 are positioned forward from Spread Eagle Place, narrowing the pavement once more. They have a nice pair of late 19th or early 20th century shop fronts, with green glazed brick stallrisers and surrounds. On the corner of Stock Lane is **Stocks**, formerly the Anchor Inn, a red brick building dating from around 1910 (*Fig. 64*). There was an inn on the site for many years previously, but it was rebuilt when Stock Lane was widened. The existing building has ornamented street elevations with some good detailing, although the painting of the brickwork on the upper storey is a recent intervention. It is not listed but is nonetheless an important survival of one of the High Street's many inns occupying a prominent corner position.



Fig. 64 Stocks, formerly the Anchor Inn.

The conservation area takes in a short length of **Stock Lane** before it gives way to largely late 20th century development. The Barn is a traditional weatherboard building converted for residential use. The **parish hall** is a good example of that building type, dating from the interwar period. It is of red brick with brick buttresses and a hipped main roof with gablet ends. Opposite this are some traditional two-storey cottages. **Nos 1 and 3** are a semi-detached pair of painted brick with steep clay tiled roofs and fine tall brick chimney stacks. **Nos 5-11**, April Cottages, form a short row of rough rendered cottages with slate roofs which have retained small paned timber sash windows although they have some unsympathetic replacement doors (*Fig. 65*). This lane has recently been resurfaced in tarmac, which is unsympathetic to the small scale and historic character of the lane. The appearance would have been improved with grit rolled into the surface. Otherwise there is a good view back towards the High Street.



Fig. 65 Nos 5-11 Stock Lane.

Nos 23, 25 and 27 are all listed Grade II. **No. 23** on the south-west corner of Stock Lane has a good stucco Georgian façade, with large sash windows with thin glazing bars and a portico with slender Tuscan columns (*Fig. 66*). It has a complex plan, and is of 17th century origin with an 18th century rear service range running alongside Stock Lane. Discreet parking is provided in the neat rear yard. It was formerly known as Corner House, and was at one time one of the town's many inns. **No 25** lies on the other side of a tiny pedestrian lane leading through to the churchyard. It is an early 18th century house now with two shops at the ground floor.



Fig. 66 No. 23 High Street.

That on the left has a 20th century bow window in an early 19th century style, and the door is set back in a large gauged brick archway. On the right the shop at one time had a double bow early 19th century shop window which has been altered with 20th century windows whilst retaining some of the historic detailing. The brickwork comprises red brick with blue brick headers, and there is a simple moulded timber cornice under the eaves. **No. 27** is an early 19th century house of brownish brick. It has distinctive ground floor windows with moulded character heads in high relief on the keystones.

The **church of St Edmund and St Mary** has been given greater prominence in the High Street since the demolition of the cottages to the front (*Fig. 67*). It is listed Grade I. The earliest surviving portions are the late 11th century nave and chancel. These are constructed of pudding-stone or ferricrete, as well as flint and pebble rubble, with Roman brick and tile incorporated. The magnificent west tower was built at the end of the 15th century and is of red brick with diaper and other patterns in black brick. The tower is an important landmark feature which often appears in vistas around the town centre as well as in views from the surrounding countryside. The church was restored by Chelmsford architect Frederick Chancellor 1866-7, and a new extension was added by Carden and Godfrey in 1974 (Bettley and Pevsner, 2007, 502). The churchyard is well maintained if a little bare, and might benefit from some additional traditional planting. There is some municipal planting with tropical plants along the High Street where more informal planting would be better.

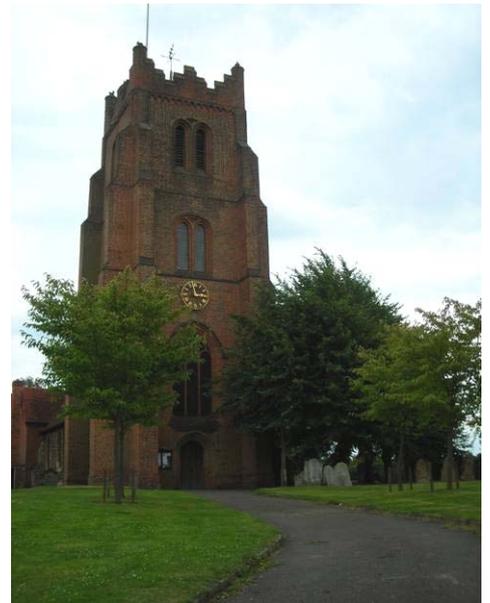


Fig. 67 Church from the High Street.

On the south-west side of the churchyard **nos. 39- 45 (odds)** are all listed Grade II and create an attractive High Street frontage. **Nos 39 and 39A** form a late 18th or early 19th century house, now shops and offices. They occupy an important position on the corner of the churchyard with the rear ranges and outbuildings directly flanking the green space. The building is timber framed with a red brick Georgian front elevation with a parapet roof. There is a double shopfront with a good continuous early 20th century fascia. Rubbed brick corner pilasters with moulded stone capitals add further interest to the front elevation. **Nos 41 and 43** were originally one house, with 16th century origins, and now comprise two shops. They are timber framed with a façade of painted brick. No. 43 has an early 19th century bow shop window with some old crown glass and simple pilasters and fascia, and also an early 19th century door (*Fig. 68*). **The Star Inn** occupies a prominent position on the corner of Star Lane, and is an 18th century timber framed and rendered building (*Fig. 69*).



Fig. 68 & 69 Early 19th century shopfront at No. 43 High Street (left) and The Star Inn.(right).

Historically **Star Lane** was known as Fayre Lane, and provided access to the Fair Field, which now serves as a generous village recreation ground. The narrow lane is enclosed by tall old red brick walls. At the end of the lane are two properties, one an attractive late 19th detached house, **The Folly**, with tiled roof and decorative hanging tiles, built in a good sized garden plot. Opposite is a late 20th century property, **St. Erconwalds**, built in a traditional style.

The plot between Star Lane and the road called **The Limes** is now occupied by a modern enclave of shops and flats constructed in the late 1960s and 1970s which are in marked contrast to the historic character of the High Street. On the north side of The Limes the flats are attractively landscaped around a green which provides amenity space for the residents (*Fig. 70*). The pond and mature trees create a green backdrop when viewed from the High Street. The architecture may now be regarded as unsympathetic to the historic townscape, but the buildings and their setting are well maintained. On the High Street frontage is a three storey block with modern flat-fronted shops on the ground floor and flats above. It has a brick and render façade with metal framed windows, some projecting with segmental arches above. **No. 49, Patrick Green's**, is part of a three storey block with offices and flats above (*Fig. 71*). Patrick Green's is a long established general store with a High Street presence pre-dating this block. Despite the unsympathetic architectural quality of the block the shop's cheerful displays spilling onto the street add colour and interest to the High Street.



Fig. 70 nos 25-39 (odds) the Limes.



Fig. 71 Patrick Green's.

Nos 51, 53 and The Bell Inn are another Grade II listed group. They occupy the space where the High Street widened to accommodate the medieval market place. **51 High Street** is a four-bay long wall jetty house dating from the early 16th century with an early 17th century extension to the south-east (*Fig. 72*). It may be the oldest house in the town after The Bell, and is depicted on the Walker map of 1601. It is unusual for having an alignment which is askew from the general alignment of the street and the building line of other properties (Kemble, 1990, 9-10, 25). Beyond this is an early 19th century shop, **no. 53**, with a carriage arch through to the rear yard (*Fig. 72*). No. 53 has a good traditional shop front, with classical detailing on the fascia and pilasters, and moulded detail on the window and door surrounds. **The Bell Inn** is shown on the Walker map of 1601. It is T-shaped in plan, with a continuous jetty on the principal range which is parallel to the street and a central right-angled wing to the rear (*Fig. 73*). The earliest section of the house is early 15th century and forms the central portion of the present building. Originally the jettied gable end with a doorway faced on to the street. The large rear plot provides outside seating and parking.



Fig. 72 Nos 51 and 53 High Street.



Fig. 73 The Bell Inn, High Street.

Bell Mead is a new road constructed alongside the plot of The Bell. It provides some public parking and access to the new surgery beyond the conservation area boundary. A wooded area beyond Bell Mead creates an attractive green outlook from this part of the conservation area and serves as a reminder of the wider rural setting of the town. On the south-west corner of Bell Mead is a new development at **no. 57** which is broadly sympathetic to the architectural character of the area and replaced a shop. **Nos 59-65 High Street (odds)**, sometimes known as Workhouse Cottages, are a terrace of 18th century cottages which were used as the parish workhouse in the early 19th century (*Fig. 74*). This simple unlisted terrace has survived unsympathetic alteration, with good timber sash and casement windows.



