

GOLDHANGER

Conservation Area Review and Character Appraisal



Front cover illustration: Head Street, Goldhanger, c.1975, looking towards The Chequers.

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1. INTRODUCTION

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

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

Goldhanger is a rural village in the Maldon District in the east of the county, at the head of a short creek on the northern side of the Blackwater estuary. The village has considerable historic charm, and despite significant 20th century infill development retains a high proportion of listed buildings as well as other unlisted older buildings that contribute to its special character.

The conservation area in Goldhanger was first designated in December 1975 since when there have been no revisions to the boundaries. The conservation area at Goldhanger comprises the historic core of the settlement, centred on the church of St Peter and the historic Chequers pub. It extends along a short length of Head Street, Church Street and Fish Street, where the road terminates as it heads towards the estuarine coast.

Designation of a conservation area places firmer planning controls over certain types of development, including extensions, boundary treatments, the demolition of unlisted buildings and works to trees. However, it does not prevent any change to the area and it may be subject to many different pressures (good and bad) that will affect its character and appearance. Although Goldhanger is a remote village, it faces continuing pressure for change, including for new housing. Probably the greatest threat to the special character of the conservation area is the continuing pressure for 'modernisation' and 'improvement' of existing buildings, where alterations could result in considerable loss of character. Many of these works can be carried out as permitted development within the provision of the Town and Country Planning (General Permitted Development) Order 1995.

Maldon District Council commissioned Essex County Council to prepare the conservation area appraisal and review. The research and fieldwork were carried out in February 2007.

The appraisal provides a brief development history of the settlement. This is followed by a description of the townscape and assessment of character. The contribution of different elements of the townscape to the character is identified through detailed street by street analysis.

Any issues which may affect the protection of character will be highlighted and opportunities for enhancement identified. This appraisal also considers alterations to the boundary of the conservation area. The appendix includes a Building Assessment table, a basic survey of specific features of individual buildings, identifying modern alterations which may be out of keeping with the character of the Conservation Area.

2. CHARACTER STATEMENT

Goldhanger Conservation Area encompasses the historic core of the rural, estuarine village, focussed on the 11th century church of St Peter and neighbouring 16th century Chequers pub. The historic settlement is a very good nucleated village with all the traditional village elements: church, pub, Victorian school, rectory and pump, although the shops have only survived in vestigial forms. Its history is intimately linked to its setting at the head of an estuarine creek, giving access to the river for fishing and transport. The surrounding landscape supported a prosperous rural economy based on agriculture and wildfowl. Bypassed by the main road, the heart of the settlement is peaceful and unspoilt. The layout of the village follows a historic road pattern where Head Street meets Church Street running north and Fish Street running south towards the sea wall, where it terminates. Towards the top of Head Street the road widens to create a broad open area known as The Square with the village wheel pump, and this is a distinctive element in the street scene. Despite significant 20th century infilling and replacement dwellings, the conservation area retains a rich and varied historic built environment. Properties span the centuries, exhibiting a variety of traditional building methods and materials, of which soft red brick and handmade clay tiles notably add warmth, colour and texture to the street scene. The conservation area is given cohesion and a sense of identity by the common use of low red brick boundary walls to properties. Attractive hedge boundaries and trees also contribute to a strong green and rural character, particularly along Fish Street. The contrast between the intimate enclosure of the village settlement and the occasional expansive views of the surrounding flat arable landscape, sea wall and estuary creates visual drama, particularly from within the churchyard.

3. STATUTORY PROTECTION WITHIN THE CONSERVATION AREA (Fig. 1)

There are 15 buildings within the boundary of the conservation area listed as being of special architectural or historic interest. All are grade II listed, except for the grade I listed church. There are no scheduled monuments within the conservation area.

Within the conservation area there is one public right of way indicated on the Definitive Map of footpaths in Essex, passing through the churchyard from Church Street and heading eastwards. A further path leads east from beyond the southern end of Fish Street heading to the sea wall, running along the boundary of the conservation area. This is well used by walkers.

The conservation area falls within a special landscape area (SLA), identified by Maldon District in the Replacement Local Plan as being of special landscape value making an important contribution to the District's natural heritage and which should be protected. Proposals that would result in the loss of trees which make a valuable contribution to the character or appearance of the area will be resisted. Although no trees within the conservation area are specifically protected by Tree Preservation Orders, the trees enjoy protection in as much as anyone carrying out works to a tree in a conservation area must give written notification to the local planning department at least six weeks beforehand.

In addition the conservation area lies in the Coastal Zone, a designation which aims to protect the rural undeveloped coastline from development. Although the Replacement Local Plan does not specifically identify areas designated by the Environment Agency as at risk of flooding, flood risk is a major development constraint in the District, particularly within the Coastal Zone.

4. PLANNING AND PLANNING POLICIES

Designation of a conservation area places firmer planning controls over certain types of development, including demolition of existing properties and works to trees. The Local Planning Authority is required to achieve high standards of design and appropriateness for all new building works and extensions within the designated area.

Designation is not intended to prevent change, but to ensure that necessary change does not damage the essential character which designation was intended to preserve. The issue of 'character' is one of great importance which needs to be fully understood and its implications fully acted upon. Works carried out as 'permitted development', and thus not subject to planning control, have the potential to erode the character of the conservation area. Those carrying out such works need to be aware of this risk and of their general public duty to avoid causing damage to the character of the conservation area.

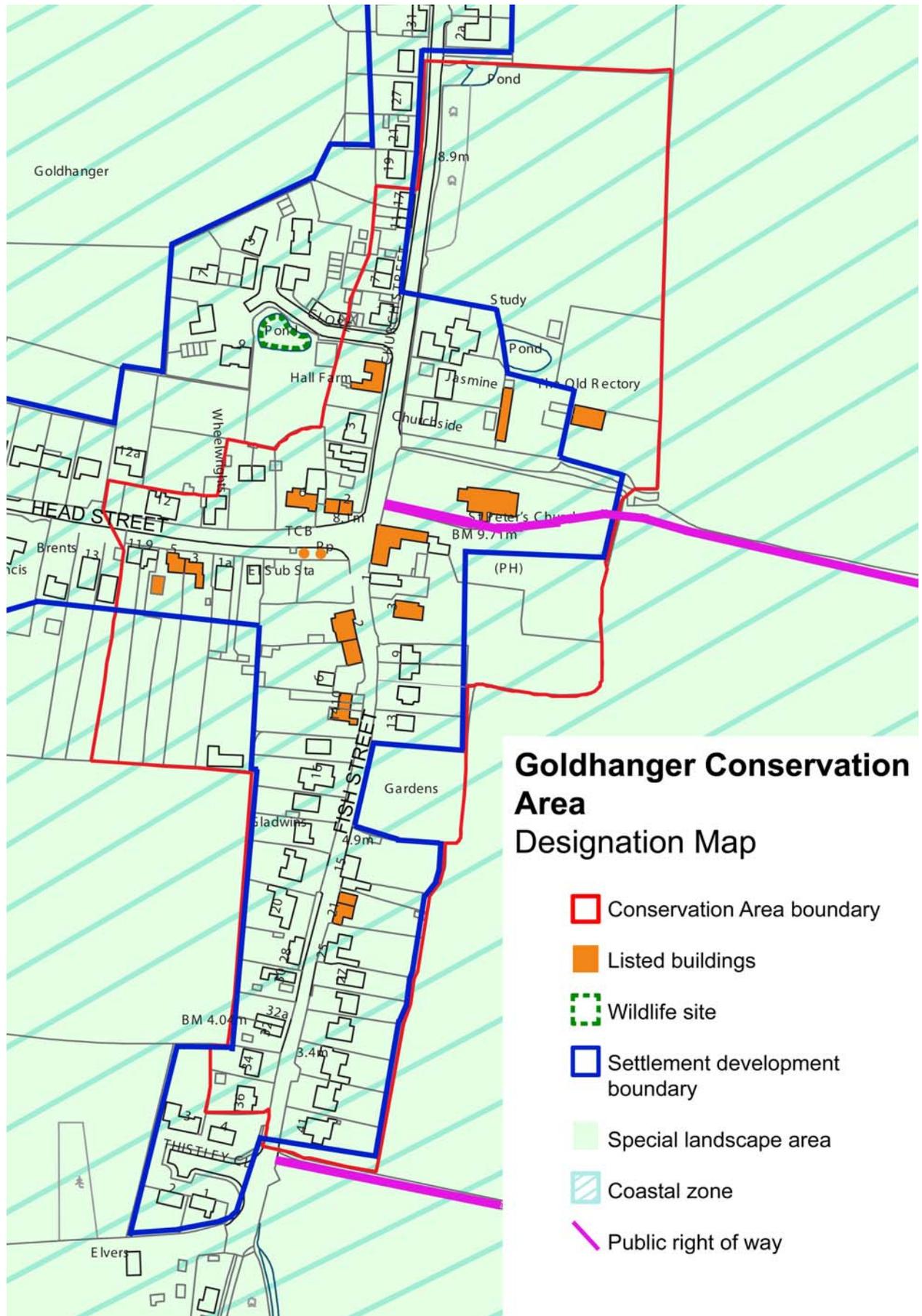
Maldon's Replacement Local Plan was adopted in November 2005. The Built Environment objectives contained in it aim to achieve good design, the protection of listed buildings, the harmonisation of new build with existing buildings and their surroundings to avoid erosion of historic character, the preservation and enhancement of conservation areas, and the promotion of sustainable development (policies BE1, BE12-16). Other policies concerning controls in conservation areas are M/BE/17

(Protection), M/BE/16 (Advertisements), M/BE/18 (Demolition), M/BE/19 (Development), M/BE/27 (Satellite dishes). Protection for Listed Buildings is contained in M/BE/20 (Demolition), M/BE/21 (Change of Use), M/BE/22 (Curtilage), M/BE/16 (Advertisements), M/BE/27 (Satellite dishes). Archaeological sites in Historic Towns are subject to M/BE/23 (Protection).

The Replacement Local Plan aims to combine sensitive stewardship of the District's natural and built resources with economic regeneration and growth. As a rural area the District's most important assets are the countryside and the coast. To safeguard these assets the Local Plan requires development to be concentrated within defined settlement development boundaries, to ensure that best use is made of existing public services and infrastructure whilst protecting the countryside. Parts of the Goldhanger conservation area fall within a defined settlement development boundary within which new development will be directed (Policy M/S/1). The meadow to the north of the old school, the churchyard, land to the south of the church, the allotment gardens, and long rear gardens south of Head Street are all excluded from the development boundary.

The Replacement Local Plan recognises the importance of the District's landscape with policies that set out to protect its character. In particular, permission will not normally be given for development within Special Landscape Areas unless its location, siting, design, materials and landscaping conserve or restore the character of the area in which the development is proposed (Policy M/CC/6). Other than local needs, strategic development will generally be located away from the Coastal Zone, and there are stringent restrictions on development within the Coastal Zone outside development boundaries that apply to parts of the Goldhanger conservation area. Any developments exceptionally permitted will not adversely affect the open and rural character, historic features or wildlife of the Coastal Zone (Policy M/CC/10).

Fig. 1 Goldhanger conservation area designation map.



5. LOCATION AND LANDSCAPE SETTING

Goldhanger is a relatively remote rural village located about five miles north east of the large town of Maldon. The main road from Maldon (B1026) bypasses the village, and the historic core remains isolated from more recent development on the Maldon Road which includes some large caravan parks.

The village lies on flat, low-lying land on the north shore of the tidal estuary of the river Blackwater, at the head of a small creek that was cut short from the village in the early 19th century. Occasional expansive views out to the river estuary are an important feature of the conservation area, as are views back to the village from the sea wall where the church tower is a landmark. These open views are sensitive to change, as any new development could potentially be visually intrusive, and the views should be protected.

Behind the coastal marshland the setting of the village comprises flat arable farmland lying on well-drained reclaimed marshland or clay soils. The area is generally not wooded, but there are some small plantations, including one at the southern end of Fish Street, and occasional trees in the hedgelines. There is an irregular pattern of mostly large fields; the arrangement of historic field boundaries shown in the tithe map of 1841 has been lost to a large extent where hedgerows have been removed. The retention of historic hedgerows is important to protecting the wider setting of the conservation area, and reinstatement of these historic landscape features should be considered.

The landscape is characterised by a sparse arrangement of small-scale settlements and farmsteads linked by winding lanes and footpaths. Goldhanger provides the main link to the seawall along this stretch of the estuary; otherwise the only routes are via small farm tracks and occasional footpaths.

6. ORIGINS AND DEVELOPMENT

Local author Maura Benham provided a comprehensive written account of the history of Goldhanger in 1977, and her work is acknowledged in the preparation of this account of the development of the village.

The date of the first settlement at Goldhanger is not known. Evidence of an Iron Age settlement has been found to the west of the village on Chigborough Road (EHER 7911, 7913, 7915). There was no sea wall at this time, and the land would have been crossed by tidal channels which flooded at high tide. It is likely that salt extraction was taking place along the Blackwater estuary by the Iron Age. A number of 'red hill' sites which are indicative of this activity are known in the vicinity, and are Roman or earlier in date. These include two on the creek side and (EHER 12123, 12124), and one at Bounds Farm (EHER12125), to the south of the conservation area.

Possible Saxon or Danish burial mounds have been identified west of Fish Street (EHER 12110). The first recorded mention of Goldhanger is in the Domesday survey of 1086, and this gives an indication of the settlement at the end of the Saxon period. Goldhanger is referred to as *Goldhangra*; the second element of the name probably refers to *anger* or grassland, and 'gold' is perhaps a reference to a marsh plant such as the marsh marigold which would have grown on the low-lying land (Reaney 1935, 303).

Land at Goldhanger had been held by Leofwin and later Ullward the priest as a manor, and also by Alric, and there were 40 households prior to the survey. Subsequent to the survey, and probably by the end of the 11th century, the manor at Goldhanger had fused with that of Little Totham, joined under the lordship of Hugh de Maunger. It is not known when a church was first built at Goldhanger, but it is likely to have pre-dated the combining of the manors, and the present structure has elements dating from the 11th century (chancel and the nave). There were also two lesser manors, one at Follifaunts (now Folly Faunts) and one at Fawlty (Vaulty).

By the time of the survey in 1086 the chief landholders in Goldhanger were Count Eustace of Boulogne, Hugh de Montfort and Ranulph Peverel. The number of households had fallen to 36, with the loss of a number of freemen. A licence was granted for a market at Goldhanger in 1348. From the medieval period Goldhanger was part of a well farmed landscape with much of the land under cultivation. Inhabitants made use of common pasture and woodland on Tiptree heath where pigs and cattle were kept, and sheep were grazed on the saltings. Fishing was also important in the local economy. The Chapman and André map of Essex of 1777 is a good representation of the settlement at the end of the medieval period, showing the extent of the built up area (*Fig. 2*). It shows a significant nucleated settlement clustered around the junction of what is now Head Street, Church Street and Fish Street, the latter heading south towards the marsh edge and Bounds Farm. The parish also included small areas of settlement around the two sub-manors and scattered farmsteads.

The date of the first sea walls at Goldhanger is unclear. Reclamation of land is likely to have occurred piece-meal from the medieval period, and by the time of the Chapman and André map the sea walls were in their present position.

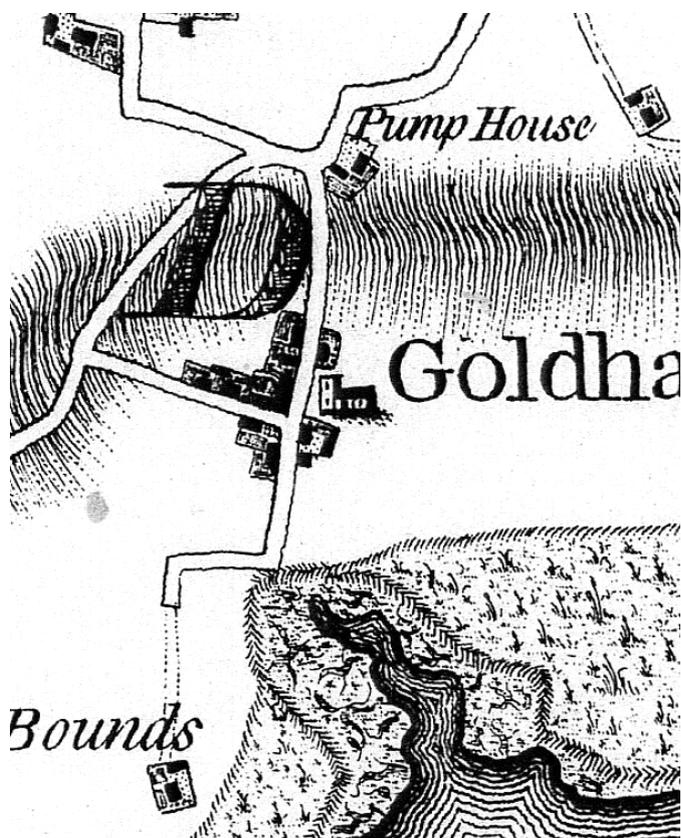


Fig. 2 Chapman and André map, 1777

Around 30 acres of marshland were reclaimed on the west side of the creek by Thomas Lee of Bounds Farm at the end of the 18th century, and the agricultural economy of the village prospered. The population of the village grew rapidly at the end of the century, increasing by more than 50% in the years between 1778 and 1801, from 205 to 331. The local economy was supplemented by fishing and by wildfowling. At least one duck decoy pond existed by the end of the 18th century, and four were recorded at the end of the 19th century, including a large one near Bounds Farm. It is not known when there was first a mill in Goldhanger, but the mill shown on the first edition O.S. map of 1874 (*Fig. 5*) worked into the 20th century with its associated maltings. The main structure was later converted into a pair of red brick cottages facing the street which have survived. The old mill house still stands on the site in extensive grounds. There were two shops in Goldhanger in the 1770s, although their location is not known, and The Chequers is recorded as the only alehouse in the village at the time.

Around 1795 the Goldhanger farmer William Bentall gave up farming to begin what became a highly successful business manufacturing ploughs. The business was expanded by William's son, and his patented improved 'Goldhanger' ploughs became internationally renowned (*Fig. 3*). An example of a Goldhanger plough can be seen at Crossing Temple.



The old original Goldhanger Plough.

Fig. 3 The Goldhanger plough, from a Bentall's sales catalogue of 1852.

By the time of the tithe map of 1841 the village had extended further north along Church Street, mostly on the west side, and south along Fish Street (*Fig. 4*). This map shows the broad open area known as The Square in front of the church, which may reflect a former use as a market square. It is not known when the market ceased to operate. A village fair was held in the Square until at least the mid 19th century, and the village pump was also located there. In 1851 the parish encompassed 2,110 acres, with a population of 535, and was a thriving, self-sufficient community. The Leigh family were prominent local residents and rectors in Victorian Goldhanger, and they paid for a comprehensive restoration of the church by 1855.

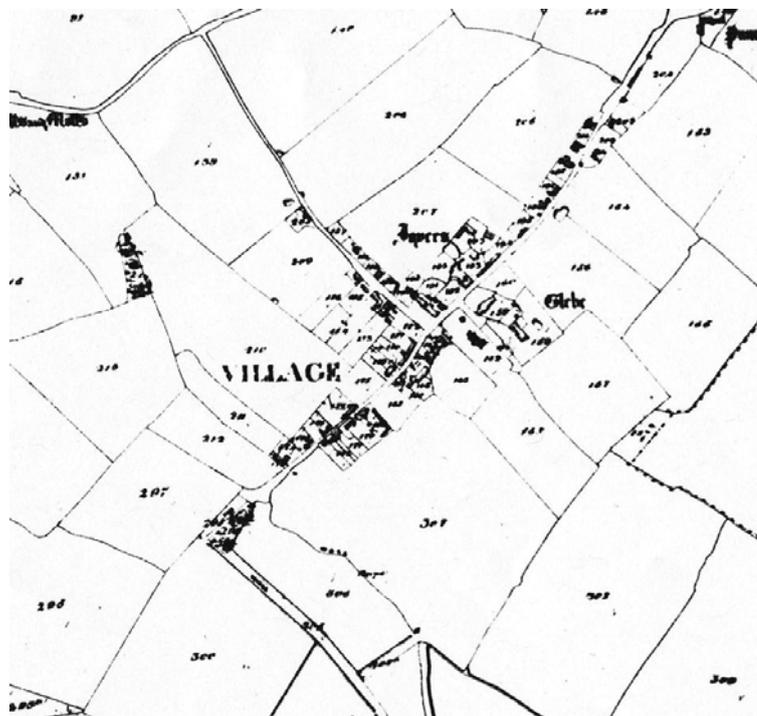


Fig. 4 Tithe map, 1841.

The Leighs also built an imposing new red brick rectory (now Goldhanger House) at the top of Church Street in the Gothic style in the early 1850s. A National School operated in the village from 1848. The present school building was erected in 1875 soon after the population reached its peak at 558. The school was located next to the tithe barn that stood to the north of the church at that time. A Wesleyan chapel was built in 1839 and this still stands behind houses on the south side of Head Street. Four coastguards lived in a row of red brick cottages that remain on Church Street. The Chequers had been joined by a second pub in the village, The Cricketers, by 1870. Commercial enterprises in the 1850s included three shopkeepers, a butcher, boot and shoe makers, blacksmiths, farmers, wheelwrights and carpenters. