

GREAT WALTHAM VILLAGE DESIGN STATEMENT

EB 152

GREAT WALTHAM VILLAGE DESIGN STATEMENT



GREAT WALTHAM VILLAGE DESIGN STATEMENT

GREAT WALTHAM VILLAGE DESIGN STATEMENT

1 introduction

CONTENTS

- 1 introduction**
page 2
- 2 the village context**
page 3
- 3 settlement patterns**
page 5
- 4 the built environment**
page 8
- 5 highways & Infrastructure**
page 13
- 6 future prospects**
page 15
- 7 village miscellany, credits and references**
page 16

The Purpose of the VDS

The VDS is a record of how the inhabitants saw their village in the year 2000, with some background on how it came to be the way it is. It also expresses the views of the community on the sorts of change it would accept, or indeed welcome, whilst also spelling out the areas where changes would not be wanted. The aim is not to fossilise the village, but to give guidance on how to control and channel change so as to benefit the community in the future.



Aerial view of Village showing the clearly defined boundaries between the built area & surrounding fields

Due to the large size of Great Waltham parish the document only covers the southern part in detail - the village of Great Waltham, the hamlets of Minnow End, Broads Green, Fanners Green, Breeds and the surrounding rural areas. The northern part of the parish could be covered in a subsequent exercise.

The Way the VDS was Developed

The VDS team of 11 villagers led the process, which used a workshop day attended by many of the parishioners, a questionnaire delivered to every house in the affected area and a survey of the primary school children as the main sources of public opinion. Contact with village feelings was maintained at intervals by presenting the status of the project for public review and incorporating feedback wherever possible. The draft VDS was then presented firstly to the Parish and Borough Councils, then at the Parish Annual Assembly and at a separate open day in the village hall as part of a one month consultation phase. The VDS was then updated in line with the comments received and the final document agreed with the Councils.

The Topics Covered

The VDS sets out views on the appearance of the village and surrounding countryside, new housing development, changes to existing houses, street lighting, public transport, traffic and parking, industry, highways and footpaths.

How the VDS will be used

The VDS has been endorsed by Great Waltham Parish Council and accepted by Chelmsford Borough Council as Supplementary Planning Guidance.

ance. It will therefore be used as reference when developing local plans or considering individual planning applications in the village, where it will provide a tier of local involvement complementary to the council planning activities.



"The village core" from South Street

2 *the village context*

GUIDELINE

• **The Church and Churchyard form an extremely attractive core to the village and the greatest care should be taken with any changes proposed to them.**

Historic Background

Great Waltham (historically pronounced “Walt’m”) is one of the largest parishes in Essex, having two villages and seven hamlets. It is presumed to be Anglo-Saxon in origin (walt-heim or -ham: wood-home or village in the wood), although there was a prehistoric settlement between the villages of Great and Little Waltham. At the time of the Domesday Survey (1086), most of the parish was owned by Geoffrey de Mandeville, a friend of the Conqueror, and then from 1536 by Richard Lord Rich.

The southern part of the parish originates from the five historic manors of the Rectory (now Waltham House, Howe Street), South House, Chatham Hall, Marischals (later Langleys) and Walthambury, the last being the largest and wealthiest and thought to be the site of an earlier village centre. Since mediaeval times, Great Waltham village has been surrounded by the Langleys estate, which has had a significant effect on the pattern of development. In 1200 AD the Marischal, or Marshall, family owned the manor. By the early fifteenth century, it was owned by the de Langelyegh family. The Everard family obtained it during the early sixteenth century but it was sold around 1711 to Samuel Tufnell, who then bought up most of the property in the southern half of the parish and whose descendants are still in residence. Many of the properties and much of the land within the parish are still owned by the estate.



The church of Saint Mary and Saint Lawrence

original. There are the remains of eleventh-twelfth century round-headed windows in the East wall of the chancel. There are mass sundial marks on the corner of the east and south walls. The south aisle was built about 1500. The north aisle and vestry are 1875 additions by Frederic Chancellor, who also rebuilt the south porch. The porch contains an example of flushwork: patterns made with knapped flints and stone. The tower was rebuilt in 1891 to a design by A. Y. Nutt after a partial collapse.

Nicholas Tindal (vicar of Great Waltham 1721-40) began writing a history of Essex, but it was his curate, the Reverend Philip Morant, who later wrote *The History and Antiquities of the County of Essex* in 1768.

Geographical Description

Great Waltham parish is situated in one of the driest areas of the country, lying in the valley of the river Chelmer, in relatively flat but gently undulating countryside. The Chelmer Valley within the parish was designated as a (SLA) Special Landscape Area (April 1997 Chelmsford Borough Local Plan) due to its undeveloped natural beauty. It is considered that the area of the SLA still merits recognition to preserve its unique character. The Parish has large gravel deposits, now virtually worked out, under a chalky boulder clay soil, but no natural rock with the exception of flints. Traditional building techniques therefore used flint and rubble for major buildings such as the church and also for boundary walls. Timber framing with wattle and daub in-filling was the norm for house construction. Bricks for chimneys were often made on site from the local clay, which is also suitable for the making of clay lump blocks - blocks made from the clay, straw and dung, and dried naturally, not fired - used as an alternative wall material.



The churchyard and rear of Six Bells Cottages

The Rectory manor, and with it the living of the parish church, was presented by Geoffrey de Mandeville to Walden Abbey. After the dissolution of the monasteries, it passed to Trinity College Oxford, who still retain the right of presentation to the church. The church of St. Mary and St. Lawrence in Great Waltham has Norman or earlier origins, and is built of flint and stone with stone dressings and some re-used Roman tiles. It has an exceptionally wide nave and chancel, which are

GUIDELINES

• **The operation of at least one general shop and post office and one public house in the village should be encouraged and supported in whatever way is possible.**

- **Existing light industry should be supported, with some expansion, provided that:**
 - **The visual impact is minimised.**
 - **Barn conversions for industrial use should retain the major elements of their original appearance.**
 - **Excessive additional lorry traffic should not be created.**
 - **Noise and environmental pollution should be minimised.**
- **The whole of the Broads Green gravel pit area should revert to farmland, woodland, fishing lakes or nature reserve.**
- **Excessive use of heavy goods vehicles and very large agricultural equipment on narrow lanes should be discouraged.**

Despite its proximity to Chelmsford, the atmosphere is definitely rural, with winding country lanes, many trees and hedgerows bordering small fields, generally in arable cultivation. A number of small woodlands add interest to the area, which has varied wildlife and is accessible by numerous footpaths, bridleways and green lanes.