Fig. 74 Nos 59-65 (odds) High Street.

The Crown Inn is a 15th century inn, and along with the Bell is one of the oldest surviving inns in the High Street (*Fig. 75*). It is timber-framed and plastered with a three-bay main range facing north-west and a three-bay cross-wing to the left. It is shown on the Walker map of 1601 with three gables on the front elevation. It is listed Grade II. The Crown has retained two long stable blocks enclosing the rear yard. One of these, **no. 67**, was until recently used by an electrical contractor, and retains its stable doors on the right hand elevation providing valuable evidence of former use (*Fig. 76*). **Meadow Cottages** are a row of small scale red brick and render cottages built three years ago. These cottages generally harmonise well with the traditional architectural character of this part of the High Street.



Fig.75 The Crown, with Meadows Cottages beyond.



Fig.76 Former stable block associated with The Crown.

The Post Office was built in 1916, and is a good example of a public building of its type, built of brown brick, very well preserved and maintained with original doors and windows (Fig. 77). **Post Office Road** was built around the same time, providing access to the post office yard. In the narrow gap between this and the neighbouring library is one of the brick piers of the old Victorian infant school which projects onto the pavement.



Fig. 77 The Post Office. A portion of the boundary wall of the old Victorian infant school survives to the right.

14. EVALUATION OF THE CONTRIBUTION OF INDIVIDUAL BUILDINGS TO THE CHARACTER OF THE CONSERVATION AREA

A map showing an assessment of the contribution of individual buildings to the special character and appearance of the conservation area is shown in Fig. 78. Although to some extent this is a subjective judgment, it can be helpful to inform the planning process. Buildings have been graded on a scale of one to five according to the following criteria:

1. Negative, buildings of no architectural quality detrimental to the character of the area, either by reason of mass, design, materials or siting.
2. Negative, buildings of indifferent design or detailing, or unsuited to the character of the conservation area.
3. Buildings which have a neutral presence in the conservation area, fitting satisfactorily into it.
4. Positive contribution through design, age, materials or detailing.
5. Positive, listed buildings or landmark buildings.

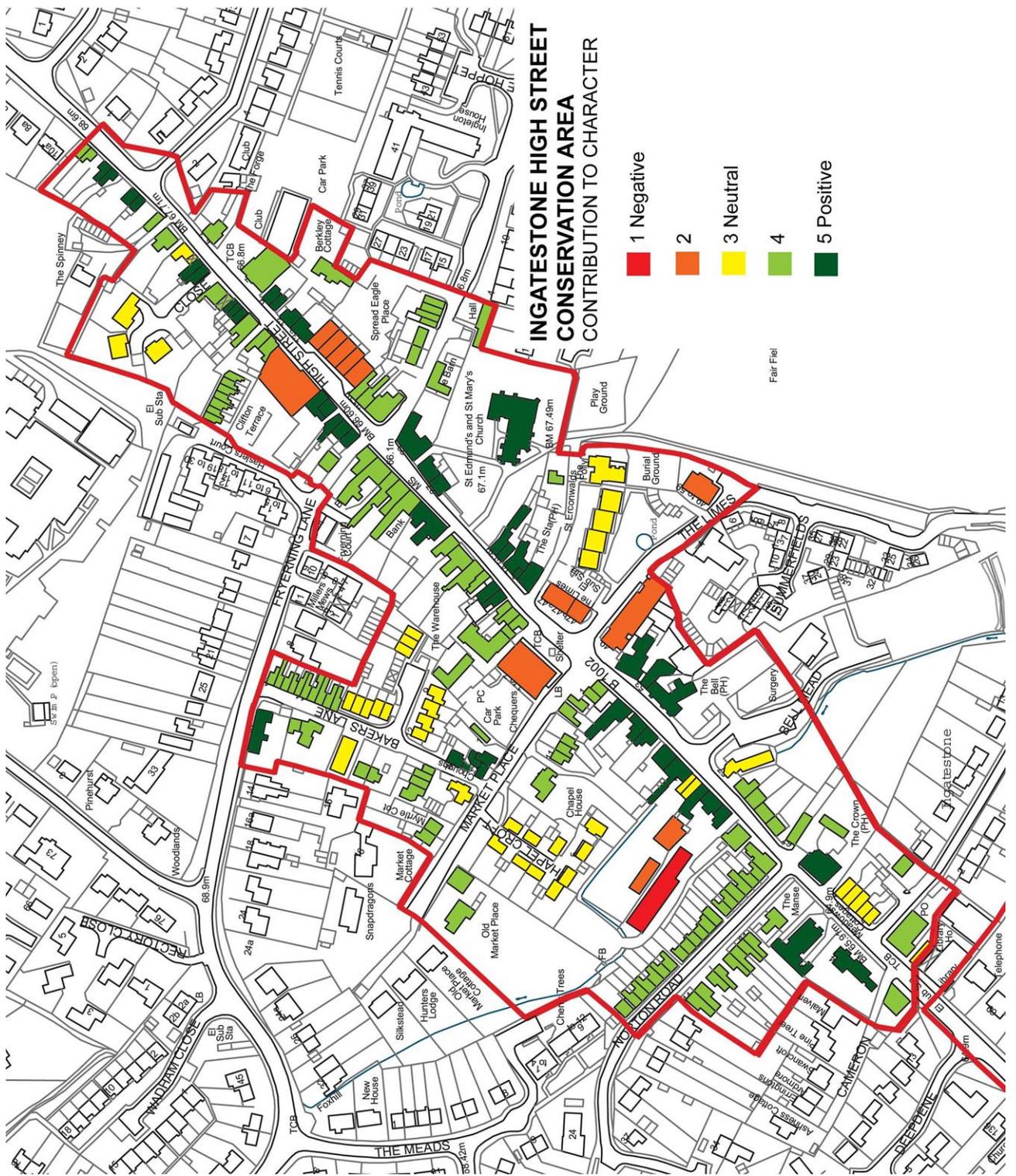


Fig. 78 Contribution of individual buildings to the character of the conservation area.

Unsympathetic alterations or 'improvements' can have the effect of moving a building down a grade. Similarly reversal of such alterations could restore its original character and move it up a grade.

15. PRESSURES FOR CHANGE IN THE CONSERVATION AREA

Ingatestone is under continued pressure for additional housing, and there have been a number of new residential developments on the High Street and in backland areas in recent years. The most recent developments have generally been well integrated. Those on the High Street respect the scale, appearance and building line of traditional buildings (such as Meadows Cottages), and small backland developments such as Woodlands Close and Chapel Croft are well landscaped and adopt a traditional design. The site of the old saddlery works to the rear of nos. 118 and 120 High Street is shortly to be redeveloped, replacing the existing building with houses and apartments. This development will be visible from the High Street and represents an opportunity to enhance the view with improved landscaping.

There is also pressure for enlargement of existing properties with rear extensions. Many traditional buildings in the conservation area are of complex plan, and traditional rear extensions and elevations can make a positive contribution to views into backland areas, from the churchyard for example. Poorly designed and maintained rear extensions can undermine the quality of these views from public areas.

Although the conservation area has a large number of listed buildings, unlisted buildings make an important contribution to the character of the area, including vernacular buildings (no. 90 High Street for instance) as well as Victorian and Edwardian properties, such as those in Norton Road and the old Anchor inn (now Stocks). These can suffer from unsympathetic and uncontrolled alteration as a result of permitted development, including replacement of traditional timber windows and doors. Along the High Street and Baker's Lane, unlisted buildings have generally escaped unsympathetic alteration and the negative effect of such changes is not significant. Norton Road however illustrates the cumulative effect of incremental alterations which have undermined the uniform character of this planned Edwardian street.

There is some pressure for change of use in the conservation area, for example no. 102 is to be converted from residential to business use. The mix of uses of buildings within the conservation area, particularly along the High Street, is an important element in its special character. Reuse of redundant upper floors of shops for residential or business use is one way of maintaining mixed use as well as improving the appearance of properties above ground floor level.

The provision of car parking, both short-term for shoppers and long-term for those who live and work in the area, is an issue for the town and essential to the continued vitality of the town centre. The main areas of public car parking at present are to the rear of Chequers, at the Community Club, and in Bell Mead, but there is pressure for additional parking. Car parks can be visually damaging in conservation areas if not thoughtfully designed and landscaped.

16. MANAGEMENT PROPOSALS

Boundary changes

The existing conservation area boundary satisfactorily takes in the buildings and spaces of special significance and character. However one amendment is required where the boundary cuts across existing plot boundaries to the south-east of Bell Mead. It is generally better for the conservation area boundary to follow features that are visible on the ground rather than dissecting buildings or land ownership. It is recommended that the boundary should take in the existing undeveloped plots running back to the stream. These follow historic plot boundaries which are clearly shown on the Walker map of 1601 (*Fig. 79*). These lands were once part of the yards and gardens belonging to The Crown, as well as providing gardens for the parish workhouse that extended back from the cottages at nos 59-65 High Street. Evidence for this is provided by the tithe map of 1839. This land therefore forms part of the historic setting of these buildings. In addition, it is suggested that the plot of woodland beyond Bell Mead is included. This plot in part preserves historic boundaries which again are shown on the Walker map (*Fig. 79*). The trees also create a green backdrop which enhances the appearance of the conservation area. The recommended extension to the boundary is shown in *Fig 79*.

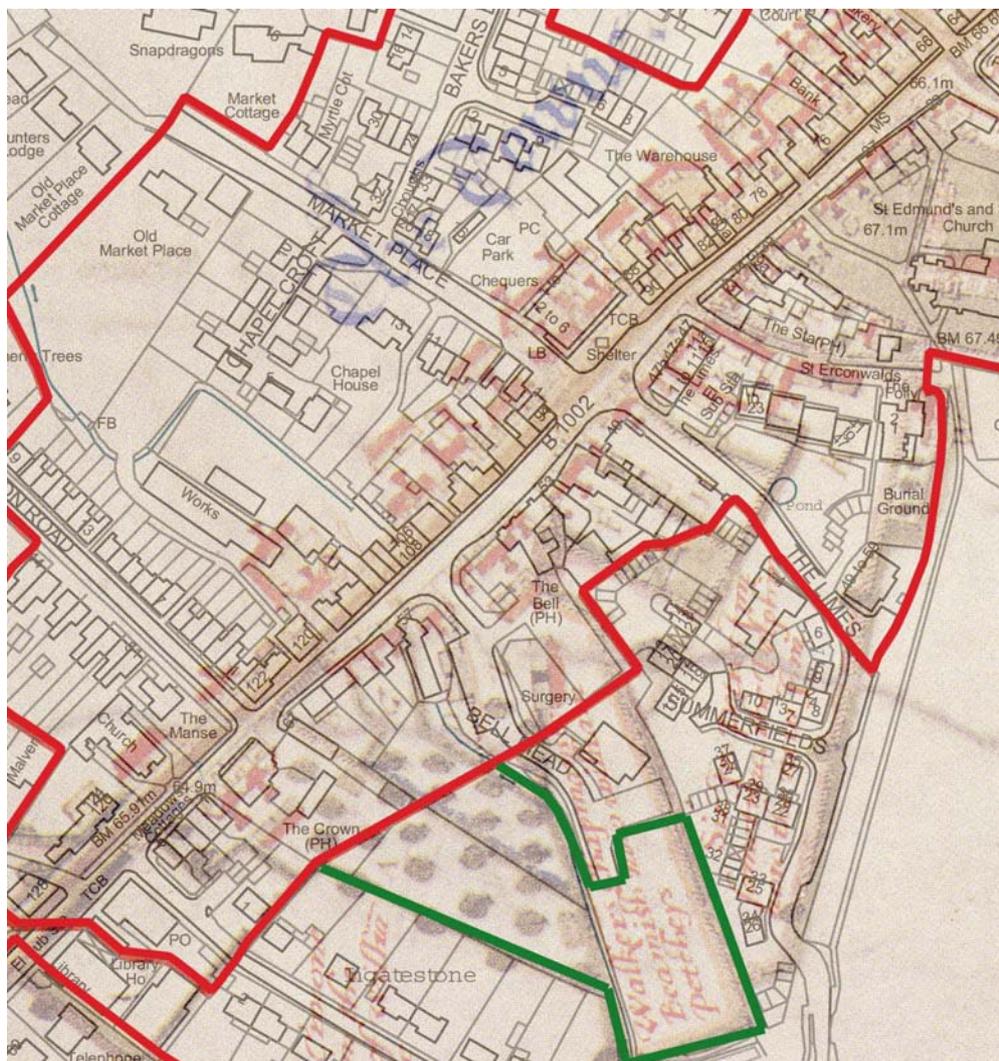


Fig. 79 Detail of conservation area with Walker map (1601) superimposed and recommended revision to conservation area boundary.

