

# **Ingatestone & Fryerning Village Design Statement**

## **Overview**

### **Introduction**

#### **VDS and its Purpose**

This Village Design Statement (VDS) contains a description of Ingatestone and Fryerning within its country setting as seen through the eyes of those living in the village in 2003/4. It also puts forward guidelines from these residents as to how its history and character should be respected in any new development or redevelopment. It highlights the sort of change that the local community welcomes and the aspects they wish to conserve and protect.

It is intended that the VDS will be considered by Brentwood Borough Council for formal adoption as a Supplementary Planning Document and will become a material consideration in determining planning applications by them and by Ingatestone and Fryerning Parish Council. Until formal adoption is possible, the Borough Council will use the VDS as Interim Planning Guidance. It is also for use for developers when new buildings are being designed and for use by residents and businesses when designing extensions and alterations to their properties.

#### **Developmental Process**

The creation of a VDS was initiated by the Parish Council, which arranged a well-advertised meeting for all those interested in a VDS in December 2002. As a result a design team was formed to start the process. Ground work having been done, in February 2003 an open meeting resulted in the formal creation of the Ingatestone & Fryerning VDSA (Village Design Statement Association), all residents being members. A committee and officers were elected.

The first event, a photographic workshop day, was held in May 2003. Over 40 attendees provided feedback of their assessment of the good and poor aspects of the village in the form of photographs and comments. Views had also been sought from the pupils of the schools in the village.

An exhibition was created from the resultant information and some of the photographs. This was displayed at the Village Summer Show in July 2003 and for a week in Ingatestone church in August resulting in many written comments from the public. A questionnaire prepared from the comments obtained was delivered to every household in the village. The responses received were carefully analysed before drafts of this statement were prepared for presentation to, and for comments from, the people of Ingatestone and Fryerning, the Parish Council and the local Brentwood Borough Councillors. There was an exhibition of the draft guidelines and text at the Summer Show on Saturday July 17<sup>th</sup> 2004 which was repeated in Ingatestone parish church on the weekend of 21<sup>st</sup> and 22<sup>nd</sup> of August. Following the Summer Show, until the beginning of September, there was a tabletop display in the Library lobby. The comments received were taken into account in updating the VDS. This update was presented to Brentwood Borough Council at the Policy Board meeting in December 2004. A copy of this final agreed document was delivered to every household in the parish in early 2005.

## **Historical Background**

The names Ingatestone and Fryerning have their origins in Saxon days. In the past, the meaning of Ing was assumed to be "pasture", "meadow" or "possession of". "People" seems probable from linguistic evidence, so Ingatestone would have been "people or settlement at the stones". The stones of Ingatestone are sarsens. Two are placed flanking the entrance to Fryerning Lane. A third was discovered beneath the north wall of the church in 1905 and is placed by the south door of the church. Fryern is derived from Friar and so Fryerning would have been "Friar's settlement".

Ingatestone belonged to Barking Abbey from about AD 950 until the dissolution of the monasteries in 1539 when it was bought from the Crown by Dr (later Sir) William Petre. He had leased it from the Abbey the preceding year. In the 1540s he built a brick courtyard house, Ingatestone Hall. In 1818 the Hall was described as "a venerable but irregular pile". The west wing containing the Great Hall was demolished in the late 18<sup>th</sup>/early 19<sup>th</sup> century but the splendid long gallery in the East wing remains. In the 1930s, restoration of some of the original appearance of the Hall was made, with mullioned

windows replacing sash windows and battlements replacing the conical roof of the staircase tower. Near the entrance gates is an imposing listed brick barn with stepped gables, sometimes referred to as the granary barn. In the Ingatestone parish registers have been recorded the baptism of children born to travellers in the barn and in the stables. The stable range hides the view of the house from the road. It contains the gatehouse, whose present bell tower and one-handed clock were added in the 18<sup>th</sup> century.

The adjoining parish of Fryerning passed through several hands including the Gernon family, the Mountfitchets and the Knights Hospitallers of St John. It was eventually bought by Nicholas Wadham in 1607. When Nicholas and Dorothy (nee Petre) Wadham, founders of Wadham College Oxford, died without issue, Fryerning passed into College ownership. The College still owns land in the parish. Some of the houses were recorded on Chapman and Andre's map of 1777 and originated long before. There were also brick kilns, one being in Mill Green, where remnants of ancient pottery have been found.

The two parishes of Ingatestone and Fryerning were at one time so intermingled that it was difficult to know in which parish one was standing. Fryerning completely bisected Ingatestone. In 1768 Morant wrote "Thirty-six houses on the west side of the street and nine on the east side are in Frierning" and that the other twenty-four on the east side to the Crown are in Ingatestone. The two ecclesiastical parishes were united as a one civil parish in 1889.

The High Street stands on the old Roman Road from London to Colchester. This position brought prosperity in the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries from the coach and carriage trades. In 1830 it is recorded that as many as fifty coaches a day passed through the village and there were many coaching inns and stables.

The coming of the railways in the 1840s brought an end to this era. The only coaching inns remaining are the Bell and the Crown, both of which are shown on the Walker map of 1601. The Crown marked the south-west end of Ingatestone High Street as it had done in medieval times and did until the mid 19<sup>th</sup> century. They are both Grade II listed. There are nearly another hundred listed buildings and structures in the parish. These include the two Grade I parish churches with some walls of the 11<sup>th</sup> century, Grade I Ingatestone Hall with its Grade II\* granary and gatehouse and Grade II other buildings, Grade II\* Fryerning Hall of medieval origin with its medieval barn and other structures, Grade II\* Mill Green windmill and the Grade II 1846 railway station.

Transport led again to the next major development affecting Ingatestone. The narrow High Street caused problems to the increasing levels of traffic and the by-pass was built in 1958/9 to improve the flow of traffic on the A12. This also greatly improved the quality of life in the High Street - particularly on summer weekends.

## **The Statement**

### **1. The Parish Today**

#### **1.1 Description**

1.1.1 The parish of Ingatestone and Fryerning is a desirable place in which to live. It benefits from its location within the Green Belt and the landscape within which it sits. Its history, beauty and character, recognised by the three conservation areas within the parish, are appreciated by its residents.

1.1.2 Although many residents commute to London, Ingatestone has a pleasant ambience and a village feeling. Set back from and rising above the High Street is the parish church with its 15<sup>th</sup> century brick tower. There are intriguing buildings which hint at an ancient history and just beyond the railway, to the south-east of the village, is the Tudor Ingatestone Hall.

1.1.3 Some people commute into Ingatestone to work in the shops and offices. A limited number of buildings in the Green Belt are used for small-scale local businesses employing only a few people. Few natural resources exist within the parish, although brick-making using local clays took place until the early part of the last century. There is very little work available in farming.

1.1.4 Despite a population of around 4,800, the parish still has a rural atmosphere. Much farming still goes on close to the village, and there are ancient woods, hedgerows and ponds nearby. The river Wid forms the boundary to the south-east and much of the west of the parish is wooded. Even from the centre of the village it is only a short walk into pleasant countryside containing hedgerows, trees, country lanes and woodland set in arable farmland. The network of public footpaths, tracks and bridleways makes it easy to enjoy this attractive area that is rich in wildlife.

## 1.2 Sporting And Leisure Areas

The two recreational areas at Fairfield and Seymour Field are well used for sporting and recreational activities and these facilities are highly valued by the residents. They represent less than the recommended area of playing fields for the size of population and consequently must be protected from inappropriate development. Consideration should be given to the provision of additional facilities in the future.

## 1.3 Other Facilities

1.3.1 There are several churches of different denominations within the parish and the Infants, Junior and Anglo European Schools are all well supported and thriving. There are a number of pre-school groups operating in a variety of locations including church halls.

1.3.2 A range of shops and a post office exist in the High Street area although in recent times some have been replaced by estate agents. This must be seen as a potential danger for the future. A variety of shops supplying all basic needs is desirable but this has to be encouraged by sufficient usage from residents and visitors. Sufficient free and accessible short-term parking is desirable to enable this. There are a number of public houses and restaurants in Ingatestone whilst Mill Green has two public houses and Fryerning a restaurant with bar.

1.3.3 The old-style signposts, the two milestones and the sarsen stones are all considered to be items that reflect the history and character of the area. The recently installed flower planters and the distinctive village signs recently erected at both ends of the village are liked by almost all respondents. All the above should be retained and regularly maintained.

### Guidelines

1.1 Sporting and leisure areas should be protected from development unconnected with sport or leisure.

1.2 Consideration to be given to the provision of additional playing field/recreational space.

1.3 The distinctive village signs, the sarsen stones, the milestones and the old style signposts to be preserved and well-maintained.

## 2. Settlement Patterns

### 2.1 Residential Envelope

The majority of housing in Ingatestone is situated in a "Residential Envelope" ensuring its separation from neighbouring villages and thus retaining its individuality. There are clear visual breaks between Ingatestone and Margaretting and between Ingatestone and the main part of Mountnessing. The envelope surrounds the Roman Road (B1002) and, together with some Green Belt and some Protected Urban Open Spaces, is between the railway on the south-east and the arc of the by-pass on the north-west. Some limited development could still be possible within this envelope.

### 2.2 Metropolitan Green Belt

2.2.1 The envelope is surrounded by Metropolitan Green Belt, within which lies Fryerning to the west of the A12, and is situated within countryside designated as a Special Landscape Area, due to its undeveloped natural beauty. This means that development, other than for agricultural or forestry purposes, in this area would be allowed only in very special circumstances. Residents have made it very clear that they do not wish to see erosion of the Green Belt and they strongly support the retention of the current Green Belt boundaries.

2.2.2 There are a number of farms situated within the Green Belt together with cottages, many of which were formerly occupied by agricultural workers. Fryerning encompasses small settlements at Green Street, Beggar Hill and Mill Green. Although some changes to property have occurred, these settlements have changed very little in the last 70 to 100 years. There are a number of larger properties, which are mainly situated in Fryerning Lane, Back Lane, Mill Green Road and Beggar Hill. Over a period of time some infilling has taken place in the area, particularly in the grounds of Huskards. Generally this development has been in keeping with the existing character of the area and kept separate from the main development within Ingatestone.

## **2.3 Open Spaces and Landscaping**

Ingatestone's population greatly increased during the 1950s and 1960s when many of the housing estates were constructed in former fields and large gardens. The parish population remained approximately 4,800 in the period 1971 – 2001, despite the increase in the number of housing units from 1600 to 2000 in that time. A number of open green areas have been left which residents overwhelmingly feel should be preserved, the lawn in front of the parish church of St Edmund and St Mary, Fairfield and Seymour Field being particularly important. The open spaces and landscaping designed into some of the residential estates give a pleasant outlook and add to a feeling of space in such areas and should be maintained. Such amenity areas should be considered whenever developments are being proposed.

## **2.4 Trees and Hedges**

Residents consider that the planting of new trees and hedges and the preservation of those existing in both built-up and rural areas should be encouraged. Within the parish areas of woodland provide important habitats for wild life. Rural lanes and footpaths give access to the countryside and sections of Stock Lane and Mill Green Road, beyond the Cricketers, are particularly pleasant with their hedges and overhanging trees. The residents have indicated almost unanimously that the character of the above should all be protected.

### **Guidelines**

- 2.1 The visual breaks between Ingatestone and Margarettin and between Ingatestone and Mountnessing must be kept and the extent of the existing Residential Envelope must not be increased.
- 2.2 The integrity of the Metropolitan Green Belt and Special Landscape Area must be maintained
- 2.3 All existing community open spaces must be kept as open spaces.
- 2.4 New development should include the provision of open spaces and landscaping
- 2.5 Woodlands, hedgerows, ditches, footpaths and rural lanes should be kept, protected and maintained.
- 2.6 Preservation of existing trees and planting of suitable new trees, particularly within new developments, should be encouraged.

## **3. High Street and Station Lane Conservation Areas**

### **3.1 Extent of Conservation Areas**

The High Street could be considered as the heart of the parish of Ingatestone and Fryerning and is highly valued and important to the community. Its centre, with the remnants of old coaching inns and a significant proportion of listed buildings of architectural and historical interest, was one of the first designated conservation areas in Mid-Essex, approved in 1969. A second conservation area, based on Station Lane and including some nearby properties on the High Street, was approved in 1981. Both areas were reviewed and extended in 1991 when the Fryerning Conservation area was adopted. They should be protected from all but minor changes.

### **3.2 Reason for Current Appearance**

The village thrived during the coaching era but the coming of the railway brought a change in its fortunes. This had the beneficial effect that the High Street remained largely unaltered for over 100 years accounting for much of its present day charm and character. Unfortunately major rebuilding of certain areas of the High Street in the 1960s did little to maintain this original character.

### **3.3 High Street Conservation Area**

#### **3.3.1 Ingatestone Parish Church**

At the centre, but set back from the High Street across an attractive lawn, the parish church stands at the highest point. The tower is seen from the surrounding countryside rising above the trees and from within the village rising above the roofs. The church building is described in 1000 Best Churches by Simon Jenkins as "a magnificent perpendicular composition of red brick with black Tudor diapering" similar to Ingatestone Hall.

### 3.3.2 Shops

The central area is characterised by a diverse but well-balanced mixture of styles of buildings mainly of brick or plastered in pastel shades. The bright or garish colours are disliked by almost all residents. It would aid some visually impaired people if neighbouring buildings were in different pastel colours. Part of the charm of the village is the opportunity given by the shops and the narrowness of the road to meet friends and acquaintances in the High Street. The shops and other businesses generally have small-scale frontages with discreet décor and signage adding to the overall pleasant and friendly atmosphere of the High Street. They should be discreet in appearance with care taken in window presentation as those that are obtrusive, bright, garish, harsh or blank are disliked by residents. A variety of small shops, traditional public houses and restaurants front directly onto the pavement.

### 3.3.3 Pavements

The pavement might in places be wider and need to be kept in a good state of repair as many residents have expressed concern about the state of some of them. It would help those in motorised wheelchairs if the camber outside the Star was lessened. It would be an advantage if any new developments bordering the High Street had pavements of reasonable width.

### 3.3.4 Height and Roofs

Above the shops are offices and flats. The maximum height is three storeys. Any third storey is in a sloping roof, apart from the Limes and the Chequers with their generally disliked flat roofs. The sloping roofs are largely of clay pegged tiles or slate. The High Street roof lines are distinctive and attractive, particularly when viewed from a vantage point such as the churchyard, incorporating many dormer windows and interesting chimneys in addition to the variations in roof angle, style and the different shades of tile.

### 3.3.5 Car Parking

Both Meadows Cottages, built in 2004, and the 1970s extension to 106 High Street front directly onto the pavement and have parking hidden behind. All new High Street buildings should follow this practice. Sufficient short-term parking is also needed to keep the shops viable, as they cannot survive on the custom of those people who live within comfortable walking distance.

### 3.3.6 Facades

The facade of Meadows Cottages is varied to provide a small-scale village appearance. The 1970s extension to 106 High Street sits well in the street scene as it has windows and roof similar to the original building and a brick facade echoing that of 104 High Street.

### 3.3.7. Old Buildings

3.3.7.1 Some of the properties bordering the High Street were originally town houses, built for and lived in by people who would have prospered from the coach trade of earlier centuries. Many still display original-style windows and doors although various, more modern bay windows are now in evidence. Doors display a variety of styles, some having glazed top lights and others protruding hoods supported by corbels. There are a few examples of more elaborate open porches complete with pillar-supported roofs such as at Berkeley House. Windows are generally set back about 100mm into the brickwork and many have separate sub-sills. A few of these original town houses are still used for residential purposes but others have been converted into shops and offices. Great care needs to be taken to ensure that any conversions are carried out sympathetically in order to maintain the appearance of these historic properties.

3.3.7.2 There are several older timber-framed cottages, mostly at the north-eastern end of the High Street. Some of them have weather-boarded walls whilst others are rendered. They have plain clay-tiled roofs. Some cottages have steps from the front door down to street level, and one of these retains wooden steps. There are weather-boarded cottages in Bakers Lane. Unfortunately a number of timber-framed cottages fronting the church were removed but this has had the benefit of clear views to and from the church.

3.3.7.3 Some interesting cottages such as Clifton Terrace and Berkeley Cottage are to be found down small alleyways or through gateways along the High Street. Two Stock Lane cottages are the remnants of the original 1557 almshouses, the rest having been demolished to construct the railway. Scotts Cottage in Fryerning Lane is the only remaining thatched cottage. Some of the artisans' terraced cottages in Norton Road with small front gardens have retained much the same external appearance over the hundred or so years since they were built.

## **3.4 Station Lane Conservation Area**

### **3.4.1 The Station**

3.4.1.1 Beyond the shopping area, to the south, is the Station Lane Conservation area. The attractive Grade II listed railway station building dates from 1846 and is described by Pevsner as 'friendly neo-Tudor'. It was allegedly designed to reflect the architecture of Ingatestone Hall and replaced the first station that had been in Stock Lane from the opening of the railway in 1843. Until the 1960s the station possessed its own Station Master and staff with goods shed, siding facilities and coal yard but, in parallel with increasing commuter usage, these have now been swept away with all available railway land used for station car parking. Nevertheless the small gatehouse remains as does the station signal box, albeit now reduced in operational status to that of a crossing-box only.

3.4.1.2 The station remains a vitally important asset, not only for Ingatestone and Fryerning residents but also for users from as far afield as the Maldon and Braintree areas. It is also increasingly used by students attending the Anglo-European School, many of whom travel significant distances from other parts of Essex or from east London.

### **3.4.2 Houses**

This conservation area also has a number of distinctive houses set back from the roads. The large Victorian houses in Station Lane and just over the railway in Hall Lane were designed by the architect George Sherrin in the 1880s. His own house was The Gatehouse. This has now been extended and converted into several homes. Ardtully is now a residential home for the elderly. In the High Street, properties range from terraced cottages with small front gardens bounded by wrought iron fences to large Edwardian houses and include the almshouses, founded in 1557, but built in their present location in 1840 and refurbished in 1978.

## **3.5 Boundary Treatment**

There is a whole range of different property boundary treatment to be found in the village conservation areas. For the central High Street shopping area, any new build or re-development should be encouraged to front directly onto the pavement to avoid low boundary walls or fences acting as litter traps. Further afield, brick walls, walls surmounted by wrought iron railings, plain iron railings and hedges are all in evidence. Generally these add to the character of the area. However, the use of close-boarded fencing can detract from the character of the area and wherever possible hedges should be considered instead.

## **3.6 1960s and 1970s Buildings**

The 1960s developments around the Market Place area consist largely of street level shops with businesses or flats above, although one development of two buildings in The Limes consists entirely of flats and another entirely of offices. All of these buildings reflect the functional architecture of the period. These box-like structures do not sit easily alongside the architecture of the rest of the High Street and are disliked by the great majority of the community. Budgens was built in the 1970s with a partly-sloping roof but still looks out of place amongst the surrounding older buildings, particularly from the rear. The shop front displays at Martins, Budgens and the Coop are disliked by a high proportion of residents who feel that they detract from the character and appearance of the conservation area.

### **Guidelines**

- 3.1 The existing Conservation Areas should be retained and appropriate controls within these areas should continue.
- 3.2 The lawn in front of Ingatestone parish church should be retained.
- 3.3 Conversion of shops to non-retail use should be discouraged.
- 3.4 Wall colours should be traditional earth pigments or pastels, not bright or garish colours, with neighbouring buildings being in different colours.
- 3.5 Replacement of existing shop fronts with large plate glass windows should be strongly discouraged.
- 3.6 All shop and supermarket window displays should be designed to be attractive, not blank or obtrusive, and to be representative of the type of goods sold.
- 3.7 Shop signs and lighting should be discreet.
- 3.8 In general, internally illuminated signs for shops and restaurants are not appropriate.
- 3.9 Wherever possible the width of narrow pavements should be increased.

- 3.10 In the central High Street shopping area, any new buildings or re-development should front directly onto the pavement.
- 3.11 Any conversion of historic buildings should be carried out with great care to retain their appearance and special interest.
- 3.12 Traditional materials matching the original (not UPVC, aluminium or concrete) should be used for all alterations or repairs to listed buildings.
- 3.13 New or replacement windows to brick faced properties built after early 18<sup>th</sup> century should be set back from external face of wall to provide a 100mm reveal.
- 3.14 Roofs and chimneystacks of older properties should be retained in their current form where possible.
- 3.15 New roofs should be pitched.
- 3.16 If dormer windows are fitted they should be the same pitch as the main roof and of traditional style and construction.
- 3.17 New developments should conform to existing rooflines.
- 3.18 As close-boarded fencing can detract from the area's appearance, it should be avoided where possible and hedges considered instead.
- 3.19 Any increase in parking for community facilities should be sympathetic in terms of siting, materials and landscaping.
- 3.20 Ingatestone railway station should have the original format of the diapering (pattern of black bricks) re-instated when possible.
- 3.21 The continued use of Ingatestone railway station and retention of rail and bus services should be encouraged.

## **4. Village Housing outside the Conservation Areas**

### **4.1 History**

4.1.1 Planned development of housing estates started with the building of council housing in Fryerning Lane and Disney Close in the 1920s followed by Pemberton Avenue in the 1930s. The Heybridge, to the south, was started in the 1930s. There has been significant housing development in Ingatestone since 1945 although Fryerning has remained substantially unaltered, highly controlled by Green Belt planning policies. The A12 by-pass, which opened in 1959, formed a new north-western boundary of Ingatestone, separating it from the Fryerning area. There is a small amount of Green Belt within the area between the A12 and the railway to the south-east but in the main these arteries define the village development boundaries.

4.1.2 The post war years saw completion of housing estates at the Heybridge end of the village and local authority housing in The Meads area with the Pine Drive/Park Drive areas developed in the 1950s, closely followed by the construction of the Scheme-managed (Warden-assisted) Ingleton House.

4.1.3 From the late 1950s until the mid 1960s there were extensive private housing developments incorporating a greater amount of open space and more individual designs compared to earlier schemes. The Furlongs incorporates a mix of 2 and 3 bedroom homes. The Paddocks, The Chase Estate, Docklands Avenue and Willow Green were also built during this period, with 3 or 4 bedroom houses. These estates, displaying the typical brick and tile construction of the 1960s, reflected the growing attractions of the village as a commuting base into London. Increasing affluence was also becoming evident and the Tor Bryan estate at the London end of the village was architect-designed in the late 60s and has a mix of house sizes. Tor Bryan is run by a private company with an elected board, each householder being a shareholder and voter. There are covenants to cover alterations. The board puts forward the opinion of the majority of its shareholders to the local planning authority. An annual levy covers the costs of running the common parts of the estate.

4.1.4 The early 1970s saw the development of Fairfield in Stock Lane but some balance against private schemes was provided by construction of sheltered accommodation such as that in Wadham Close, Steen Close, Trimble Close, Exley Close and Meads Close. Since the mid-1970's the pace of development has slowed owing to the limited supply of suitable sites. There have been a few individually designed houses built in divided gardens. Recent developments of flats in walking distance of the High Street, some fronting onto the pavement and some on former commercial sites, have car-parking hidden behind. They include Summerfields, Millers Mews, Pemberton Court and Stonegate. These buildings fit in with the architecture of the village by having tiled pitched roofs and being divided into smaller sections to match the scale of the existing buildings, unlike the Limes and the Chequers. The Heybridge, on the former hotel site, is the most recent development.

## 4.2 Maintenance of Identity

To maintain the identity of each estate and to differentiate between them, all extensions, alterations and infill housing need to be consistent with the original buildings in roof line, design, materials, details and boundary markers.

## 4.3 New Housing

4.3.1 The parish now has an attractive blend of housing of various ages, sizes, styles and a mix of local authority accommodation and privately owned. The widely held view is that while future building should be restrained, priority for housing should be given to small units of one or two bedrooms which are suitable for the elderly and for first-time buyers. Young people setting up home in the village would create a more balanced population. Three to five-bedroom family homes are a lower priority.

4.3.2 There is very strong support for all new buildings being in keeping with the surrounding buildings so that there is an overall harmony in the appearance of the village. The density of new development throughout the village should be appropriate to its particular locality and sensitive to surrounding amenities and character. All extensions, alterations and infill housing need to be consistent with the original buildings in design, materials, details and scale to maintain the identity of each estate or area.

4.3.3 Any new medium or large development or redevelopment would benefit from having a landscaped entrance with any trees carefully chosen for restricted height and root spread and, if possible, some open space within the estate. In view of the limitations of public transport, adequate off-street parking is needed within developments for residents and visitors.

## 4.4 Local Employment

There needs to be local employment to keep the village alive so there should be encouragement of local businesses and workshops as well as the shops, although any commercial or industrial development needs to be screened from the residential areas. It would be desirable for local industrial sites only to be used for housing in exceptional circumstances in order to protect local jobs. There should also be sufficient long-stay parking for employees to avoid more cases of large employers leaving the village because of lack of parking.

### Guidelines

- 4.1 Extensions and improvements to properties should be in the same style and materials as the original building.
- 4.2 New houses on estates should be compatible with the original houses in roof line, scale, design, details, materials and boundary markers.
- 4.3 In semi-detached and terraced premises, windows and doors should aim to achieve unity in the design of the whole building.
- 4.4 New roofs on existing buildings and extensions should be no higher than, and should be in keeping with, the roof styles and materials of surrounding buildings.
- 4.5 Dormer windows should only be installed if they are compatible with the existing street scene.
- 4.6 Large areas of uniform hard standing in front of homes should be avoided or interspersed with plants.
- 4.7 New garages should match the materials of the other buildings and surroundings and generally should not be constructed in front of the building line.
- 4.8 The size, materials of construction and design of new walls should be in accord with the surrounding built environment.
- 4.9 Where boundaries constitute an important part of street scene, their removal for allowing off-street parking should be discouraged.
- 4.10 Hedges should be encouraged when not on an open-plan estate and when not obscuring sight-lines.
- 4.11 One or two bedroom properties for the first-time buyers and the elderly should be given priority.
- 4.12 Density of new developments should be in keeping with surrounding property and the character of the area.
- 4.13 Infill developments within the existing settlement area should be small scale.
- 4.14 All new developments should be in keeping with the surrounding older buildings in terms of scale, style, materials of construction, roof line and type of roof.
- 4.15 The façade of larger commercial buildings and flats should be divided into smaller sections to match the scale of existing buildings.



4.16 There must be adequate screening of all commercial or industrial development from residential areas.

4.17 Changes to industrial sites should be designed to enable further employment opportunities.

## **5. Rural Ingatestone and Fryerning**

### **5.1 Footpaths**

There are a large number of well-signed public footpaths, valued by residents and visitors. It is important that they are properly maintained and preserved. Ingatestone is connected to the surrounding countryside and to the smaller settlements by a web of footpaths, many of which are long established routes across fields and some incorporate bridleways and green lanes. To the south-east of the village and the railway line lies an area of farmland surrounding Ingatestone Hall. Since the war many of the hedges, which divided this land into fields, have been removed, giving parts of it a prairie-like appearance and making it less attractive to wild life. However this policy has opened up pleasing vistas of the Village and the countryside from the public footpaths which cross this area, some leading to Ingatestone Hall, Buttsbury Church, Margaretting Church and to Mountnessing Church. They should be restored after ploughing where they cross arable fields and, where appropriate, headlands should be left wide enough to accommodate walkers.

### **5.2 Grade II Agricultural Land**

To the west of the village and the A12 is an area of Grade II agricultural land considered to be the best grade of agricultural land in the borough. This should be protected from permanent loss. This countryside has again lost many of its hedge boundaries but this has opened up views of the windmill at Mountnessing from Trueloves Lane and of Trueloves from the B1002 at Mountnessing. Sensible replanting of individual trees along this lane has taken place, and small lakes fed by streams have been created.

### **5.3 Trees and Hedges**

The drastic cutting back of trees and hedges at the rear of Trueloves has exposed the large caravan parking site which now dominates the horizon when viewed from Roman Road, the railway and the B1002 approach road to Ingatestone. The hedge and trees urgently need replacing and supplemented by new planting as necessary. Trees are a very important part of the character of Ingatestone and Fryerning and many fine examples exist. The oak at Fryerning Hall is of great age and that on Fryerning Green has a fine spread of branches. Seymour field, with its stand of oaks and chestnuts, gives a satisfyingly rural feel to the approach from the north-east.

### **5.4 Church Tower and Water Tower**

Those parts of the parish located on the north and north western side of the village and the A12, comprising Fryerning and Mill Green, are more wooded, and it is here that many of the larger houses are located, some of which are Grade II listed. Fryerning church's 15<sup>th</sup> century brick tower dominates the skyline. Its walls are of coursed puddingstone and flint and Roman brick similar to the north wall of Ingatestone church, both being 11<sup>th</sup> century. Much of Fryerning is included within a Conservation Area, but not the redundant, tall and ugly concrete water tower.

### **5.5 Telephone masts, utilities and transformers**

It is fortunate that the surrounding landscape is not blighted by electricity pylons and that telephone masts have only been allowed away from areas of habitation and in positions that minimise their impact upon the natural environment. However, small transformers and the overhead cables mar the appearance of the lanes in the countryside surrounding the village. This is particularly obtrusive in several places. Every opportunity to put these underground should be taken.

### **5.6 Facilities**

There are no longer any shops or post offices in this area. The Woolpack has become a restaurant and bar and the two public houses, the Viper and the Cricketers, provide food and refreshment for the many

hikers, horse riders and other visitors, who are attracted by the footpaths and bridle tracks through the woods and further small fishing lakes.

## **5.7 Rural Lanes**

Our rural lanes have remained virtually unchanged for generations and many still display original features of ditches, trees and hedgerows. These should be protected and not be subjected to excessive maintenance that can destroy the natural environment. Repair and resurfacing work should not encroach on verges and hedgerows. Many lanes are suffering from high volumes of traffic and the passage of large vehicles. Green verges, trees and hedges are being damaged and dangerous pot-holes are being created. Road maintenance needs to be improved.

### **Guidelines**

- 5.1 The Grade II agricultural land to the west of the village to be protected from permanent loss.
- 5.2 Hedges and trees should be used to screen obtrusive structures.
- 5.3 The obsolete water tower at Mill Green should be removed.
- 5.4 Design and siting of mobile telephone masts must be considered carefully to avoid detriment to the appearance and character of the countryside and possible detriment to health.
- 5.5 Footpaths and bridle tracks should be maintained and kept open for use.
- 5.6 Overhead cables to be run underground wherever possible and electrical plant to be appropriately housed and protected at ground level.
- 5.7 Verges, hedges and trees on country lanes should be protected.

## **6. Highways and Infrastructure**

### **6.1 A12, Lighting and Noise**

The parish of Ingatestone and Fryerning is bisected by the A12 from London to Ipswich. It is extremely busy and carries large volumes of freight to and from the east coast ports. It is dual carriageway through the parish, mostly with two lanes in each direction. Lighting should not be added unless it can be designed without causing light pollution problems for nearby residents. Noise levels are high and should be minimised by the use of quiet surfacing materials and use of effectively designed noise barriers. These moves would be universally welcomed by residents. The village faces the prospect of the widening of the A12 to an additional lane in each direction in the next 10 years. The design of noise and light pollution reduction schemes needs to be considered in good time in order to minimise the effects on residents and to protect the character of the area.

### **6.2 B1002**

The narrow B1002 (Roman Road/High Street) passes through the centre of Ingatestone and is the main thoroughfare. It is bounded by housing on the outskirts and shops and offices in the centre. Most residential estates have direct access onto it. The others have access onto Fryerning Lane and Stock Lane which form a somewhat oblique cross-roads with the B1002. Stock Lane is built up on both sides to the railway bridge and then it quickly becomes very rural into the Wid valley where grass verges, trees and hedges mark its boundary. This is a busy road with traffic using it to access Stock and Billericay. Fryerning Lane is difficult to access from the B1002 due to its limited width but it widens as it proceeds west. It is bordered on both sides by housing up to the bridge over the A12 then becomes narrower and more rural as it approaches Fryerning Green. Parents on the school run add to the levels of traffic at school start and finish times in the areas of the three schools. Commuters using the railway car park also add to the traffic flow, both morning and evening.

### **6.3 Speed Limits and Traffic Calming**

Speed limits of 30 mph from Seymour Field to the Catholic church exist on the B1002, on Fryerning Lane from its intersection with the B1002 to Fryerning Green and on Stock Lane from the B1002 to the railway. In all these areas residents feel that speed limits are not adequately enforced and that excessive speeding frequently occurs. This is of particular concern in the areas around the Infants and Junior schools where on-road parking at school start and finish times exacerbates the problem. Some form of

traffic calming would be of benefit at these locations although this should be designed to be in keeping with the character of the areas in question.

### 6.4 Unrestricted Parking on Roads and Pavements

Unrestricted on-road parking in many residential roads, such as Fairfield and Stock Lane is visually intrusive, affects highway safety and often leads to obstruction and inconvenience to residents. Steps should be taken to limit parking here and on parts of the northern end of the High Street if more off-street parking is made available. Roads are narrow and facilities for off-street parking are limited in areas such as The Meads, Meads Close and Pemberton Avenue so they suffer from excessive on-street parking. Any new developments should be designed with adequate off-street parking provision and where such provisions exist, residents and visitors are urged to use them. Parking on pavements causes problems for wheelchair users and pedestrians, is dangerous, damages the pavements and should be discouraged.

### 6.5 Restricted Parking

Short term-parking facilities are currently provided at Bell Mead, the Market Place, the Community Club and on-street at various locations on or adjacent to the BI002. At the time of writing the parking is free but generally limited to two hours. In the view of residents there is an urgent need for sensibly positioned well-designed additional free off-street parking spaces for shoppers and for more long-term parking spaces for those who work in the village shops and offices. The land behind Bell Mead is designated for long-term parking in the current Local Plan and has Planning Permission for this use. Such facilities will make Ingatestone a much more attractive place for shoppers and businesses alike and contribute to the prosperity of the High Street.

### 6.6 Street Lighting

The residential envelope is provided with street lighting. The rural lanes are unlit and it is not considered necessary or desirable to light these rural areas since it would spoil their rural appearance and give rise to additional light pollution. Street lighting should be both adequate and non light-polluting so as to illuminate only the desired area. Within the residential envelope various designs of lighting are used with both steel and concrete standards being employed. The new style lighting recently installed in the Market Place area and painted black has been well received by residents and any additional or replacement lighting in the central conservation area should be of this design. Residents were not, however, impressed by the bulky standards used for the CCTV cameras in the Market Place and Spread Eagle Place. They are considered to be ugly and intrusive.

#### Guidelines

- 6.1 Any traffic-calming measures introduced should be designed to be in keeping with the character of the area.
- 6.2 More off-street parking is desirable and should be designed to have a minimum impact on the street scene.
- 6.3 New developments to be designed to incorporate adequate provision for off-street parking for residents and visitors.
- 6.4 Parking of vehicles on pavements should be discouraged.
- 6.5 Road signs and street furniture to be kept to a minimum within the conservation areas.
- 6.6 New style lighting as used in the Market Place to be used in the central conservation area when replacements are required.
- 6.7 All street and house lighting should be non light-polluting (focused downwards) and adequate.
- 6.8 Quiet surfacing materials to be used on the A12 trunk road and noise barrier design improved.
- 6.9 Any lighting installed on the A12 should be designed to be non light-polluting.

## 7. The Future

The residents of the parish of Ingatestone and Fryerning wish it to retain its village character, rural surroundings and its separate identity. Residents as well as planners and developers can help achieve this.

## 7.1 Residents' Contribution

Residents are in a position to help protect the character of the area in which they live, and therefore the village as a whole, by considering the effect of any proposed alterations to their property or changes to their garden or boundary designs. It is important to consider the visual impact of your proposal on the distinctive features of your property and the area.

- Will what you are proposing be out of character with the building itself or with neighbouring properties?
- Will what is being proposed accord with the Village Design Statement?
- Does the proposal enhance and complement local character and if not, can ways that are compatible with the local character be found?

In this way the proposal may remove uncharacteristic features and positively enhance local character. The aim should always be to make a positive contribution to the character of the area in which you live.

## 7.2 Developers' Contribution

The residents would like developers to look not only at the design of the building or buildings but beyond to the surrounding area and the visual impact the proposed development will have, as the design of buildings affects the character of not only an area but the village as a whole.

- Will what you are proposing be in character with neighbouring properties and the area?
- Will what is being proposed accord with the Village Design Statement?
- Does the proposal enhance and complement local character and if not, can ways that are compatible with the local character be found?

## 7.3 Councillors' and Planners' Contribution

The residents would like the Local Planning Department and the Borough and Parish Councillors to consult the Village Design Statement when creating the successors to Local Development Plans as well as when looking at Planning Applications.

## Acknowledgements

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