The parish does not merely contain a single built-up village in isolated countryside but includes several villages, hamlets and working farms, together forming pleasing and varied groups of buildings sitting naturally within the landscape. Gravel extraction at the Broads Green pit finally ended in September 2001. Landscaping of the remaining site to restore it to farming land and a fishing lake in the same manner as earlier exhausted workings was in progress at the end of the year.



Langleys and surrounding parkland early 1900s

The mainly Georgian mansion of Langleys stands in extensive landscaped parkland with many fine trees and is a very special and unspoilt feature of the parish. Public footpaths, including part of the Essex Way, provide pleasant walks through the park including views of the weir on the river Chelmer.

The centre of the village of Great Waltham, or Church End, is a small nuclear village built around the parish church. The Walthambury Brook passes through a ford and then the north edge of the village to join the Chelmer in Langleys Park. The village lies five miles to the north of Chelmsford and seven miles each south-east of Great Dunmow and south-west of Braintree.

The main part of the village is compact with clearly defined boundaries between the built area and surrounding fields. Consequently many houses enjoy open views and the approaches to the village from all four directions are attractive and varied.

The Parish Today

Great Waltham parish is a desirable place in which to live. Its attraction is due to its location, landscape setting and the character of the Conservation Area at the centre of Great Waltham village. The land-



The village centre looking south from church tower

scape benefits from a lack of electricity pylons and mobile telephone masts, although electricity and telephone poles do detract from the appearance of the hamlets and lanes. The village and the hamlets in the southern part of the parish, covered by this statement, comprise a population of approximately 550 households, representing all age groups.

There are churches in Great Waltham and Ford End and a chapel in North End. The village halls and schools in both Great Waltham and Ford End are strongly supported. Great Waltham also has an active British Legion Hall. Preschool groups are held in both village halls. The Great Waltham primary school is attended by 150 children (September 2001). The Hulton Hall is the Great Waltham village hall, which is used for many sporting and cultural activities. Near the school is a playground and recreation ground and on the road leading north from the village is the cricket field. Warden assisted accommodation and housing for the elderly are provided in several locations.

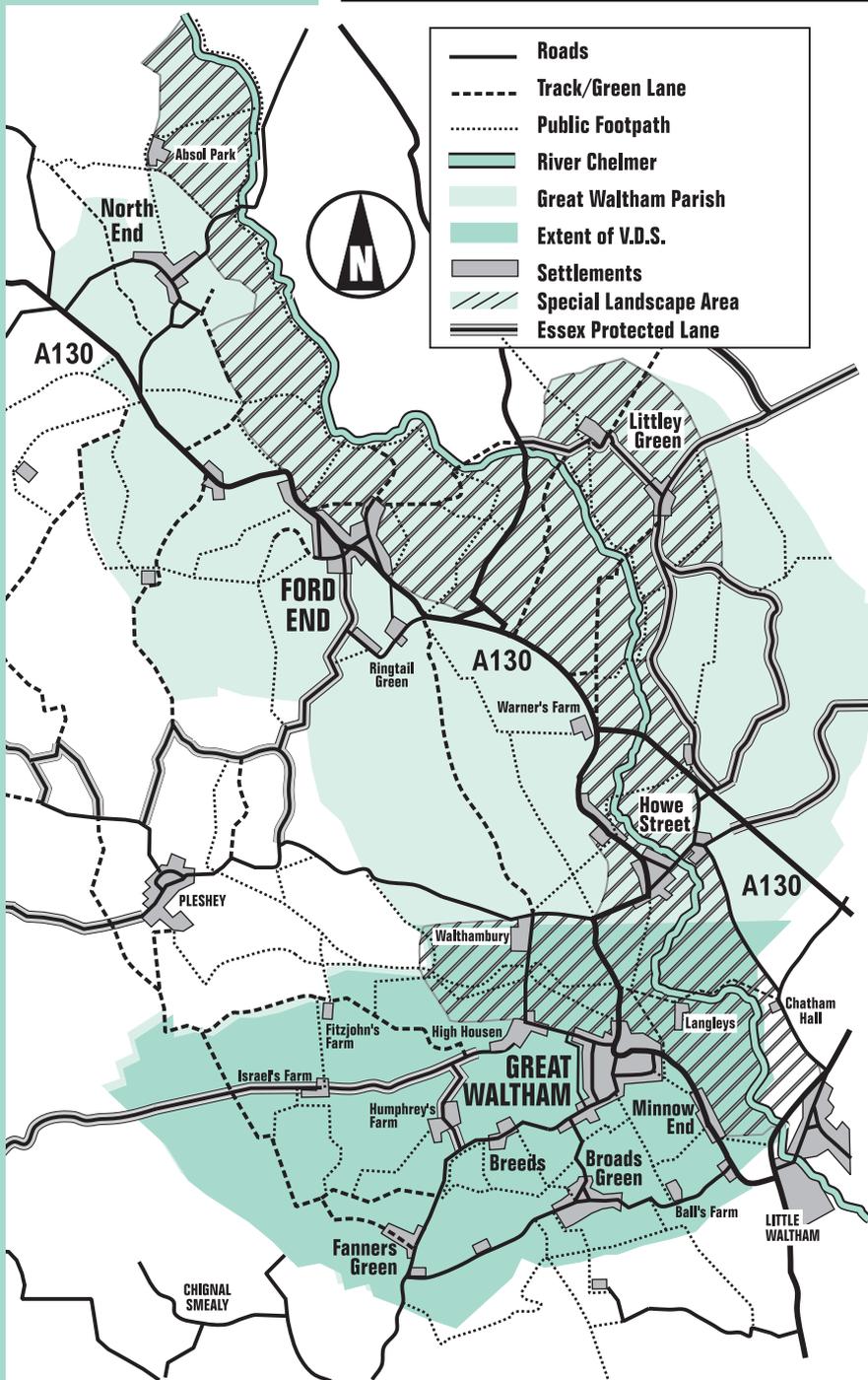
A general shop and post office and a furniture shop are each operating in both Great Waltham and Howe Street and also a hairdresser in Great Waltham. There are public houses in Great Waltham, Minnow End, Broads Green, Howe Street, Little Green and North End. However, the bakery, garage and one public house have been lost in recent years, emphasizing the threat to the remaining facilities.

The majority of residents in employment work outside the parish and tend to commute as, for example, the City of London and Stansted Airport can both be reached within 45 minutes. There is now little farming employment, and some of the farm buildings have been converted for light industrial use. Local industry is largely small-scale and based on redundant farm buildings. Some residents run their own businesses from home. A trend to fewer larger agricultural contractors has increased usage of and damage to the local narrow country lanes, verges and hedgerows by heavy lorries and large modern agricultural equipment in recent years.



Great Waltham Village from the north

3 settlement patterns



Rear of cottages that formerly faced the churchyard

The historic core of Great Waltham village, which originally consisted of a cluster of buildings around the church, has evolved slowly over the years spreading along the principal road (the former A130 trunk road between Southend and Cambridge) and two minor roads, South Street and Barrack Lane.

The main road, which until the 18th century ran through Langleys Park, curves around to the south of the church. It could be that this is a deviation from an earlier road, which followed the present Lime Walk through the churchyard, along Barrack Lane and via Walthambury ford to Dunmow Lane. Some of the buildings originally faced the churchyard, but now face the main road with minimal front gardens and with a variety of architectural features and roofscapes providing interesting domestic-scale street scenes. The value of this historic development together with the Langleys Estate and the immediate environs of the village is recognised by a Conservation Area designation as shown on Map 2 (shown on pages 6 -7).

Following this natural small-scale growth over the years, the village remained largely unchanged until the early 1950s with the development of Cherry Garden Road and Duffries Close. These are characterised by housing being set well back from the road, bordered by mature hedges and pleasant greensward areas. This was followed in 1967-71 by the development locally known as the Model Village comprising contemporary design housing. The houses are grouped around large grassed areas planted with trees which have now matured.

The last major development was of Upper Moors and Dickeymoors built in 1975 comprising two and three bedroom properties at a higher density than the adjacent Model Village but nevertheless containing some shared open space well planted with trees.

Map 1:
Great Waltham Parish
showing all the
constituent villages
and hamlets, roads,
footpaths, parish
boundary, the area
covered by the VDS,
Special Landscape
Area and Essex Pro-
ected Lanes.

Great Waltham parish is characterised by distinct and varied settlements separated by pleasant and differing types of open spaces. The areas of development vary dramatically in character yet form a pleasing cohesive whole, being the result of natural growth over the years. The various hamlets and settlements which surround the main village stem from collections of small farms with associated cottages and agricultural buildings. None have expanded beyond their original agricultural needs although now many of the dwellings have non-agricultural occupants. Some minor infill development has taken place but the hamlets and settlements have retained their individual characteristics and have remained separate from the main area of development.

Map 2: Great Waltham Village centre showing:

-  Defined Settlement Boundary
-  Conservation Area
-  Listed Buildings
-  Education use
-  Registered Park and Garden
-  Open Space (public and private)
-  Village Core
-  Model Village area
-  Cherry Garden Road area



Wallops early 16th c. with 19th.c. frontage

GUIDELINES

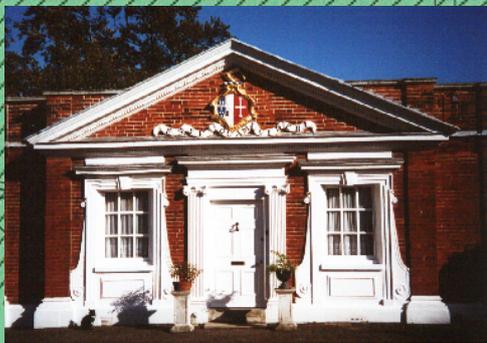
- Existing open spaces must be retained.
- New development should include appropriate open spaces.
- Additional new planting should complement existing trees.
- Existing hedgerows, field boundaries and woodlands should be preserved.



The Hoppit 18th c. timber framed & plastered



Reproduced from or based upon Ordnance Survey mapping with the permission of the Controller of HM Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings Licence Number LA077496



South Lodge Langleys estate



Wisemans 14th c., Barrack Lane

The Defined Settlement Boundary, shown on Map 2, which is very tightly drawn round the existing village core, indicates the area within which development may be acceptable subject to general planning policies, although much of this area is also restricted by Conservation Area status.

Trees, both individual and in groups, are a very important feature of the village. The churchyard and vicarage garden have some splendid specimen trees and, in virtually every view of the various parts of the village, the presence of mature trees is a notable feature. The Lime Walk in the churchyard is a particularly fine example of a pollarded avenue. Where trees die or have to be replaced, it is important that appropriate replacements are made.

Notable features of the village are the numerous and varied open spaces. Map 2 illustrates these and it will be seen that they form an integral part of the settlement pattern. This is partly historic but also the result of good planning during the various phases of development of the village. One of the strong messages received during public consultation was that the villagers consider these green spaces to be extremely important to the attractiveness of the village. Examples in public ownership include the green spaces in Cherry Garden Road and South Street. Examples in private ownership include the green spaces in the Model Village, the churchyard and the Hoppit Garden. The recreation ground is an important open space that is partly in public and partly in private ownership. It is felt that any future development should likewise include appropriate open spaces and tree planting.

Minnow End comprises a linear settlement along the main road towards Chelmsford with a variety of styles of domestic dwellings. There are two public houses one of which is also a restaurant. Breeds is a small settlement close to the edge of the main village which has grown up around two farms. Broads Green is almost a village in its own right with a central triangular green, itself a highly valued open space and amenity, surrounded mainly by former agricultural cottages and also a typical country pub. Other hamlets and settlements which have grown up from farms in the locality are Fanners Green, Humphrey's Farm Lane, Larks Lane & Bury Lane. In contrast Mashbury Road comprises development built as council houses after both World Wars.

The pattern of hedges and fields is an important feature of the countryside, many boundaries having Anglo-Saxon or mediaeval origins. The existing hedgerows and woodlands are important refuges for birds and wildlife as well as being attractive in themselves. Ancient features such as the remains of the mediaeval moat round the site of Hedge Hall behind Broads Green should be preserved.