Additional planning controls

It is possible to introduce additional planning controls in a conservation area as a means of protecting the area from unsympathetic alterations carried out as permitted development. This can be done through the use of an Article 4(2) direction under the Planning Act, which would require planning permission for certain categories of works normally regarded as permitted development. Owners can also have a role to play by considering the impact of any proposed alterations on the special character of the conservation area. The Ingatestone High Street conservation area has many features and details which are worthy of protection, and the historic built environment is highly sensitive to inappropriate alteration and loss of traditional features. It is therefore recommended that the following works should require planning permission under an Article 4 direction:

- Alterations to a dwelling house affecting windows, doors or other openings, including the insertion of dormer or other windows in the roof and the change of roof materials.
- The application of render or cladding to the external walls of a dwelling house or the painting of brickwork.
- The erection or construction of a porch outside the front or side door of a dwelling house.
- The erection or construction of any fences, gates or other forms of enclosure to the front or sides of a dwelling house or the alteration of fences, walls or other forms of enclosure if they adjoin the highway.
- The construction of any fences, walls gates, or other forms of enclosure to the front or sides of a dwelling house.
- The painting of the exterior of any wall of a dwelling house with a different colour.
- The installation of solar panels and wind turbines.

As well as preventing the loss of historic features, the long term use of an Article 4 Direction should make it possible to reinstate some features where they have been lost, such as the traditional windows in properties in Norton Road.

Highways, streetscape and public realm

Some public realm improvement works have been carried out in the High Street, notably around the junction with the Market Place and The Limes where there are planters, street trees and heritage-style street lamps. However there is much to be done to enhance the street scene. Guidance on public realm improvement in sensitive historic areas is provided by the English Heritage publication, *Streets for All* (2005).

There are a great variety of street lamps in the High Street, which create a discordant appearance. There are also many different types of bollards used throughout the conservation area, some of which are traditional cast iron examples, and others are of modern concrete. Some consistency in the design of street furniture would enhance the appearance of the High Street and provide a degree of cohesion to the conservation area.

Traffic signage and other signage particularly in the High Street should be reviewed and reduced if possible. This visual clutter detracts from the appearance of the fine streetscape in the High Street. This would include removing redundant signs, combining signs to reduce the number of poles, using smaller signage and mounting small signage on buildings if appropriate.

Overhead wires occasionally detract from the appearance of the conservation area. Utilities companies should be encouraged to lay these underground to reduce visual clutter.

Surface treatments

There is great potential for improving surface treatments within the conservation area to enhance its appearance. The blanket use of tarmac for both road surfaces and pavements creates a hard, bland appearance. Patch repair leads to untidy surfaces. Bound gravel can be used to soften the appearance of asphalt surfaces. Bound gravel is an attractive and inexpensive alternative finish for pedestrian walkways and little-used routes such as Star Lane, Woodlands Close and the forecourt area of nos. 24-30 Baker's Lane show how the use of gravel can create an attractive setting for both historic and modern buildings. At least some of the rear yards and back alleys are likely to have been surfaced with setts, cobbles or gravel at one time. The use of such materials would enhance the historic character of the street scene, adding visual interest and texture. Use of stone detailing, for kerbs for example, would further enhance the appearance of pavements. Options for widening the pavement in the High Street should be explored to ease pedestrian movement and to slow traffic down.

Car Parks

Car parks require careful landscaping to minimise the visual intrusion on the appearance of the conservation area, as they can be cheerless spaces. This can be done using a softer, more natural surface treatment such as bound gravel to avoid the overly hard and urban appearance of asphalt, as well as through more subtle markings rather than bold white lines, and more considered signage and street furniture. Boundary treatments such as traditional brick walls and planting can be used to provide screening, and soft landscaping can also improve the appearance of parking areas. The two main public car parks are at the Community Club and to the rear of Chequers, both of which present large areas of hard landscaping. These would both benefit from enhancement and screening if the opportunity arises. The visual impact of smaller private parking areas in rear yards and backland spaces should also be considered where they are visible from the public highway.

New development, design of buildings and enhancement opportunities

With the development of the old works off the High Street there is little scope for significant new development within the conservation area boundary. However some large rear plots may become subject to development proposals in the future. Open land to the rear of nos 59-65 High Street and The Crown may be developed, and the design of any development here is likely to impact on the conservation area.

