

Great Dunmow Conservation Area Appraisal and Management Proposals, Approved November 2007



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Introduction

1.1 Uttlesford is extremely rich in terms of its heritage. It contains a wealth of fine buildings, many of them ancient and 'listed'. These buildings with their varied styles and methods of construction span many centuries. Attractive small market towns and villages punctuate the gently rolling countryside, whose arable and pastoral mosaic of greens, yellows, blues and browns alter with the seasons and from ever-changing crop selection. These fine built environments in their rural settings have been subject to damaging historic economic and social influences but many settlements still continue to possess an architectural form and setting of the very highest quality, certainly amongst the finest in Essex and some arguably, worthy of inclusion in a list of the nation's best.

1.2 Patterns of change will inevitably continue to shape and influence the environment in the future. In Uttlesford, we live in a location where there are many significant economic pressures and when our community is increasingly aware of the need to protect the environment. The District Council therefore considers this is a particularly relevant moment to appraise the qualities of our best historic and architectural areas and put forward proposals to protect and enhance them for both the present and future generations.

1.3 There is now widespread recognition that the quality of such conservation areas is the sum total of a number of factors. These include general layout, overall scale, the relationship of buildings to each other, the spaces and vistas between them and the elements that unite them, the mixture of uses; the quality of advertisements, road signage, surfaces, street furniture and trees, as well as the quality of the individual buildings themselves. Conservation area designation and the undertaking of this appraisal recognise the importance of all these factors, particularly in exercising the control of development and in formulating management proposals. The purpose of undertaking this conservation appraisal is to

- Identify and justify the special character of the area
- Identify elements that should be retained or enhanced
- Identify detracting elements
- Review the boundary
- Put forward enhancement proposals
- Provide and strengthen development and design control

1.4 In undertaking an exercise such as this, one aspect that is too easily forgotten is the community itself and the people who live locally and contribute to its cohesion and social success. Great Dunmow is a vibrant community with a diverse range of local organisations. These include an active Parish Council, a Chamber of Trade, a Town

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Strategy group, many active sports clubs, Guides and Brownies, a Horticultural Society, various political and religious organisations, a Round Table and Rotary and very many others.

1.5 Essex County Council first designated the conservation area in 1970. One consideration of this study will be to examine the extent of the existing boundaries to see whether or not further boundary changes are appropriate.

Planning Legislative Framework

1.6 To benefit all participants in this process, it is considered important that this appraisal outlines the basics of how the planning system operates.

1.7 The legislative basis for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 hereafter referred to as 'the Act'. The Act states that Local Authorities shall from time to time designate conservation areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'.

1.8 Within conservation areas there are additional planning controls. It is important that if these are to be supported, particularly through the planning appeal process, our conservation areas accord with the above statutory description, that rational and consistent judgements are made in determining their special qualities and extent of their boundaries and that the concept of designation is not devalued by including areas that lack special interest.

1.9 Uttlesford has the responsibility in law to designate conservation areas and once designated has to review them from time to time (section 69 of the Act). Section 71 of the Act makes it clear that councils should 'formulate and publish proposals for the preservation and enhancement' of conservation areas and hold a public meeting to consider them.

1.10 There are two main additional planning controls that apply in conservation areas that are not relevant beyond them. Setting detailed exceptions to one side, buildings within conservation areas cannot be demolished without consent and secondly, any proposal to undertake works to trees has to be notified to the Council, who then consider whether or not to make such trees subject to a Tree Preservation Order.

1.11 The Town and Country Planning (General Permitted Development Order) 1995, hereafter referred to as 'the Order', defines the overall range of minor developments for which planning permission is not required and this range of 'permitted development' is more restricted in conservation areas. In this respect, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, the erection of satellite dishes fronting a highway and a reduction in the size of extensions, require planning permission in a conservation area.

1.12 However there still remain many other minor developments that do not require planning permission, even in a conservation area. To provide further protection to the built environment, councils may introduce additional controls. Examples of such controls

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include the erection or removal of chimneys, some developments fronting a highway or open space such as an external porch, the painting of a dwelling house or the demolition of gates, fences and walls. The removal of particular types of architectural features that are important to the character or appearance of a conservation area, such as distinctive porches and windows or walls and railings to non-listed properties could be specified in a such a direction know in law as an 'Article 4 Direction'. The use of such directions can only be used in justified circumstances and where a clear assessment of the conservation area's qualities has been made. In conducting this exercise we will establish whether or not such additional controls are appropriate for Great Dunmow..

Planning Policy Framework

1.13 The current local plan is the 'Uttlesford Local Plan' that was adopted in 2005 in which Great Dunmow is described as 'the focal point of the south eastern part of the District and the second largest settlement in Uttlesford'. The plan defines the conservation area, much of which lies within the 'Development Limits' where there is a general presumption in favour of appropriate development, including housing infilling on suitable sites.

1.14 A particularly relevant policy in the adopted local plan that relates to the design of development within conservation areas is Policy Env1. This states that development will be allowed where it preserves or enhances the character and appearance of the essential features of a conservation area. It also states that demolition of buildings that positively contribute to the area will not be permitted. Thus one of the aims of this appraisal will be to identify non-listed buildings that contribute to the character and appearance of Great Dunmow's conservation area.

1.15 The Council is currently working on the new form document that has to replace the current adopted plan, namely 'The Local Development Framework' and this will supersede the current adopted plan when it has been completed.

1.16 This conservation area appraisal, once it has been subject to public consultation will be approved by the Council for use in the process of determining planning applications and also for implementing management proposals in Great Dunmow. Once the new Local Development Framework is in place this appraisal can be adopted as a 'Supplementary Planning Document' to support relevant policies in the new plan.

General Influences

1.17 The settlement is just off the national road network and the A120 dual carriageway road that links the M11 and Stansted Airport in the west with Braintree in the east. The influence of Stansted airport exerts economic, housing and transportation influences throughout the region and Great Dunmow is no exception. Additionally the opening of the new A120 is already affecting investment decisions locally as the recently completed Travel Lodge in the south of the town demonstrates. Because of its location the town will continue to be subjected to development pressures and so now is an appropriate

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moment to be considering how to best protect its built environment. The population is currently about 7,000 but will rise further to about 9,000 when the additional development at Woodlands Park has been completed.

The General Character of Great Dunmow

1.18 Setting. Great Dunmow is now an expanding commuter town with a reasonable employment and service base located in the valley of the river Chelmer. The town is centred on a spur to the south west of the valley and the main road, the High Street, lies along the ridge from which the Market Place, an important focal point in the town, leads away to the Causeway and meadows along the river. Church End is separated from the main town and lies in the valley. The Causeway leads to Beaumont Hill, which then rises to Parsonage Downs, a pleasant open space surrounded by trees where the comprehensive school and leisure centre is also situated. The town is currently expanding particularly in a north westerly direction where new facilities including a school and open space are being provided. The recently built A120 dual carriageway road skirts the town to the south and encloses an area in the south east that is designated for new businesses and where a new police station is currently under construction. Some pockets of farmland abutting the built up area, particularly in the valley, are classified as grade 3. However elsewhere, the agricultural land around Great Dunmow is generally of good and versatile quality and is designated grade 2.

1.19 General character and plan form. Great Dunmow has grown significantly during the 20th century, partly because of its proximity in relation to good communications and the location of services and employment associated with a small market town situated in an extensive rural hinterland. The existing conservation area is a mirror reflection of the community as it existed in the late 19th century and as shown on the 1877 Ordnance survey map (see Figure 1). The community then, as the conservation area today, consists of three distinct historic areas, firstly, the High Street and central area of the town, secondly, Parsonage Downs (formerly Parsonage Down) including the Causeway and thirdly, Church End.

1.20 Standard 20th century housing, displaying little architectural sympathy abuts the central part of the historic town on all sides. Notwithstanding the effect of this enclosure, the combination of curving streets, gradients, buildings of good proportions, juxtaposition of materials and roofscapes, mature trees, open spaces and water features contribute to the special quality of the historic and attractive central part of Great Dunmow. Such enclosure and crowding by modern development does not affect Parsonage Downs that still retains its open countryside setting for the most part, despite the proximity of the comprehensive school and notwithstanding the roundabout of the relief road to the north. It is important that the countryside setting of this area is not further compromised. Similar comments apply to the setting of Church End, whose countryside south eastern flank has been compromised by the construction of local authority housing in the 20th century and where the narrow gap of farmland between Beaumont Hill and Church End performs an important function of preventing coalescence.

1.21 There are about 250 individually listed buildings in the extensive parish of Great Dunmow of which about 170 are in the designated conservation area. Of the latter, the majority (about 34%) are from the 19th century. There are about 10% from the 18th

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century whilst the 17th century is well represented with about 26%. There are about 19% from the 16th century and 6% from the 15th century. The remainder are from the 14th century and earlier. Clearly the numbers of buildings constructed in the 16th and 17th centuries and later in the 19th century reflect the economic prosperity that occurred in these periods.

1.22 Throughout the conservation area there are trees in abundance, many of which have been made subject to Tree Preservation Orders.

Origins and Historic Development

1.23 The principal sources for this historical background are Essex County Council's Great Dunmow Historic Town Project assessment report of 1999; Dunmow through the ages by Dorothy Dowsett and Dunmow, Flich of Bacon, a history of its ancient custom by Charles Pavey 1855.

Prehistoric.

1.24 Essex County Council's report advises that there is some evidence for Bronze Age and Iron Age settlement within the urban area albeit on a limited scale. Crop marks of possible barrows close to the church may be attributed to the Iron Age.

Roman.

1.25 Although there are no Roman remains above ground, excavations have revealed numerous pottery finds and a Cunobelin coin and military bronze that might also indicate a military presence. Various finds have been reported from the mid 18th century onwards. The possibility is that a small Roman town developed on Stane Street, which is a Roman road that linked St. Albans (Verulamium) with Colchester (Camulodunum). Thus Great Dunmow may have originally been a small town constructed as a post-Boudiccan fort. The extent of the Roman Town and possible enclosure is believed to be in the area now known as Highfields and Springfields. Several small cremation cemeteries have been discovered and also a shine. It is interesting to note that the 1877 Ordnance Survey map names Great Dunmow as Caesaromagus. However, the accuracy of this name, interpreted as 'Caesars Field', is in doubt and incidentally is the roman name attributed to Chelmsford. Kelly's Directory of 1874 records 'Many Roman antiquities found here'.

Saxon.

1.26 Saxon pottery dating from the 5th century and later has been found. Before the Norman Conquest the town was known as Dunemowe and then Dommawe. Little is known about this period. The Domesday book records that there were six manors and a number of smaller land holdings in the area and a growing population with presumably some form of settlement focused on the church. Dowsett records that an earlier church existed on the site of the present day one as 'we find one Thurtston willed half a hide of land and a toft to it...in 1045'. It is therefore presumed that the present church is on the site of a late Saxon one.

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Medieval.

1.27 It is unclear why the emphasis of the older settlement shifted from Church End to the present day High Street. Excavations at Church End have revealed a ditch so flooding could have been problematic in these earlier years. In fact flood water is recorded as having entered the church on several occasions in the reign of Elizabeth 1 and as late as the 19th century it is recorded that the bridge over the river Chelmer was 'carried away by a storm'. Essex County Council's report suggests that 'It is probable that the medieval town centre saw its origin as ribbon development around the road junction and that the shift of emphasis from Church End to the High Street by the granting of the market in 1227.

1.28 As previously noted listed buildings from the 16th and 17th centuries are well represented and the increase in population at these times resulted from the establishment of cloth and tanning industries. Dowsett claims the population rose by about 40% during the early 17th century as a result of the cloth industry particularly. A number of old pits containing horns, hoofs and hides have been discovered indicating the presence of tanneries.

1.29 There is speculation as to whether the original market place may have been located between High Street and White Street (formerly Back Lane). In 1671 the corporation (abolished in 1885), records note the appointment of 'searchers and sealers of leather, flesh and fish, ale tasters and bread weighers.' Clearly this portrays a wide variety of bustling activity in the market place. The town hall (now offices) was formerly a Guild Hall located on the existing Market Place.

1.30 During the Reformation 10 persons were burnt at the stake at Stratford –le Bow in 1556. Others followed at later dates. Thomas Bowyer, a weaver from Great Dunmow was sentenced because he would not attend the papist masses of Mary whilst later another, Ann Line was arrested at the Clock House for harbouring catholic priests. Bowyer's death is commemorated by a plaque on the bridge of the same name with the inscription 'To the glory of God and in grateful memory of Thomas Bowyer, a weaver of Great Dunmow. He was burnt at the stake in Stratford-le-Bow on 27 June, 1556, aged 36 for adherence to the Protestant faith.

Post medieval.

1.31 The census population in 1801 was about 1,800 and a century later in 1901, it has risen to about 2,700. This represents an average annual increase of about 0.5%, far less than the increase experienced by Stansted Mountfitchet during the same period, for example. The population reached a smaller peak in 1851, but then declined steadily (apart from 1881) to a low in 1911, thereafter increasing throughout the 20th century. The large numbers of listed properties that date from the 19th century track the economic boom of that century including the construction of the Bishop's Stortford to Braintree branch line was opened in 1864 and lasted until the early 1950's.

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1.32 In the 19th and early 20th centuries Great Dunmow supported a wide range of industries associated with its agricultural hinterland including the bacon factory and Hasler's mill. The site of a large tannery appears on the 1877 Ordnance Survey map, being located on what is now known as the Flich Industrial site, previously occupied by the Dunmow Bacon Factory.

1.33 Dunmow Brewery was located on North Street but was demolished in the late 20th century to make way for new housing. Gilbert Scott created his large workhouse on the Chelmsford Road that is now listed and converted to flats. It is reputed to have housed up to 500 inmates until it was closed in 1914, thereafter being used as army and refugee billets and then as a prisoner of war camp. It is a miracle it survived. The gasworks, formerly on Mill Lane were built in the mid 19th century. A number of Second World War pill boxes are scattered in the Chelmer Valley.

1.34 The Maltings at Boyes Croft, a fine Grade 11* listed building and was in an advanced state of dereliction in the late 20th century but has now been restored and converted to community use and houses a museum. The latter is well worth a visit where the visitor can appreciate the wide range of exhibits representing the town's past.

1.35 In common with all settlements in the 19th century, Great Dunmow was much more self contained and self reliant at this time as compared with the commuter town it has largely evolved into today. Kelly's Directory of 1874 describes Great Dunmow as containing National and British schools and chapels for Roman Catholics, Congregationalists, Baptists and the Society of Friends. The County court was held every two weeks and there was a weekly market on Tuesdays. There was also a literary institution, a friendly society, a reading room and a savings bank. There was also a Post Office and a very wide range of shops. These included drapers, cheesemongers, dealers in agricultural implements, corn dealer, wine and spirit merchant, tailor, bookseller, dress makers, bakers, timber merchant, tea dealer, chimney sweep, blacksmiths, lime cement and slate merchant, monumental mason, saddler, shoe maker, watch maker, builders, tallow chandler, beer retailer, basket maker, boot maker, printer, coach builder, solicitor, photographer, brewers, wheelwrights and cabinet maker.

1.36 No brief account of the town would be complete without reference to the ancient custom of Dunmow, more commonly known as the Flich Trials. This event has been held from ancient times and mentioned in Chaucer's Canterbury Tales. It was revived in the mid 19th century and held intermittently since. Couples have to convince a jury that they have never wished themselves unwed for a year and a day and those who are successful are paraded through the town and receive a flich of bacon.

1.37 Another historical landmark is the Doctor's Pond where it is reputed that Lionel Lukin who was born in the town in 1784, experimented with model boats prior to his invention of the 'unimmegible' lifeboat.

1.38 Population continued to rise rapidly in the 20th century reaching about 3,300 in 1951; 3,800 in 1961, and 4,500 in 1971. By 1991 it had accelerated rapidly to about 5,600 and reached a total of about 7,000 in 2001. As previously noted the population will continue to increase to about 9,000 over the next several years as the large housing development at Woodlands Park is built out.

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1.39 The role of Great Dumnow has changed dramatically and there is little doubt that it will continue to be subject to significant pressures. Whilst it would be impossible and indeed undesirable to attempt to recreate past nostalgia, there is a clear duty to preserve and enhance what remains, principally the buildings of quality, the spaces between them and their settings. The two reasons for doing this are easily understood. Firstly because the environment is historically important and visually pleasing and secondly such action will benefit posterity and enable future generations to appreciate, enjoy and learn from the past. The character analysis below assesses these qualities.

Character Analysis

1.40 The conservation area has been divided into 3 zones, each with a map and key common key with text and photographs to provide a brief description of each area. The areas are: Area 1 – High Street and the central area, New Street, North Street and Threader's Green ; Area 2 – Parsonage Downs, Beaumont Hill and the Causeway and Area 3 – Church End, which is a conservation area in its own right.

1.41 Potential redevelopment sites. The identification of such sites is an indication of potential pressure in relation to the individual site.

1.42 Individually listed buildings. The listed buildings have been individually identified from English Heritage's on line source and have been carefully plotted. Apart from the central area, the analysis of the other two areas indicates the number of listed buildings as a percentage of principal buildings in that area.

1.43 Buildings within the curtilage of listed buildings. Such buildings, if they are pre- 1948, are subject to the same controls as listed buildings. Historic railings or walls of quality within the curtilages of listed buildings are separately identified.

1.44 Other buildings that make an important architectural or historic contribution to the conservation area.

1.45 The basic criteria used to identify buildings falling into this category are (a) the non - listed building is of architectural or historic interest whose general external appearance has not been altered to such a degree that such qualities have been lost; (b) it exhibits a sufficient level of original features and materials; (c) it retains its original scale without modern inappropriate extensions that visually destroy the visual appearance of the building and (d) It is visually important in the street scene.

1.46 Important trees and open spaces. The basic criteria for identifying such trees are (a) trees must be in good condition; (b) they are visible, at least in part, or as part of a group, from public viewpoints and (c) individual specimens selected should make a significantly dominant contribution to the street scene. It may also be appropriate to identify less mature trees, particularly if they appear as a group. The positions marked on the maps are indicative only.

1.47 Open spaces of landscape quality or of historic importance that contribute to the visual importance and add to the variety of the street scene or the conservation area generally, have been included.

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1.48 Other distinctive features that make an important visual or historic contribution. An important local characteristic of the conservation area is boundary railings and walls. Most of the former are associated with 19th century buildings. Due to the scale of the maps the position of such railings and walls are approximate. There are also pumps, a telephone kiosk of note and most importantly, the distinctive War Memorial.

1.49 Important views. Only the finest views of landmark features or buildings have been shown. Development proposals that would significantly alter them will not be appropriate.

1.50 Neutral buildings. The uncoloured buildings on the plans are neutral in character and neither enhance nor detract from the street scene. Some are from the late 20th century and attempt to reflect the principles set out in the 'Essex Design Guide', some less satisfactorily than others.

1.51 Detracting elements. Features such as damaged or derelict buildings, broken fencing or railings, rubbish, graffiti and poor quality surfaces and signage have been identified.

1.52 Proposed revisions to the conservation area. A number of areas are proposed for inclusion that are described below. It is also considered that one area at Church End should be excluded.

Area 1 - High Street and the Central Area, New Street, North Street and Threader's Green

The details described below are shown on Figure 2.

1.53 General. High Street and the central area of the town is the shopping area with a wide variety of retail and other commercial activities. Whilst Great Dunmow's commercial status has been affected by external factors such as out of town shopping facilities that are available locally and further afield, it is noted that the number of empty commercial premises is currently relatively small. The High Street and the shopping facilities it offers are provided by buildings that are frequently of considerable age but with later shop fronts dating from the 19th century. Parking is provided by the District Council on sites to the rear of the main street. Further parking will be provided by an extension to the White Street car park. There are two focal points on the High Street, one at its junction with New Street where the War Memorial is located and the other at the junction with Stortford Road and the Market Place. The latter space is an important focal point but lacks a defining feature. If such a feature with a vertical emphasis could replace the street lighting on the small island, this would represent a real visual improvement.

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Picture 1.1 High Street - Market Place junction, an area that lacks a focal point

1.54 Market Street falls sharply away from the High Street and this sudden change of level associated with the curvature and narrowness of the street adds significantly to the character and variety of the town centre. Where Market Street joins with North Street, Doctor's Pond and the extensive area of open space known as The Downs comes into view. This feature perhaps more than any other, represents the jewel in Dunmow's crown and the retention and on going management of its open nature is very important to the environmental future of this small but expanding Essex town.

1.55 Potential redevelopment sites. The former Infant school site to the north of The Downs is a site that will clearly be advanced for comprehensive development. The site consists of open land that was formerly used as playground and for other ancillary school uses, some of which lies beyond the conservation area. The buildings however lie within the conservation area and consist of several types. At the eastern extremity of the site there is a 19th century school building of red brick with hipped slate roof. There are gault brick quoin details and similar window brickwork detailing to match. The six window range on the eastern elevation is fine and visible from the access road to nearby properties. On this elevation there are also three plaques, namely one with the word 'Girls' another 'Boys' and the central one 'British Schools' AD 1844. This quality 19th century building must be retained although the opportunity should be taken to demolish the flat roofed extension attached to it.

1.56 Immediately to the west there is a range of later 20th century buildings of varying architectural merit that could either be demolished or converted to appropriate use.

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1.57 The existing access is restricted in width and the extent of any redevelopment may be limited by this factor. Early discussions with the highway authority need to take place to ascertain any such considerations. It should be noted that the property immediately to the north of the entrance, Pendennis (that is identified as being worthy of retention, see below). appears to be unoccupied. There are a number of trees on the site that should be retained.

1.58 In summary residential redevelopment in whole or in part is an acceptable option provided the building referred to above is retained, selected trees are retained and any access problems are resolved without detrimental effect on adjacent buildings and neighbouring properties that surround the site on all sides.

1.59 The Chequers Public House site, Stortford Road. This is a very complicated site where a number of planning permissions have been issued including consent for the erection of shops with flats above on the car park and blocks of flats to the rear. The ugly car park with its poor quality railings and surface detracts from the quality of this part of the conservation area. The whole site would benefit from comprehensive development which despite several planning permissions, has not materialised to date. Development providing definition to the barren car parking space would be particularly beneficial. It is hoped that defining it as a site for potential redevelopment will rekindle interest and promote appropriate development.

1.60 Whilst the proposed site designated for comprehensive redevelopment excludes properties nearby at 1 and 3 Chequers Lane, these could be incorporated into the area if co- operation between the various landowners could be secured.

1.61 The Ford Garage site, Stortford Road. This site and its extensive area of parked cars together with its profusion of signs, dominates the street scene in this part of the town. The general environment would benefit from a comprehensive redevelopment of this site with two storey development defining the common boundary with the nearby Foake's Hall car park. However part of the frontage building dates from the early/mid 20th century and its modernistic style is distinctive and rare in the Dunmow context. Of particular note are the curved windows and their symmetry at the first floor level. The flat roof and white façade are typical of the movement and retention and successful conversion would add distinction to the street scene in this location.

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Picture 1.2 The Ford Garage site, a rare modernistic building, site proposed for comprehensive development

1.62 Individually listed buildings. There are about 130 individual buildings or groups of buildings in this area of the town. Most are Grade II but there are several that are Grade II*. These include Brook House on North Street and the Maltings at Boyes Croft, the latter having been successfully converted to a community facility and museum. There are others.

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Picture 1.3 Simple and effective quality detailing

1.63 The diminutive No.13 North Street is an interesting early 19th century Grade 11 building of note and a cobblers shop until relatively recently. It was previously a single cell lock up that ceased to be used in 1843. In the 1890's it was used as a soup kitchen so a plaque affixed to the building advises.

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Picture 1.4 13 North Street, a distinctive Grade II listed building, formerly a single cell lock up

1.64 Other buildings that make an important architectural or historic contribution to the conservation area. There is a significant range of buildings principally from the 19th century that add considerable richness to this area both in terms of architectural quality and historic interest. These are briefly described below.

North Street, east side.

1.65 No. 58 Down Cottage. 19th century two storey render with slate roof with three simple window range and three brick chimneys.

1.66 Nos. 40-52. Range of two storey cottages 19th century, all rendered, slate roofs with chimneys. Several early doors frames some with simple canopies, many original windows

1.67 No 38. Late 19/early 20th century two storey brick to ground floor with render and decorative wooden detailing to first floor, jettied. Two small bay windows and central doorway with bracket detailing. Tiled roof with three chimneys and two dormers. Two window range, original detailing.

North Street, west side.

1.68 The Library and Youth Centre. This 19th century former school building now fulfils an important community function as a Library and Youth Centre. Its fine qualities are marred by inappropriate signage and boundary fencing. Single storey brick built with

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tiled roof and dormers with two fine decorative chimneys to front. There is a particularly fine carved stone central doorway in a gothic style with original door. There is also another entrance to front elevation with distinctive pointed brick arch. Original windows and many original doors. Disabled access detracts. Nevertheless a very fine building typical of its period and part of the towns cultural heritage.

1.69 No.17. 19th century two storey render with slate roof and chimney. Three window range, original. Distinctive former shop front window to ground floor.

1.70 Nos. 19-23. 19th century two storey render with tiled roof and two chimneys. Original vertical sliding sash windows and some original doors.

1.71 Nos. 27-29. 19th century two storey render to front with slate roof and two chimneys. A three window range, original. No, 27 has original shop window, part of the towns cultural heritage. There is a central doorway with canopy and original stone steps.



Picture 1.5 An unlisted building of quality, No 27 displaying an original shop window that must be retained

1.72 Nos. 31-37. 19th century two storey render with tiled roof and three chimneys. A four window range and three original door surrounds and probably some original doors. Whilst 50% of the windows have been replaced, the quality of the building nevertheless contributes to the street scene.

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1.73 Nos. 39-41. 19th century tall two storey building, render with slate roof and two canopies over. Original windows to no.39 but those to no.41 have been replaced. Extensions and flat roof dormers to the rear detract and are visible from the Downs. Nevertheless the building makes a valuable contribution to North Street and on balance has been included in this category.

1.74 Down House (nos. 43-45 on map). A very tall 19th century two/three storey building with slate and tiled roof that has some decorative brick detailing. There are two bay windows and a curious entrance porch, all with slate roofs. The entrance has a typical late Victorian column support. Also fine bay window extending to first floor with decorative wood and render jettied detailing to third floor surmounted by three tall decorative fluted chimneys and decorative ridge tiling detail.

The Downs.

1.75 Nos 15 -16. 19th century two storey pair, rendered with slate roof and central chimney. A two metal window range. Probably original doors with drip boards over to prevent rain drip..

1.76 No. 10, Pendennis. 19th/20th century two storey pebble dash. Bay window with 70 panes detailing, extending to first floor with roof cover. Simple barge board to front. Bay window to side with roof over and canopy over front door. Original railings to front. The property is unoccupied, perhaps seen as a development opportunity to provide access in association with potential redevelopment of the nearby school site.

1.77 Green Corner, located on the western side of the existing access to the former school. Tall two storey red brick with slate roof and two chimneys. A fine original three window range and recessed doorway with brick arch and original stone step threshold.

1.78 No. 5. 19th/20th century two storey render with slate roof and two chimneys. A two window range with small drip boards extending above ground floor windows. Central doorway with remains of original canopy visible. Decorative and sympathetic porch added at later date.

1.79 No.4. 19th century tall two storey rendered house with slate roof and chimneys. A three original vertical sliding sash window range to front, each with 16 glass panes and central doorway with slate roof.

1.80 Nos. 9A – 8, A quality range of buildings principally 19th century with southern end sympathetically extended/rebuilt. There is a single storey red brick with slate roof to the north whilst the remainder is two storey with render and slate and tiled roof in part with several chimneys. Some original windows. No 9 has doorway with large canopy supported by fluted columns. The group was originally a PH called The Bowling Green.

Threader's Green.

1.81 Victorian Cottage. Two storey render with thatched roof. Despite alterations and extension to the rear and replacement windows, this property warrants inclusion within this group by virtue of its thatched roof that compliments other thatched properties nearby.

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Picture 1.6 Threader's Green

1.82 Long Mynd. This two storey brick house with render detail and flat roof with chimneys is an unusual example of a contemporary mid 20th century building. It has two bay windows that extend to the first floor with render panels and a balcony over a central recessed door.

Stortford Road.

1.83 Nos. 27a and 5 -11, rear of the Chequers PH. Two storey narrow terrace range, render with tiled roofs, probably late 18th century, some original windows.

1.84 Foakes Hall is a quality 1930's building designed by H. E. Wiseman. Two storey brick with tiled roof and dormers to the front and distinctive original windows. Late 20th century extension to front does not detract from qualities of original building although extension to rear occupied by the Tennis Club does. On balance the building is a mid 20th century public building of distinction that warrants inclusion in this category.

Angel Lane.

1.85 Fabriel Lodge. A 19th century or earlier diminutive building, probably once an ancillary storage building to a High Street shop, now converted to residential. Of brick construction with slate roof and delightful original window and large entrance door with original ironmongery. Boundary wall to front is of brick and flint.

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1.86 The Ark Baptist Chapel, adjacent to above. A diminutive building of great charm, Single storey brick with slate roof. Semi circular arched windows with arched doorway and circular window above and two similar arched windows to side elevation.

High Street, west side.

1.87 Ministry of Defence Hall, opposite Braintree Road. Unusual single storey early 20th century brick building with slate roof. Decorative banding detailing and decorative pediment and shallow arch detailing to front.

1.88 No. 74, Peppers. Late 19th century two storey constructed of brick with tiled roof and two chimneys. Gault brick quoins and window surround detailing. Decorative barge boards and decorative finial to front. Sympathetic but later extension to rear visible from street and does not detract.

1.89 Nos. 68 –72. 19th century two storey brick with tiled roof and range of four chimneys and plaque with date of 1836. Two bay windows to no.72 with quoin detailing. Two dormers with simple barge boards. Unsympathetic boundary to front detracts.



Picture 1.7 Trees enhance the High Street in several locations. Room for any more ?

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1.90 The Post Office. A tall 20th century elegant two storey brick building with tiled roof. An original three window range with vertical sliding sashes. Decorative arched windows to front with fine royal motif GR 1938 and crown. Advertisement signs on front of building detract to a small degree but not sufficiently to warrant incorporating them as a 'detracting element'.

1.91 No.42, currently occupied by Stanley Tee. A tall 19th century three storey building to front with tiled roof, two chimneys and finial detailing. Bay window detailing to side elevation extending to first floor together with fine 36 pane metal window, also to side elevation. Original three vertical sliding sash window range to front with central doorway approached by steps and iron hand rails. Interesting flat roof extension to rear with 20th century metal windows and interesting moulded cornice detailing.



Picture 1.8 No 42 High Street, an unlisted building of quality

1.92 Dunmow Club. Tall late 18th/early 19th century two storey brick (painted for most part) with render to front. Slate roof with some parts tiled. Two tall chimneys rendered with distinctive detailing, also other chimneys. There are many distinctive original windows although some replacements exist. Distinctive side door with canopy over. The front elevation is impressive with a three double window range and quality central portico with balustrated balcony approached by steps to each side. An internal plaque advises the building was 'reconstructed in 1935'. The club is a large impressive building making a significant contribution to the street scene.

High Street, east side.

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1.93 Nos 3 -5 Ropers and Oxfam shop. A tall three storey 19th century building with render and tiled façade to upper floors and tiled roof. Two dormers to front. Three window range original, two of which are boxed and protrude. Original rain water goods. Curious plaque A.D. J899. The Oxfam shop has a distinctive shop front with decorative wooden detailing and recessed doorway.

1.94 Clifford House corner of High Street and White Street. Two storey brick with flat roof, late 19th/early 20th century, occupied by an estate agent and Goody's the solicitors. Stone cornice detailing 1metre beneath roofline, also stone quoin detailing. Metal windows. The impressive corner entrance consists of a semi-circular door with stone columns to each side supporting a stone canopy, distinctive and unusual.

Mill Lane.

1.95 The Old Exchange. Two storey brick building with tiled roof. Three original casement window range to front and central door with wooden frame and canopy over, approached by steps and handrails. Original rainwater goods. There is a sympathetic rear extension that does not detract.

New Street Fields.

1.96 Nos. 22 -30. Tall brick group with slate roofs and four chimneys. There are gault brick quoins and similar window and door detailing and plaque with date 1893. Despite the fact that the majority of doors and windows have been replaced, this remains a distinctive group worthy of inclusion in this category.

New Street, east side.

1.97 The Old Manse. A manse is an ecclesiastical building although this structure shows on the 1877 Ordnance Survey map as 'Olives View'. It is a two storey 19th century red brick building with slate roof and decorative chimneys. There is decorative gault brick detailing to two bay windows on front elevation where there is also a decorative iron balcony. Windows are mainly original with vertical sliding sashes. There is also a semi circular window to side elevation with classical pediment detailing above. Later extensions and additions detract slightly but this building set in its large grounds is a good example of its type of the period. Quality railings to front.

1.98 United Reform Church. The main building, a Congregational Chapel with commemorative stone informing of building work commencing in 1869, is a tall red brick building with slate roof. It is currently being converted to provide additional community activities and will involve alterations to the front elevation. The recessed entrance to the front elevation is fine consisting of gault brick detailing supported on two decorative columns approached by four steps. A band of bricks to south elevation have various initials carved presumably to note the names of benefactors. Recent metal contemporary window replacements are particularly well detailed and do not detract. Fine railings to the front are in need of repair and refurbishment. An existing iron gate providing access to the car park detracts however. Internally there is an interesting decorative balcony supported on cast iron columns typical of the period. It is hoped that the current conversion retains as much of the remaining furniture including the organ and pulpit

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that are quality pieces. The burial ground with its extensive range of fine gravestones and trees makes this building and its curtilage a fine example of its type and important in the context of Dunmow's historical and cultural heritage.

1.99 (The 'Sunday School building' erected in 1861 with plaque of same date inscribed 'Feed my Lambs' has been altered and extended to a degree that in the field workers opinion just warrants exclusion from this category)



Picture 1.9 Quality unlisted railings, United Reformed Church, New Street

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New Street, west side.

1.100 Friends Meeting House. Early 19th century simple brick building with slate roof and later extension to rear. Fine original windows and exceptional internal wooden panelling of the highest quality. Set in grounds with boundary wall of similar age to front with later gate. Several gravestones with earliest date noted, being 1821. Plaque to front elevation dated 1833. Another fine building that contributes to Dunmow's historical and cultural heritage.

1.101 Nos. 64 – 66. 19th century two storey painted brick and slate roof and two decorative chimneys. Some windows original, others replacements.

1.102 Nos. 8 -10. 19th century two storey brick with tiled roof and two tall decorative chimneys. Three original window range although one blocked up at later date. Original stone steps and shoe scrapers, the latter a small but unusual detail.



Picture 1.10 8 - 10 New Street

1.103 Important trees and open spaces. There are many trees that play an important role in the street scene providing vertical emphasis and visual focal points, many of which are subject to Tree Preservation Orders.

1.104 The extensive area of the Downs and Doctor's Pond is a most remarkable open space of the greatest quality. It separates various built up areas and prevents them from coalescing, thus performing a key function. It is owned by the Town Council and

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is well managed. Its open character is one of its principal assets and the temptation to plant large numbers of additional trees in its central open areas should be avoided. The provision of any additional sports facilities would need to be considered very carefully to prevent any further loss of its open nature. One area where boundary planting would be beneficial is the western boundary of the Downs adjacent to Rosemary Crescent and Rosemary Close.

1.105 The Garden to Brook House at the junction of North Hill adjacent to the Recreation ground is a large private garden whose trees make a very valuable contribution to the street scene in this part of the town. The land lies within the current Development Limits but it is considered that the environmental role the site and its trees play in the limits the potential of the site for development potential.

1.106 A large plot on the western side of The Downs at its junction with The Causeway and North Street, also within the Development Limits, makes an important environmental contribution of open space and acts as a green lung in this part of the town that should remain undeveloped. Pleached trees to the frontage and other trees make a further worthwhile contribution to the street scene.

1.107 The above open space together with the northern tip of The Downs and the open garden of Brook House nearby and the trees these areas contain, together with the trees in Down House, combine to provide an environmental buffer preventing coalescence between The Downs and North Street with The Causeway.

1.108 The small Threader's Green forms the western extremity of the existing conservation area and consists of a pleasant grouping of thatched properties clustered around a small green. It is a small historic oasis in an area surrounded on all sides by mid/late 20th century development.

1.109 On the other side of Stortford Road and to the south of nos. 54-80 Stortford Road is a large open space on which there are a number of mature trees, principally deciduous, across which there is a footpath extensively used by pedestrians walking to the recently constructed school and to the Tesco store. Between this piece and the main road is another area of scrubland. The whole of this open space performs a significant landscape and recreational role in this part of the town and warrants inclusion in the conservation area. The scrubland is used by nesting birds and could be developed further as a local wildlife area. Rubbish has recently been cleared by the District Council.

1.110 To the north of Stortford Road and south of Jubilee Court there is a narrow strip of trees that performs an important local function in shielding Jubilee Court from the conservation area to the south and provides a treed area in an otherwise built up area. For these reasons it warrants inclusion within the conservation area.

1.111 Important views. The views across The Downs and Doctor's Pond are extremely important. Looking south from The Downs, the historical quality of this part the town and its varied roof line is apparent. In respect of this view, one local resident commented to the field officer, that 'we owe so much to our predecessors for this'. How true, although whether this happened by accident or design is open to debate. The comment however

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concentrates the mind and emphasises the importance of the conservation movement, particularly in a town like Great Dunmow that is currently subject to intense development pressures and that has already lost some of its heritage.