Church Housen, Alms houses built 1896

4 the built environment

GENERAL GUIDELINES

- **New buildings should respect the existing scale and form, and conform to the Essex Design Guide.**
- **Large houses are generally not appropriate.**
- **Materials should be chosen from the traditional range of building materials.**
- **Any colouring of render or paint work should be in keeping with that of existing buildings.**
- **Alterations and extensions should respect the character and size of the existing buildings.**
- **Boundaries should be in keeping with the rural character of the parish with reference to existing types of walls, hedges and fences. Large and elaborate gates and fences are not in character.**

Character and Distinct Areas of Building Types in the village:

Most of the buildings in the village centre, apart from the church and Langleys, are small scale. They date from the 14th to the 19th centuries, which is reflected in their differing styles. Timber framed houses predominated until the 19th century. Particularly fine examples include the buildings either side of the south gateway to the churchyard, Wisemans and the Guildhall. Types of housing include mediaeval hall houses, classical Georgian and Victorian dwellings. The heights of housing in the historic core of the village are mainly one and a half to two storeys. This part of Great Waltham has escaped indiscriminate growth although some older historic properties have been lost in the last 50 years, mainly due to road widening. The existing housing is built up to the back of pavements. The next periods of growth followed the two World Wars. These include the housing in Mashbury Road and Cherry Garden Road. The most recent large development is the Model Village. This wide variety of building, incorporating old and new, is also found on the roads extending out from the centre of the village and in the outlying hamlets.

Buildings/Materials

Within this rural parish, the main traditional building materials have been timber-frame and lime render, with clay plain-tiled roofs. Small cottages sometimes retain their thatched roofs, and can be weather boarded.

Due to the presence of chalky boulder clay, there are some buildings constructed using clay lump, mainly in the hamlets of Breeds and Fanners Green. Brick buildings are usually nineteenth century or later in origin, an exception being Langleys.



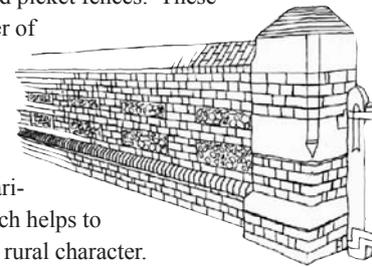
Small weather-boarded cottage South Street



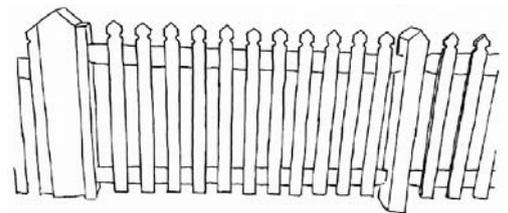
Flint wall with brick buttresses, South Street

Boundaries

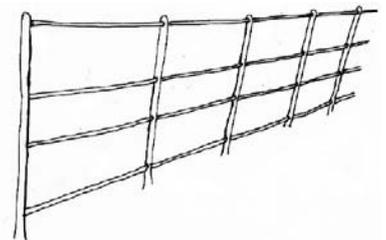
The varied range of property boundaries includes some fine brick and flint walls, simple iron railings and painted picket fences. These add to the character of the village and are considered to be attractive features. Many boundaries are formed by a variety of hedges, which helps to give the village its rural character.



Flint and brick churchyard wall



Painted picket fencing in many village locations



Traditional simple iron fencing



The Main Road, variety of buildings and boundaries

GUIDELINES

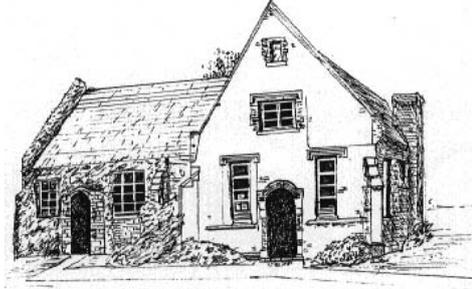
CONSERVATION AREA

In addition to the general guidelines, the following points apply:

- **Materials should be chosen from the traditional range found in the historic core of the village.**
- **Boundaries are important and should follow existing designs. Elaborate gates, walls and fences are inappropriate.**
- **Shop fronts and fascias should be of traditional design, materials and colour.**
- **Wall colours should be chosen from the earth pigments or ochres.**
- **Chimneys should be retained wherever visually appropriate.**

The Conservation Area

The conservation area in Great Waltham was designated in 1969 and consists of the historic core of the village. It was extended in 1991 to include Langleys and its parkland, and the hamlet of Minnow End. Many buildings are listed, as shown on Map 2. The original village contains several mediaeval buildings but is mainly eighteenth century in appearance, due to re-fronting of many of the buildings probably at the time of the acquisition of Langleys estate by the Tufnell family c.1711.



The school, Victorian stock and Suffolk white bricks

The Conservation Area includes some Victorian brick buildings with fine detailing. The school is in stock brickwork with Suffolk white bricks as decoration around the windows.



Marshalls, Crowbush Cottages and Bridge House

Building Form

Buildings are either terraced or built fairly close together. Most are of a modest size, and narrow (four to five metres) in depth. There are few exceptions to the rule.



Franklins 18th Century

Materials

Roofs are clad either in hand made clay plain tiles or British natural slate. Only one cottage remains thatched. Roof pitches are at least 50° for



17th.c. timber framed cottage with dormers

plain tiles and thatch but less for slate. Some outbuildings are pantiled.

Several buildings have been spoilt by the removal of chimneys, which are an important part of the character of the village.

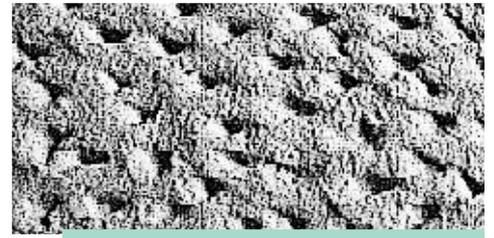
They are traditional and should be retained except where removal would not adversely affect the building or the immediate surroundings.

Walls are mostly

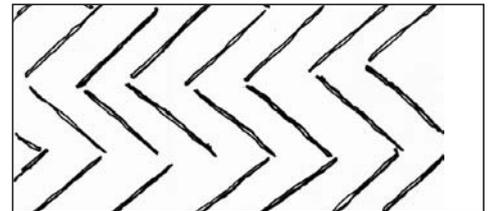


Variety of chimney styles adds interest to roof lines

timber-framed and rendered, with some weather boarded. Eighteenth and nineteenth century render often has lines drawn horizontally and vertically to imitate the appearance of a fine ashlar (stone) façade. Other rendered buildings are



Sparrow-peck parquetry



Traditional chevron parquetry simple in form

decorated with parquetry. Traditionally this can take a simple geometric form, or the walls can be divided into decorated panels.

Although there is a long tradition of parquetry in Essex, some modern examples are over elaborate.



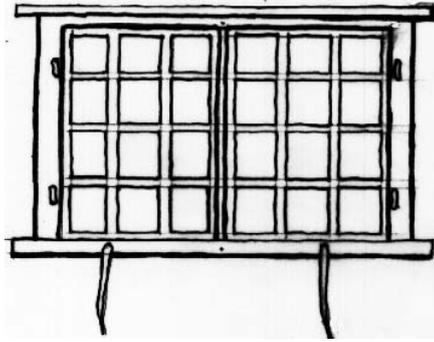
Thatchers, dating from the 18th.c. the only thatched property left in the village centre

GUIDELINES

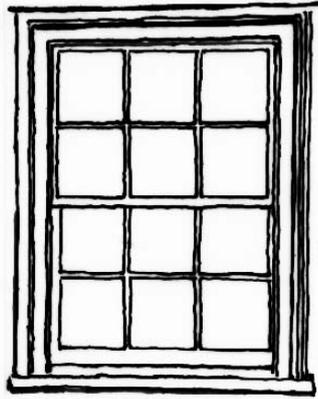
CONSERVATION AREA

In addition to the general guidelines, the following points apply to properties built before the mid-20th century:

- **New and/or replacement windows and doors should be of traditional materials and design.**
- **uPVC and aluminium are not acceptable as materials for doors and window frames.**
- **Modern mass-produced windows are not acceptable in brick or rendered walls.**
- **In rendered and weather boarded buildings traditional pentice boards should be incorporated.**



Early 19th C. iron casement in South Street

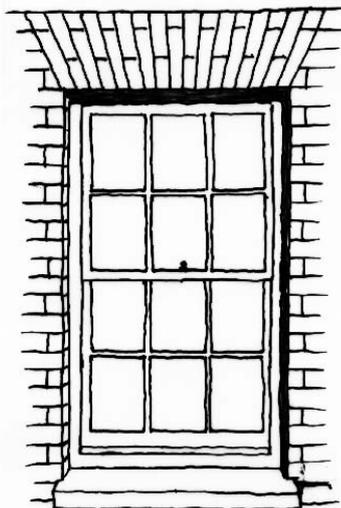


18th C. Sash window

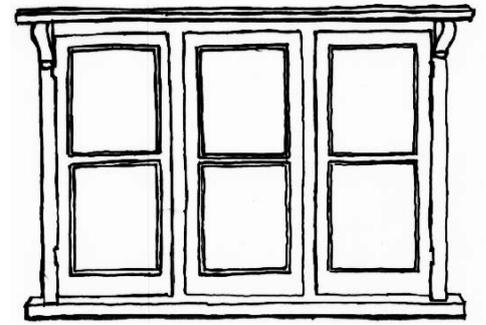
Windows are mainly timber and painted, although there are some iron casements. There is a mixture of sash windows or side-hung inset casements, where the casement fits inside the frame. Windows in the brick buildings are set back at least 100 mm into the brickwork, with a separate sub-sill.



Timber casement in rendered wall

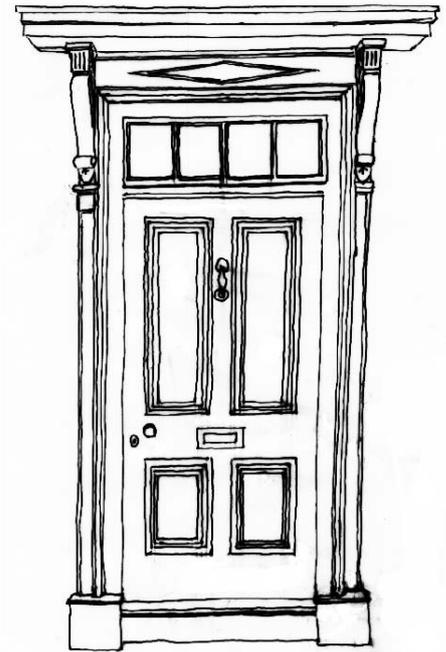


19th C. Sash window set in brick reveals



Pentice board above window on a rendered building

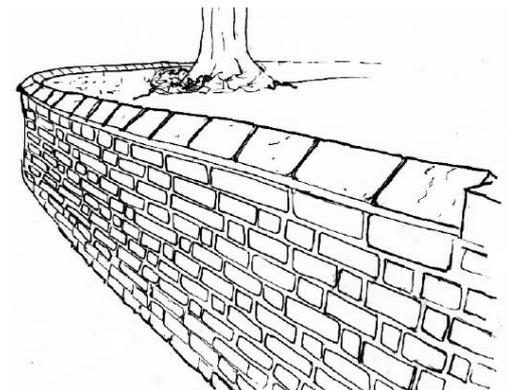
In the rendered and boarded buildings, windows are invariably surrounded by architrave and topped with pentice boards or strips of lead. Doors are also in timber, panelled, occasionally with decorative fanlights or glazed top panels. They have simple hoods with elaborate corbels. Porches are not common.



Fine example of a timber panelled door

Boundaries

These consist of solid brick walls of varying heights, with decorative copings, flint and brick walls, wooden picket fencing, painted white, deer-fencing around Langleys and simple iron railings. Boundaries disliked by villagers include elaborate urban-style walls and railings and tall plain walls in modern brickwork.



Wall of Essex stock bricks with decorative copings

GUIDELINES

CHERRY GARDEN ROAD AREA

In addition to the general guidelines shown, the following points apply:

- Any new development should provide terraced housing or pairs of houses.
- Alterations and extensions should complement the existing character of the area.
- Boundary treatment, if any, should consist of privet hedges, or mixed native species hedges if on the edge of the village.

THE MODEL VILLAGE

In addition to the general guidelines shown, the following points apply:

- Any new development should provide affordable housing.
- Any extensions to the model village should respect the small scale and terraced form of the area.
- Post and rail boundary treatment is preferred unless the development is on the edge of the village, where it should be hedging of mixed native species.



Cherry Garden Road "Garden City" style housing

Cherry Garden Road Area

After the Second World War, Great Waltham village was considerably expanded with the building of local authority housing in Barrack Lane and what became Cherry Garden Road and Duffries Close. Pairs of small-scale two-storey houses or bungalows, designed by Stanley Braggs on a "Garden City" plan, are set close together with large gardens to the rear, to enable tenants to grow their own vegetables - an important economic necessity in Post War Britain. Roofs are clad in concrete tiles, walls are of brick and render, windows and doors are mainly in timber and painted and boundaries to the street are marked by clipped privet hedges.



Cherry Garden Road, cottage style garden



Pleasant green areas an important feature of "The Model Village"

"The Model Village"

This area of private dwellings was built from the late 1960s and formed a new boundary to the old village. The development was initiated by the Essex County Council and thereafter masterminded by the Civic Trust with every local interest represented on a consultative committee. The houses were considered to be of a very controversial modern design



Distinctive architectural style "The Model Village"

when built and possibly inappropriate to a rural village, but have since proved popular with their owners. The development provided a large quantity of small-scale and affordable housing. It consists of rows of terraced housing, set in landscaped open areas with small enclosed private gardens. Built at the entrance to the village, the simple blocks with mono-pitched roofs have a castellated, fortress-like appearance. Nevertheless, the white painted brickwork of the houses nearest the main road reflects some of the character of the original rendered buildings in the village. Overall, however, the built form is mainly unpainted brick with some houses colour-washed. Roofs include conventional as well as mono-pitched varieties, clad in concrete tiles. Windows and doors are of timber and are set flush with the outer skin of the brickwork and boundaries are often wooden post and rail fencing or brick walls.

GUIDELINES

- **Satellite dishes should be visually unobtrusive and preferably mounted on the ground or on garden walls.**
- **Mobile phone masts are potentially detrimental to the appearance of the countryside and there are concerns that they may constitute a health hazard in populated areas. Siting and design therefore have to be considered very carefully.**
- **A mains gas supply would be beneficial.**
- **Overhead telephone and electrical wiring should be buried wherever possible.**

Minnow End

This end of Great Waltham contains a variety of early timber framed properties. Lace Cottages have unusual triangular topped windows whilst Brook Cottage has charming Gothic arched windows and doors.



Lace Cottages, Minnow End

Broads Green

The green is surrounded by 19th century timber-framed but brick-fronted cottages and a brick-built public house and later council and private houses. Off the green, there are a number of 15th to 18th century weather-boarded or rendered timber-framed cottages. One of these is thatched whilst the others are mainly peg-tiled. The single storey weather-boarded toll-house, originally situated at Ash-Tree Corner, sits on Larks Lane, which leads to Balls Farm, a 16th century timber-framed hall-house with an 18th century brick front and doors and windows, and the 19th century brick Red House.

Fanners Green

Fanners mainly consists of timber-framed and weather-boarded cottages lining one side of the lane leading to Fanners Farm, an early mediaeval hall-house with a single cross-wing. The stable block and tractor shed were built using clay lump blocks. A separate green lane, leads to three further cottages, one with a thatched roof.

Breeds

This hamlet includes an 18th century brick-built farmhouse on a square plan with a tiled roof, hipped with small gablets, and a 17th century house with a 15th century cross-wing. There



The historic Lime Tree walk through the Churchyard



Weather-boarded cottage, Broads Green

are three houses, a row of brick-fronted cottages and a long single-storied agricultural building all built with clay-lump. Nearby, Humphrey's Farm is a 16th century continuous jetty building.

Barrack Lane, Bury Lane and Mashbury Road

In Barrack Lane, there are a number of attractive small timber-framed cottages. Near a group of Airey council built houses, Bury Lane leads past a cottage with very fine cast iron "tulip" windows and across the ford to Walthambury Farm, which is mediaeval with a Georgian frontage. Further up Mashbury Road are High Housen (old Essex plural of house), a pair of tenements reconstructed from 16th century materials, Garnetts, an excellent example of a 15th century exposed timber-frame hall-house, is set in an enclosure of outbuildings. Fitzjohns (pronounced locally as "Fij'ns"), nearby is notable for its four-gabled front elevation with original 16th century carved barge boards and pendants.

Particular Likes

The design of the bus shelter by the war memorial is particularly liked by the inhabitants as are the traditional red telephone boxes in several locations, the wall and Vitbe sign outside the old bakery and the Lych gate at the churchyard west entrance.



Lych gate churchyard entrance c.1920

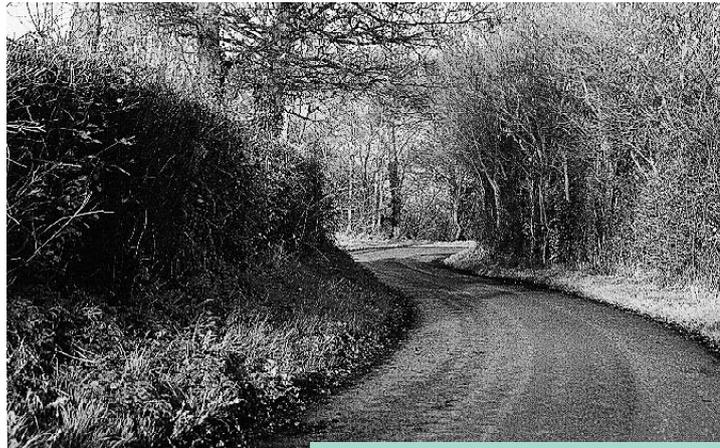
Particular Dislikes

The existing garage blocks next to the field boundary and some of the oil tanks in the Model Village are considered to be unsightly. Clutter from overhead cables, mobile phone masts, satellite dishes, T.V. and F.M. aerials detract from the look of the village and hamlets.

5 highways and infrastructure

GUIDELINES

- **Traffic calming measures are needed but should be appropriately designed for their location.**
 - **More public and private off-street parking is desirable.**
 - **Any new parking provision should be designed to cause a minimum impact on the street scene.**
 - **Double yellow lines in the conservation area should be changed to narrow lines to reduce their visual impact.**
-
- **Where street lighting is required, it should be shielded and directional, and yellow sodium lighting should be avoided in the conservation area.**
 - **The older style street lights at Crowbush, opposite the Beehive, at the British Legion and the existing Churchyard entrance lamps should all be maintained as street lights.**
 - **The remains of the old sewer vents at Crowbush and Pond Cottage should be retained.**



Hoe Lane, unspoiled and full of interest

Roads

Great Waltham is a large rural parish, traversed by the A130 Southend to Great Dunmow road, but otherwise linked by largely narrow minor roads (see Map 1). The A130 is a busy artery, carrying much traffic to and from Chelmsford, and also linking traffic to the centre of the country and Stansted Airport. It is a single carriageway road with a recent bypass of Great Waltham and Howe Street. This meets the original road at a roundabout which is heavily illuminated and not in keeping with its location, the rest of the road still being relatively rural in character.

The remaining narrow winding country lanes are liked by the inhabitants as they naturally slow traffic and are attractive and are not seen as being inconvenient or hazardous, although there is concern with the level of fast driving by traffic avoiding Chelmsford in the rush hours. Many of these lanes can be dated to at least the mediaeval period, and many of those with original features such as verges, ditches, trees and hedgerows have been classified by Essex County Council as “Protected Lanes.” The policy aims to prevent an increase in the amount of traffic using these lanes and protect their character. *Protected Lanes in the parish are shown on map 1, page 5.* The roadside verges are typically grass without kerbstones or pavements and the boundaries are mainly field hedges.

Speed Limits and Traffic calming

Speed limits have been extended in Great Waltham and introduced in Broads Green, Howe Street and Ford End. Some have been further reduced from 40 m.p.h. to 30 m.p.h. The inhabitants feel that speed limits are not enforced adequately and that measures to reduce traffic speed are needed in the villages. Traffic calming measures are considered to be desirable but their impact on the rural environment should be minimised. The national speed limit of sixty miles per hour is also viewed as being too fast for the minor country lanes.

Car Parking

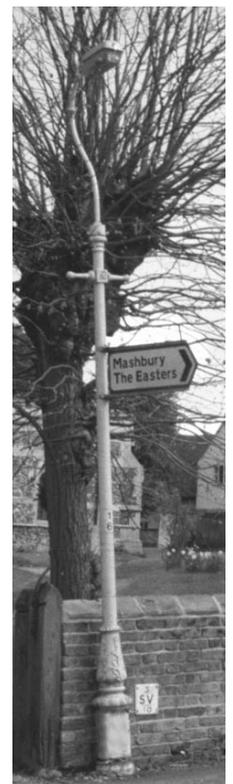
Free car parking is available in the centre of Great Waltham during the day, but this is dedicated to village hall users in the evenings. Difficulties are experienced by parents dropping off children at the school, users of the recreation ground and for events in the Church. Car parking in the streets and in the hamlets is seen as a problem, parking at the northern entrance of Great

Waltham village being particularly detrimental to this attractive area. More public off-street parking is desirable, but it must be safe and convenient for car drivers or it will not be utilized. New and existing properties should have adequate off-street parking provision.

Lighting and Pavements

The parish can be split into two groups of villages and hamlets with respect to street lighting and pavements. The larger villages of Great Waltham and Ford End and the hamlets of Howe Street and Minnow End, all of which are along the original route of the A130, have street lighting and pavements at least in part. In Great Waltham village, the gate and light at the southern entrance of the churchyard are particularly liked. Concerns have been raised about the need for safer pedestrian access to the Walthambury Stores.

The remaining population mainly live in or near the rural hamlets of North End, Broads Green, Faners Green, Breeds and Little Green, these largely being unlit and without pavements and linked by lanes with grass verges and hedgerows rather than streets with kerbs and footpaths. The inhabitants believe that the provision of street lighting and pavements and kerbstones would spoil the rural look of the hamlets and are not seen as necessary for pedestrian safety.



Cast iron lamp standard opposite the Beehive

GUIDELINES

- Highway surfaces should be finished in ways appropriate to their environment.
- The use of local and natural materials is preferable in most instances.
- Urban designs such as galvanised railings are out of place in a rural village.
- Excessive street furniture to be avoided both in the village and country lanes.
- Verges and hedgerows on country lanes should be protected and the natural environment preserved.
- Roadside mowing of verges should be carried out so as to conserve wild flowers.
- Non-essential vehicle usage of green lanes and byways should be discouraged.
- The local footpaths are a valuable recreational amenity and should be maintained as such.
- A cycle path from Broads Green to Broomfield would be beneficial.
- A more frequent, cleaner and cheaper bus service should be encouraged.

Road Surfaces & Street Furniture

The concrete aprons and the poor road surfaces at the field edge of the Model Village, at Brookmead and between the school and Cherry Garden Road are all strongly criticised by inhabitants of the village. The very wide junctions and concrete surfaces in the Model Village are inappropriate in a village setting.



Fencing at the Village Hall car park and nearby gate, examples of much disliked "urbanisation"

Street furniture disliked includes the galvanised gate, bannister, wall and steps up to the village hall car-park and the galvanised barriers between Church Housen and Baker's Mead. Also disliked are the street furniture and advertising signs outside the shop and Beehive public house. Recycling points are wanted by villagers and are environmentally worthwhile but need to be sited carefully and maintained properly. The use of concrete kerbs, footpaths or road surfaces is not appropriate in the village or countryside. The use of local natural materials is preferable, for example, surface dressing with crushed gravel, granite or yorkstone slabs, kerbs, setts and channels. Country lanes are a vital part of the parish environment. It is considered important that their



The Guildhall, Banbury Square, rolled stone surface treatment



VDS workshop day Villagers on the Essex Way

verges and hedgerows are protected and that excessive maintenance does not destroy the natural environment. Road widening should not be allowed to occur as a result of repair or resurfacing and verges and hedgerows should be protected from encroachment. Urban road name signs are not considered appropriate on rural lanes.

Footpaths and cycle paths

The parish is provided with many well-signposted footpaths. The peripheral hamlets and settlements are linked to the main village area by many ancient footpaths. These vary from traditional routes across fields, including green lanes and bridleways to interesting pathways through the churchyard and the Model Village. The Essex Way (Epping to Harwich) runs through the village and the Langleys Estate.

It is important that these footpaths are maintained properly with sufficient width on headlands and that they are restored if ploughed up where they cross fields. There are a number of green lanes, bridleways and byways in the parish which can become impassable by foot during periods of wet weather, largely due to usage by vehicles. However metaling these routes would be inappropriate.

There is no general need for cycle paths as the existing roads are considered to be safe enough. However a cycle path from Broads Green to Broomfield would provide a safer route to Chelmer Valley High School and Chelmsford.

Public Transport

Bus services only follow the original path of the A130, passing through the parish 19 times on weekdays in each direction. There are no other public transport services. A more frequent, cleaner, cheaper bus service with shorter journey times is desired by residents. A better service for commuters, at weekends and late evenings, and timetables should be more widely available.

6 future prospects

GUIDELINES

The residents would support the following:

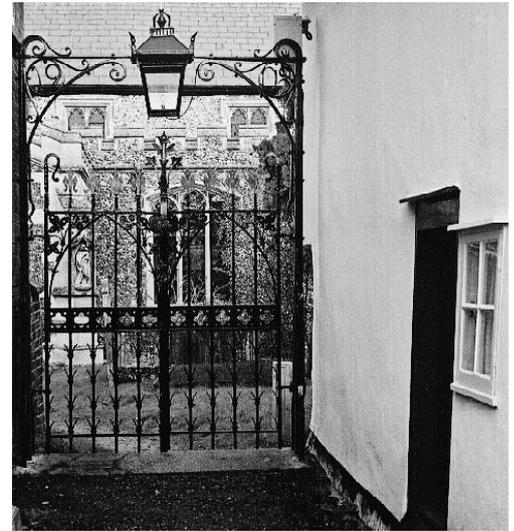
- **A small number of new dwellings.**
 - **Sympathetic infill development.**
 - **Modest edge of village development.**
 - **Two-bedroom starter homes.**
 - **Social housing.**
- There is no support for further “executive” properties.**
- **All new development should be no different in scale to that of the surrounding buildings.**

It is considered essential that the parish retain its separate identity, notably that the “Strategic Gap” of land between Great Waltham, Broomfield and Little Waltham is retained and not developed.

Great Waltham parish is both attractive and well-placed, which has the effect of elevating house prices. Lack of major road and rail links and public transport mean that large-scale development in the village is not sustainable. Whilst there is very little local employment in industry and agriculture, the trend towards working from home caused by improved communications technology may see some reduction in commuting. The road network is inadequate to support mineral workings at a commercially attractive level and the existing pit is now worked out, so future manual employment in the area will be limited. It is essential that the whole pit site including the storage and processing areas revert to farmland, woodland, fishing lakes or nature reserve and are not used for any other purpose.

There is a shortage of small houses for lower-income households. The young of the village are obliged to move to nearby towns. However, the few infill sites in the village could provide opportunities for affordable housing. It is important that all age ranges are represented in the parish to ensure sustainability of amenities such as the schools, village halls, shops and public houses. The scale of any future housing development will be critical if it is to be successfully absorbed into the village without detriment.

The public consultation established that a small number of new affordable dwellings (maximum 20) could be accommodated if spread across the area of the main village and over the whole period of the Chelmsford Borough Council Replacement Local Plan 2001-2011. This might be partly



Old lighting restored to full operation January 2001

achieved by selective infill development. Such infill would need to avoid mistakes made elsewhere, where every small gap between existing buildings has been filled with a new property thus creating a continuous ribbon of “solid” development and spoiling the ambience of the village. Such inappropriate use of the principle of infill development would not be acceptable.

Unless there is a compelling reason for doing so, the practice of demolishing existing properties to replace them with new ones is not seen as beneficial to the diversity of architecture in the area. Any infill housing should not be allowed to impinge upon the open spaces referred to above. All new development should be no different in scale to that of the surrounding buildings. Some new housing might take the form of a modest new development on the edge of the main village envelope. Such development would need to be carefully designed to respect the adjacent existing properties and would also need to have “soft” edges where it abutted the adjoining fields. House styles should be complementary to and sympathetic with surrounding

properties wherever possible. The need for a variety of types and sizes of dwellings was apparent from the responses to the public consultation. The highest percentage of respondents were in favour of two-bedroom starter homes, motivated by their concern that local young people should be able to afford to purchase them. A significant percentage of people also expressed a desire to see “social” housing being provided whilst a similar percentage looked for a combination of different types and sizes of houses. There was virtually no support for further development of large “executive” properties. Housing trusts should be encouraged to work jointly with the Parish Council to provide affordable housing adjacent to the existing village envelope but taking care not to spoil the attractive approaches to the village.



The approach to the village from the direction of Chelmsford

7 village miscellany



Great Waltham village from the north



Entrance to Church Housen alms houses



Cast iron lamp standard



Lace Cottage - front door



The Stores village centre

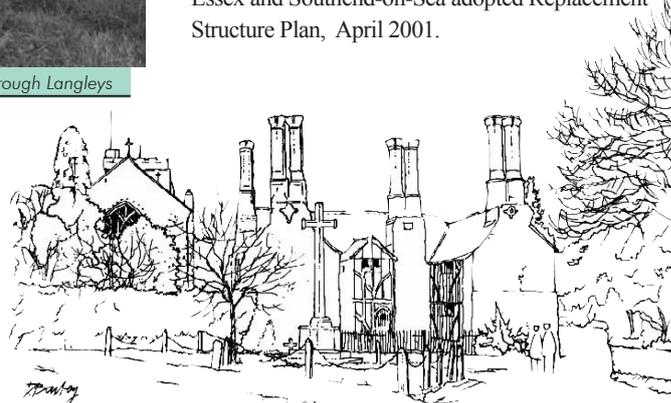


The Essex Way - through Langleys

References

Other sources of reference to be used in conjunction with the V.D.S. are:

- Chelmsford Borough Council Local Plan adopted April 1997, to be replaced by Chelmsford Borough Council Replacement Local Plan 2001-2011 due to be adopted in 2003.
- Conservation Area Practice, English Heritage guidance on the management of conservation areas, 1995.
- Essex Design Guide, 1999.
- Protected Lanes, Essex County Council, 1998.
- Essex and Southend-on-Sea adopted Replacement Structure Plan, April 2001.



The War Memorial, Guildhall and Great Waltham church

credits

The Great Waltham Village Design Statement was produced by :

- Micky Buckenham
- Alan Esplen
- Dominic Esplen
- Martin Herbert
- Anne Holden
- Anneli Kendrick
- Chris Mills
- Sue Moncaster
- David Moncaster
- Mark Parry
- Teresa Sauven

and the villagers of Great Waltham with the support of Great Waltham Parish Council and Chelmsford Borough Council.

Published March 2002

Coordinated by Chris Mills

Edited by Martin Herbert

Graphic design Alan Esplen

Illustrations by

- Terry Bailey
- Alan Esplen
- Anne Holden
- Sue Moncaster
- Edward Sauven

Photographs taken by

- Members of the VDS Committee

Cover photograph by

- Bill Pepper

Aerial photograph copyright

- Essex County Council

Our thanks to the Rural Community Council of Essex and Great Waltham Parish Council for their generous sponsorship.

Further copies of this document are available from:

Great Waltham Parish Council
c/o Larkrise,
17 Cherry Garden Road,
Great Waltham,
Essex CM3 1DH

Chelmsford Borough Council
Town Planning Services,
Civic Centre,
Duke Street, Chelmsford,
Essex CM1 1JE

01245 606826