Rear plots and yards accessed through carriage arches and narrow openings are a feature of the High Street. The building up of backland spaces can affect the character of the conservation area, and over-development can also affect the economic viability of the buildings. However backlands can present opportunities for imaginative uses, creating enticing spaces with an attractive and inviting appearance from the highway. Traditional outbuildings may be suitable for conversion for small business use. Appealing courtyard areas can be created providing amenity space for residents, workers or visitors.

Any proposals for new development, including alterations and extensions to existing properties, must preserve or enhance the special character of the conservation area and

should respect the context and surroundings. Development proposals must satisfy the requirements laid out in policy C18 of the Replacement Local Plan.

The scale, massing, rhythm, proportions, positioning and height of new buildings are critical to their successful integration into the conservation area and should reflect those aspects of the existing traditional buildings in the vicinity. Boundary treatments and landscaping should also make reference to the historic context.

External materials and finishes should respect the traditional materials and treatments used within the historic built environment of the conservation area. This does not preclude the use of modern materials, but where used they should harmonise with the colours and textures of the traditional buildings.

Shop fronts and advertisements

Traditional shopfronts make a strong contribution to the special character of the conservation area, and many are of good design. Metal framed plate glass windows, internally illuminated box fascias, plastic fascias and other uses of shiny reflective materials are not appropriate for the conservation area. The shopfronts in the modern blocks of nos 46 – 54 (Budgens), Spread Eagle Place (The Co-op) and The Limes could be improved so that they are more sympathetic to the traditional character of the area. This would improve the street scene at the commercial heart of the High Street. The shops on the ground floor of The Chequers have achieved a fair balance between contemporary and traditional design which does not clash with the overall architectural style of the building whilst respecting traditional shop design. The Replacement Local Plan contains a suite of policies relating to shopfronts and advertising (C26-C32) and these should be robustly applied along the High Street.

Locally listed buildings

The Replacement Local Plan says that the Borough 'will seek to compile a list of buildings of local or historic interest (para. 9.57). These should be buildings of good architectural quality, or associated with a noted architect or historic figure, or of local historical significance. They should make a positive contribution to the appearance of the area in which they are located. The views of local people should be taken into account in identifying buildings that might be suitable for local listing. There are many good unlisted historic buildings which make a positive contribution to the conservation area. It is suggested that the following are of particular note and should be included:

The Community Club (range fronting the street - George Sherrin, architect)

Stocks (formerly The Anchor Inn)

The Post Office

The United Reformed Church

The Manse

Nos 59-65 High Street (odds)

Nos 10 & 12 High Street

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APPENDIX: LISTED BUILDINGS IN THE CONSERVATION AREA

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

Baker's Lane

Nos 33 & 35, Baker's House Grade II

Fryerning Lane

No. 10, Scotts Grade II

High Street (north-west side)

Milepost between nos 74 & 76 Grade II

Nos 14 & 16 Grade II

Nos 18 & 20 Grade II

Nos 28 & 30 Grade II

Nos 34, 36 & 38 Grade II

Nos 56 & 58, Old Bank House (No. 56) Grade II

Nos 60, 62 & 64 Grade II

Nos 72 & 74 Grade II

No. 76 Grade II

No. 82 & 84 Grade II

No. 98 Grade II*

No. 100 and attached steps and handrails, Stonedene Grade II

No. 102, Cranwell House Grade II

No. 104, Le Brooke House Grade II

Nos 106 & 108 Grade II

Nos 112, 114, 116 & 118 Grade II

No. 126, Ingatestone House (north-east part) Grade II

No. 126, Ingatestone House (south-west part) Grade II

High Street (south-east side)

Church of St Edmund and St Mary Grade I

K6 telephone kiosk between nos 5 & 7 Grade II

The Bell Inn Grade II

The Crown Inn Grade II

The Star Inn Grade II

Nos 9 & 11, Woodgrange House Grade II

No. 13 Grade II

No. 13A, Berkeley House Grade II

No. 23, Corner House Private Hotel Grade II

No. 25 Grade II

No. 27 Grade II

No. 39 & 39A Grade II

Nos 41 & 43 Grade II

No. 51 Grade II

No. 53 Grade II

Market Place

Nos 18 & 20 (includes no. 37 Baker's Lane) Grade II