1.112 Other distinctive features that make an important visual or historic contribution. There are a number of railings and walls that make pleasing visual additions and contribute to the quality of the street scene and these are shown on the map. Of particular note are walls between nos. 20-26 North Street and a wall that defines the boundary of Rosemary House and nos. 8-9 The Downs and the open space of the Downs to the east. A large 19th century cast iron pump (that is listed) with finial and blank gothic panels makes a most distinctive feature in the centre of the High Street as do 19th century railings outside no.57 High Street.

1.113 The telephone box adjacent to the Foakes Hall with its distinctive royal crown makes a visual and historic contribution to this location.

1.114 The War Memorial on the High Street/ New Street junction is a landmark feature of historical and cultural significance. It commemorates those who died in both wars. Some lettering is beginning to deteriorate and may need attention if the some of the names commemorated are to remain legible.



Picture 1.11 The War Memorial, a distinctive feature in the town centre

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1.115 Detracting elements. Poor quality plastic mesh boundary fencing and a profusion of unattractive signs on the Youth Centre seriously detract from this important building.



Picture 1.12 Detracting fence at the Library and Youth Centre

1.116 Quantities of rubbish on the scrubland south of nos. 54-80 Stortford Road detract from this potential wildlife area (recently cleared).

1.117 Poor quality wooden fencing on base of former wall on Rosemary Lane, north of no.22 Stortford Road.

1.118 The Chequers PH car park. Poor quality railings and surface and lack of boundary definition detract from nearby listed buildings and the street scene generally.

1.119 United Reform Church, New Street. Entrance gate to car park is of poor quality that detracts from the street scene. Additionally some of the railings need repair and refurbishment. The car park and street scene would benefit from enclosure by a hedge that the Council would be prepared to design if requested.

1.120 Unsympathetic boundary to nos. 68 –72 High Street, constructed of inappropriate blockwork with ‘decorative’ floral detailing.

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1.121 Uttlesford District Council Offices. The front elevation and forecourt to the Council Offices are in need of general improvements. Such improvements include redecoration, rationalisation of signage, repairs to steps and surfacing and display panel. Discussions are in hand and improvements will be implemented in 2007-2008.

1.122 The former Dunmow Inn. This building and its car park to the front is in a state of dilapidation and can best be described as an eyesore that seriously detracts from the High Street in this location. To be redeveloped.

1.123 Rear of Co- op. Brick screening walls are heavily leaching and give this area a very shabby appearance, not improved by a broken fence nearby.

1.124 Empty building to south of Co-op on White Street. A simple two storey building whose windows are boarded up with missing slates to roof.

1.125 Rear elevation of building in White Street advertising the Raita restaurant. Poor quality signage that should be removed and broken windows that need repairing.

1.126 Land to the rear of 9 -15 High Street. This narrow unmade street is spoilt by waste material and would benefit from a general tidy up.

Proposed boundary revisions.

1.127 Because of the important landscape function it performs, Include open land south of 54-80 Stortford Road within the conservation area.

1.128 Because of the tree cover it provides and the landscape function it performs, include a narrow tree belt south of Jubilee Court within the conservation area.

1.129 Include land to the south of 74 High Street, to protect the MOD building.

1.130 Include Long Mynd, unusual 20th century building corner of Stortford Road and High Stile.

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Picture 1.13 Long Mynd

Area 2 - Parsonage Downs, Beaumont Hill and The Causeway

The details described below are shown on Figure 3.

1.131 General. Parsonage Downs (formerly Parsonage Down) is an extensive green that forms the northernmost part of the Great Dunmow conservation area. The dozen or so listed properties, some with tiled roofs, others thatched, add to its visual and historic importance although several 20th century houses built as infill development could have been more sensitively designed. It is important to maintain the general openness and in this respect great care must be exercised in determining any future planning applications in this location. Parsonage Downs is treed in parts and is well maintained by the Parish Council. There are several ponds that add to the visual and ecological importance of the area and these also have some historical significance as they show up on the 1877 Ordnance Survey Map. The large complex to the west consisting of the Helena Romanes school and the Leisure centre does not visually intrude to a significant degree although the rural characteristics are much affected at school pick up and drop off times by the presence of pupils and transport consisting of buses and private vehicles.

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Picture 1.14 Parsonage Downs

1.132 Beaumont Hill (named after Sir George Beaumont, amateur painter and important patron of the arts, whose commemorative plaque is attached to the grade 1 listed Clock House, formerly Gostern Lodge) links Parsonage Downs with The Causeway, effectively linking town and countryside. Sir George was 'instrumental in persuading the Government to present to the nation the Angerstein collection and he also gave sixteen pictures of his own. This was largely responsible for the opening of the National Gallery'. (Dowsett, *Dunmow through the Ages*).

1.133 Individually listed buildings. Most listed buildings date from the 16th and 18th centuries. There are 20 individual buildings or groups of buildings that are listed and this represents about 35 % of the total number of principal buildings in this area. All are listed grade 11 with the exception of The Clock House which is an impressive and important Grade 1 listed building dating from the mid 16th century.

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Picture 1.15 Clock House, Beaumont Hill, listed Grade I

1.134 Other buildings that make an important architectural or historical contribution to the conservation area. The buildings briefly described below make an important contribution to the character of the locality.

Parsonage Downs.

1.135 The Lodge. The thatched roof of this building is worthy of note whose loss would be regrettable as the material is relatively rare in Dunmow. It is visually pleasing and contributes to an understanding of the historical development around the green. This is despite the fact that the property is otherwise very much altered and extended with an inappropriate flat roof and window replacements.

Beaumont Hill, west side.

1.136 Stormy Cottage. This property has a thatched roof, replacement windows and has been extended. The same general comments attributed to The Lodge apply (see above).

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Beaumont Hill, east side.

1.137 Thatchers. A large thatched property probably dating from the 18th century with later additions to front and rear. Timber frame and plaster with thatched roof and four eyebrow dormers and two chimneystacks, probably rebuilt. Some original windows, some replacements. An impressive unlisted property that warrants protection that can be afforded by including it in the conservation area.

The Causeway.

1.138 Nos. 79 -79c, properties to rear of Clock House. Mid 19th century single storey block constructed of red brick with tiled roof and some original windows and doors set round a small green.

1.139 No. 71. 19th century two storey with ashlar finish to walls and hipped slate roof with two chimneys. Two bay windows to front and one to side with slate roofs. Central doorway with canopy and decorative features approached by steps.

1.140 Nos. 51 -61. Tall 19th century group with 'ashlar' surface to front elevation and brick to sides walls and hipped slate roof. Two bay windows to front. Decorative detailing and decorative features to upper three window range. A central recessed doorway with circular detailing approached by steps. No. 61 to rear is subservient but otherwise similar.

1.141 Nos. 43 – 47, Alma Cottages. Late 19th century two storey brick with tiled roof, three chimneys and three dormers each with decorative barge boards. Replacement doors and some window replacements. Decorative gault brick detailing. Two large stone plaques one with name 'Alma', the other with word 'Cottages'.

1.142 Nos. 29 –33. 19th century two storey brick with slate roof and two chimneys. Some decorative brick detailing, ridge tile detailing damaged. Three bay windows, two with original slate roofs. A three window range with most windows being replacements. Extension to rear. Despite latter detracting elements the building appears as being one of quality in the street scene worthy of retention.

1.143 Nos. 1 –23. 19th century two storey brick terrace with slate roof and six brick chimneys with decorative brickwork and chimney pots and ridge detailing largely intact. Five chimney stacks and pots are very distinctive despite loss of some pots. There are twelve identical bay windows with lead roofing. Five alleyways provide access to rear. Decorative gault brick detailing to lintels and archways, banding and particularly fine detailing to side elevation. Despite nearly all windows having been replaced this terrace is a fine example of its period. Simple original railings in dwarf brick wall to front. Plaque inscribed with wording 'Pleasant Terrace 1894. C.W.

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Picture 1.16 Distinctive C19 pleasant terrace built in 1884

1.144 Other distinctive features that make an important visual or historic contribution. Included in the list of individually listed buildings above there is a cast iron pump to property on south side of Parsonage Downs (now relocated to rear of property) and the wall and gate house and railings at the Clock House. Also railings to front of Nos 1 – 23, The Causeway.

1.145 Important trees and open spaces. Parsonage Downs is a very important open space together with its trees and ponds that has been described above. The general quality of openness should be retained and further tree planting is not necessary.

1.146 A gap of open space exists to the north of Clock House that is heavily treed including young specimens recently planted and this performs an important environmental function in the local street scene, where development would be inappropriate.

1.147 Important views. There is a very important view from the junction of Beaumont Hill and The Causeway that overlooks the open countryside to Church End beyond. This small gap of farmland performs an important function of separating the two built up areas in this location. Development in this gap that causes coalescence would be particularly inappropriate.

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1.148 Detracting elements. Off the track at the southern end of Parsonage Downs there is an untidy car parking lot that would benefit from a general tidy up. However the question needs to be asked whether or not a car park is appropriate in this location? The broken fencing needs repairing.

1.149 Although beyond the conservation area, the skate board facility nearby is unattractive because of the graffiti that should be removed.

1.150 Proposed Boundary revision. Extend boundary to include Thatchers, Beaumont Hill.

Area 3 - Church End Conservation Area

1.151 Church End forms a separate conservation area. The details described below are shown on figure 4.

1.152 General. The decline of Church End and the possible reasons for it have already been touched upon. The obvious interdependence of the area is demonstrated as late as the 19th century where the 1877 Ordnance Survey map (Figure 1) shows that two pubs, a school, a smithy and extensive allotments existed at this time, in addition to the Church and Vicarage. The area is dominated by the church, a magnificent structure dating from the 13th century. It has an early 14th century chancel and a 15th century south porch, and was heavily restored in the 19th and early 20th centuries. The Chancel is slightly out of alignment with the Nave and some advise that this is no accident and was designed to reflect Christ's head in agony when being crucified. The church is a landmark building dominating the landscape from many local vantage points. Its magnificent graveyard and mature trees is a significant environmental asset. This is in contrast to the new cemetery extension to the west that lacks a landscape structure and would benefit from a carefully considered structure planting.

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Picture 1.17 Exemplary C20 development (left) compliments quality historical tarrace (left). Church End

1.153 In relation to 20th century buildings, the new development of Britlings Gardens Corner is a demonstration that it is possible for the scale and detailing of modern development to be fully sympathetic and complimentary with a fine historic environment. This development is held up as an example to be studied (not copied) whose principles can be applied to future developments so as to improve the standards of housing design in the future.

1.154 Individually listed buildings. There is a very wide range of buildings spanning the 14th –19th centuries. The mixture of different styles and scales and a rich diversity of detailing and materials make the conservation area at Church End, distinctive and important. There are 17 individual buildings or groups of buildings, plus railings and a grave monument, both of which are individually listed. This represents about 40% of the total number of principle buildings or groups of buildings in this area. In the main they are Grade II except for nos. 2, 4 and 6 Porters Yard that are II* and the church, which is Grade I.

1.155 Other buildings that make an important architectural or historic contribution to the conservation area. Elsie Cottage. 19/20th century red brick with slate roof and two chimneys. Two bay windows with slate roof extending over central doorway. Original windows and modern simple railings to front.

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1.156 Gardens Corner, Britlings and Mortimers. A fine grouping of late 20th century design that have been previously recommended as an example of quality development whose scale, proportions and detailing are in harmony with an historic environment that should act as an example for infill development in similar situations elsewhere in the District. As such it is unusually considered appropriate to introduce additional controls to protect them. Late 20th century two storey development render with tiled roofs, chimneys and porches reflect the scale materials and proportions of nearby historic residential properties. Simple railings to front.

1.157 St. Mary's Room. Former school building, single storey brick with slate roof. Some decorative brick detailing and plaque with words 'National School 1836' together with front porch, circular door and original windows make this a distinctive building that contributes to the historical and cultural heritage of the town.

1.158 Important trees and open spaces. A rich mixture of deciduous and coniferous planting in the churchyard makes a significant visual and ecological contribution in this location. The new cemetery to the west of the existing one would benefit from comprehensive planting to give it much needed form and structure.

1.159 Important views. These are shown on the relevant maps. The church dominates the local landscape and any detracting proposals will be refused. The view of Church End and the church tower from further vantage points on Beaumont Hill and the Causeway are particularly important. The open nature of the agricultural land separating these distinct areas performs an extremely important function in preventing the coalescence of the two parts and the open qualities of this landscape must be maintained to perpetuate this function.

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Picture 1.18 Church End and the important gap of farmland separating it from the rest of the town. The modern development detracts.

1.160 Other distinctive features that make an important visual or historic contribution. There are some railings that make such a contribution and these are shown on Figure 4. The railings forming part of the river crossing fall into this category and are in need of repair and repainting.

1.161 Proposed boundary revisions. The UDC development and The Charters is a mixture of single and two-storey development clustered around a small green. This development from the late 20th century regrettably adds little to the conservation area and is recommended for exclusion. However the existing green could be improved with additional tree planting.

1.162 Non residential properties in the town. If the type of Article 4 Directions are initiated to control materials etc in a conservation area, these are only applicable to residential properties and therefore the compilation of this map assists in this respect. The extent of rear boundaries in the commercial centre was occasionally difficult to ascertain and such boundaries may occasionally be inaccurate. Also no survey work has been undertaken to differentiate between residential and commercial uses on upper floors in the commercial centre. However as most properties in this location are listed, additional controls by virtue of an Article 4 Direction on residential upper floors would be unnecessary. The detail is shown on Figure 5.

2 Part 2 - Management Proposals

Revised Conservation Area Boundary

The revised boundary is shown on Figure 6 and 7

2.1 Proposals are identified on Figures 2, 3 and 4 and their descriptions can be found in the accompanying appraisal texts for the three character areas.

General Planning Controls and Good Practice in the Conservation Area

2.2 The general controls and national legislative framework has already been described. Against this background, the Council's Development Control staff process planning applications assisted by the Council's Conservation Officer.

2.3 Planning applications are currently considered against policies set out in the Uttlesford Local Plan that can be seen on line at Local Plan and Local Development Framework homepage. .

2.4 One particularly relevant policy, Policy ENV1 – Design of Development in Conservation areas says 'Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open spaces and their enclosure, grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted'. This policy was a main consideration for developing management proposals set out below.

2.5 Good practise advice for applicants wishing to submit an application is to carefully consider the wording of the above policy and enter into discussions with the Council before submitting the application to avoid delay and hopefully achieve a satisfactory outcome.

2.6 The quality residential development at Britlings Gardens Corner has been discussed previously and the concept of this development is a beacon whose principles need to be applied elsewhere in the District.

2.7 Potential redevelopment sites. The appraisal has identified three such sites being the former Infant school to the north of The Downs, the garage on Stortford Road and the Chequers PH.

Planning Control and Good Practice, Listed Buildings

Figure 6 and 7 shows the listed buildings.

2.8 Policy ENV 2 – Development affecting listed buildings says 'Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for

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the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting.

2.9 The listed buildings in the conservation area are very different in character, span many centuries and display a wide variety of architectural styles, methods of construction and use of materials. Good practise advice to applicants is to acknowledge this essential fact when submitting an application and recognise that the Council's overall objective is to ensure that proposals accord with the above policy especially in determining scale and in the use of materials. The former must always be subservient whilst the latter should always be of the highest quality and frequently involve the use of second hand materials. A pre-submission discussion with the Council's Conservation Officer is advised to establish such parameters.

2.10 Welsh slate is a traditional material, particularly on 19th century listed buildings and when it becomes necessary to re-roof such buildings, second hand Welsh slate should normally be used. The use of plastic windows on listed buildings is entirely inappropriate. The Council will use its powers of enforcement in appropriate situations if unauthorised works are carried out.

Planning Controls and Good Practice in respect of other buildings that make an important architectural or historic contribution

2.11 Policy ENV1 referred to above includes such buildings that are identified on Figure 6. As set out earlier buildings in conservation area cannot be demolished without consent. Because of the important architectural or historic contribution these buildings make to the conservation area, any application involving their demolition will normally be refused.

2.12 Not surprisingly a number of windows and doors have been replaced in some of these buildings by inappropriate modern ones. It is also noted that traditional roofing material has been replaced with modern material that is inappropriate (for example nos. 84 – 86 High Street). It is therefore intended to introduce an additional control to prevent this from happening in the future. The council therefore suggests an Article 4(2) direction be introduced to remove the right to alter windows and doors and roofing materials on selected dwellings and appropriate consultation will take place in due course.

2.13 The government advises that such powers should be used sparingly and this advice has been heeded. Notwithstanding the proposed Direction other quality features such as chimneystacks and pots, decorative brickwork and bargeboards will remain unprotected in law. Good practise by responsible owners will be to maintain and retain these features. The Council's Conservation Officer will offer advice on request.

Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees

2.14 Policy ENV3 Open Spaces and Trees says 'The loss of traditional open spaces, groups of trees and fine individual specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value'.

2 Part 2 - Management Proposals

2.15 Great Dunmow is fortunate indeed to have the extensive area of The Downs. Other areas that perform an important open space function, including land in private ownership, are identified on Figure 6. Their loss will not be normally permitted in accordance with the above policy. Care in providing additional sport and play facilities on The Downs has previously been noted in the appraisal.

2.16 The general and diagrammatic locations of trees that make a particular contribution to the conservation area are illustrated on Figure 6. Other trees also contribute to the quality of the street scenes. As noted in the appraisal all trees in the conservation area (subject to exceptions) are afforded protection, as owners have to notify the council if they wish to undertake works to them. Many trees have been made subject to Tree Preservation Orders.

2.17 Good practise guidance for owners includes making regular inspections of trees to check for dieback and danger in the general interests of amenity and health and safety. The Council's Landscape Officer will offer advice in appropriate circumstances.

Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution

2.18 As the appraisal has demonstrated there are some lengths of quality railings and walls that are distinctive and add to the town's cultural heritage and must be protected from demolition. The railings and walls of quality are shown on Figure 6 and can be divided into two categories. Firstly there are those within curtilages of listed buildings where listed building consent will normally be refused for any proposal involving their demolition.

2.19 Secondly there are others that are not in the curtilage of a listed building. The council therefore proposes to introduce an Article 4 Direction to remove the right to remove selected railings and walls and appropriate consultation will take place in due course.

The Potential Need to Undertake an Archaeological Field Assessment

2.20 There are few opportunities for development within the conservation area as most sites considered acceptable for development have already been built on. However because of the archaeological importance of Great Dunmow and when development is proposed, applicants should familiarise themselves with Policy ENV4 –Ancient Monuments and Sites of Archaeological Importance. This policy states, inter alia, that '...In situations where there are grounds for believing that sites...would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined...'

Part 2 - Management Proposals 2

Enhancement Proposals to Deal with Detracting Elements

2.21 The appraisal has identified the following elements that detract from the qualities of the conservation area. The table below identifies them and proposes a course of action in summary form.

Detracting element.	Location.	Proposed action.
Open nature/lack of landscape structure	Church Gardens Open space	District Council to plant additional trees
Lack of landscape structure	Cemetery extension site	Liase with Town council /devise landscaping scheme and implement
Unmaintained railings	On bridge crossing the river Chelmer, Church End	Discuss with ECC, repair and paint as necessary
Damaged corner to building	Angel and Harp PH Church End	Discuss intentions to repair with owners
Rubbish	South of 54 -80 Stortford Road	Discuss removal and potential for improvements with owners (implemented recently by UDC)
Poor quality fence	Rosemary Lane, north of no.22 Stortford Road	Discuss improvements with owners
Railings and car park surface	The Chequers PH	Discuss improvements with owners
Railings and Gate	United Reform Church, New Street	Discuss refurbishment and painting of railings and replacement of iron gate with owners. Discuss potential for boundary hedge to shield car park and enhance street scene
Signage and surfacing	District Council Offices	Discussions in hand to implement improvements to signage surfacing and information display
Boundary block work wall	To front of Nos. 68 –72 High Street	Discuss with owners
Derelict building	The former Dunmow Inn, High Street	Part of redevelopment scheme Discuss with owners
Screen walls leaching and broken fence	Rear of Co-op	Discuss with owners

2 Part 2 - Management Proposals

Detracting element.	Location.	Proposed action.
Deteriorating vacant building	South of Co-op on White Street	Discuss with owners
Signage and broken windows	Rear elevation of building on White Street, advertising Raita restaurant	Discuss with owners
Untidy area	Rear of 9 – 15 High Street	Discuss with owners
Untidy car parking area	Parsonage Downs, southern access road	Discuss with Town Council, believed to be the owners
Skate board	The Causeway	Discuss potential for removing graffiti with Town Council

Table 2.1 Management Proposals

Maps 3

Fig 1 - 1877 O.S. Map with Current Conservation Area

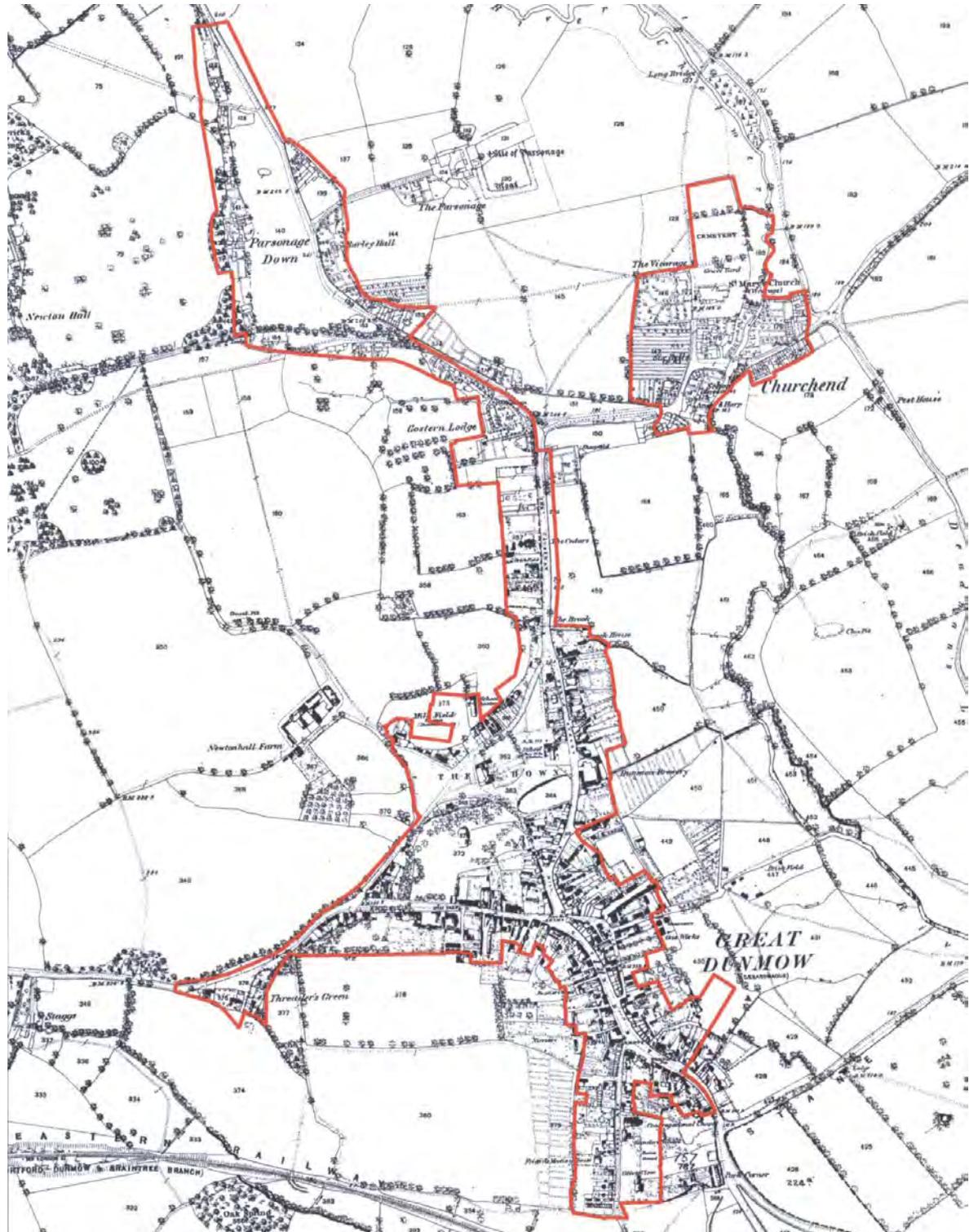


Figure 3.1 1877 O.S. Map with Current Conservation Area

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3 Maps

Fig 2 - Area 1

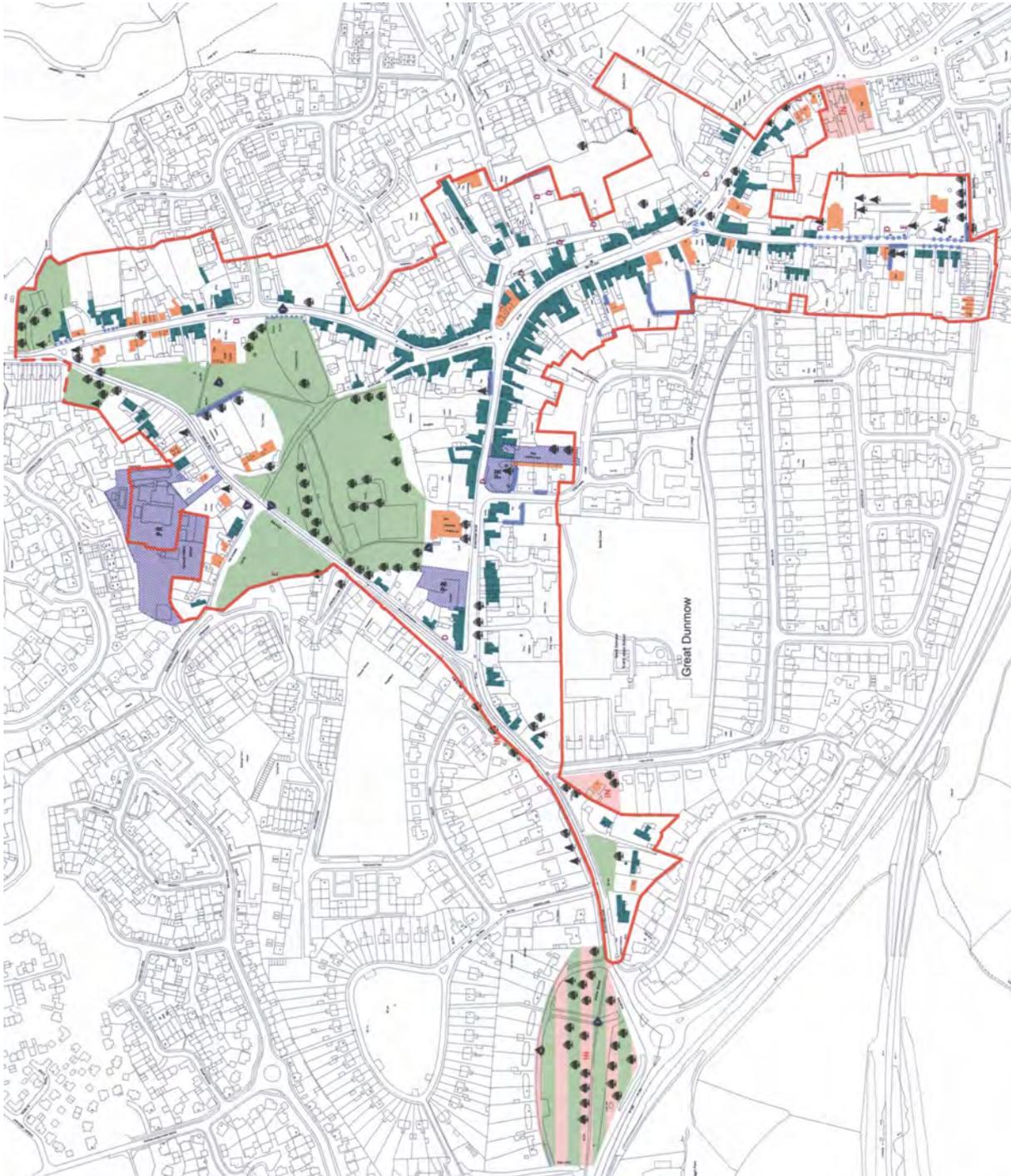


Figure 3.2 Area 1

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Maps 3

Fig 3 - Area 2



Figure 3.3 Area 2

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Maps 3

Figure 5 - Non Residential Properties

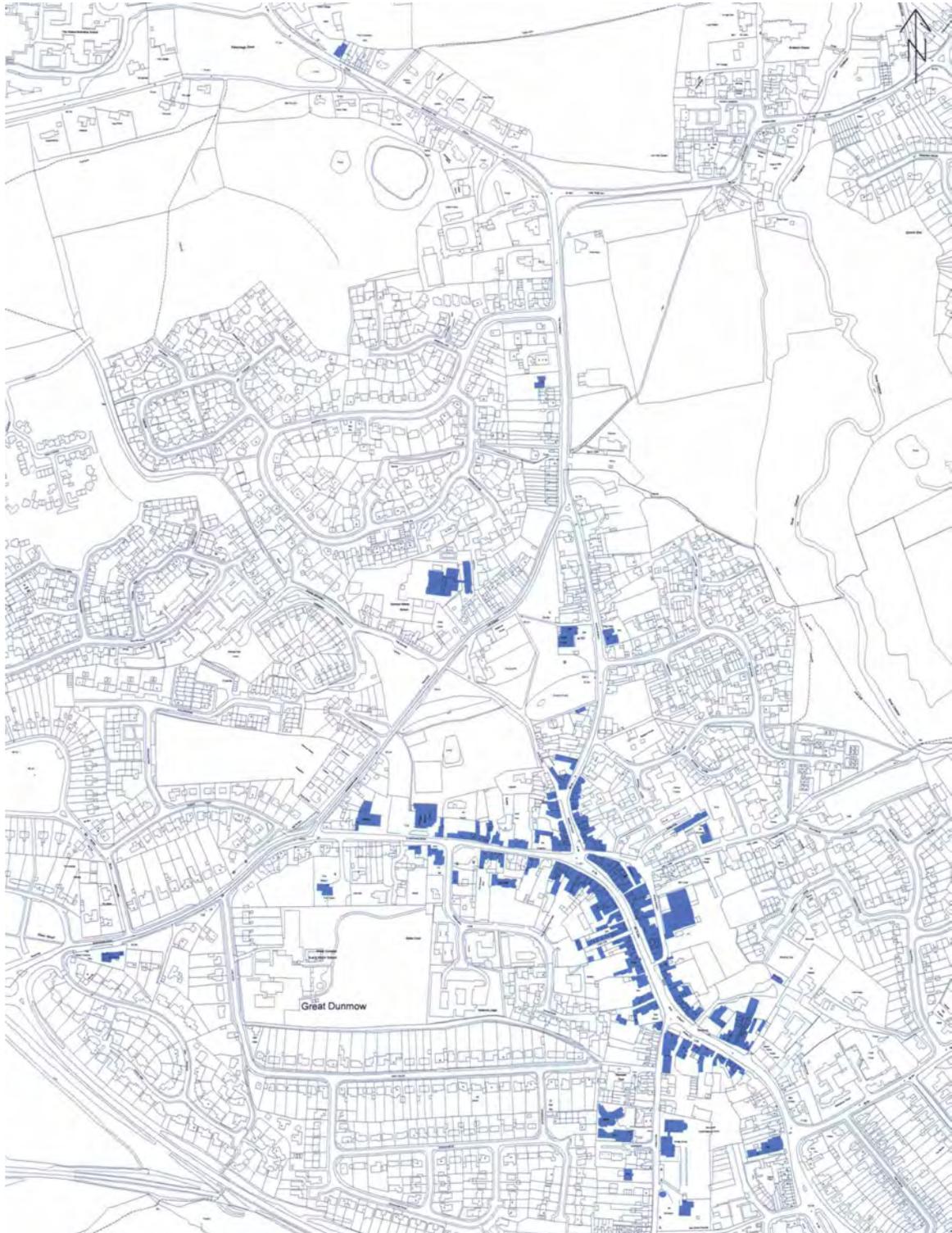


Figure 3.5 Non Residential Properties

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3 Maps

Character Analysis Key

CHARACTER ANALYSIS KEY



Existing Conservation Area boundary



Individually Listed Buildings



Other buildings that make an important architectural or historic contribution to the conservation area



Important Open Spaces



Important Trees

Other distinctive features that make an important visual or historic contribution:



Walls



Railings



Telephone Box

War Memorial



Important Views

D

Detracting elements

E

Enhancements

Proposed boundary revisions to the Conservation Area:



Include additional area



Exclude existing area



Potential Redevelopment Site

Maps 3

Figure 6 - Management Plan (North)



Figure 3.6 Management Plan (North)

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3 Maps

Figure 7 - Management Plan (South)

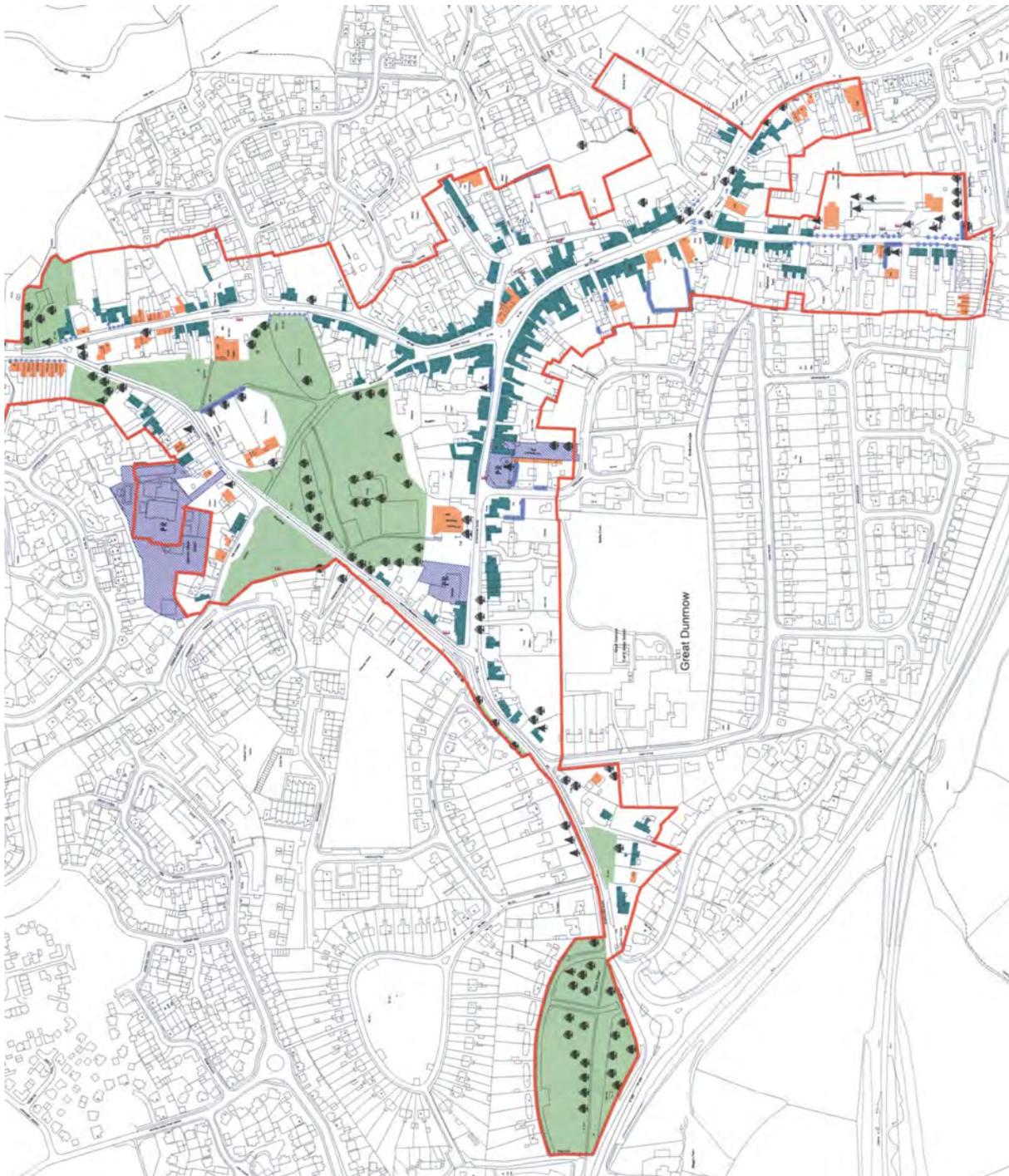


Figure 3.7 Management Plan (South)

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Maps 3

Management Plan Key

MANAGEMENT PLAN KEY



Revised conservation area boundary, adopted Policy ENV 1 applies



Listed Buildings, adopted Policy ENV 2 applies



Other buildings to be protected from demolition, see policy ENV 1. Additional controls to be introduced for selected buildings



Important open spaces protected from development, adopted Policy ENV 3 applies



General location of important trees/groups of trees



Walls

Other distinctive features to be protected from demolition within parameters of planning law



Railings

Additional controls to be introduced for selected walls and railings



Telephone Box



War Memorial

E

Proposed enhancements



PR

Potential Redevelopment Site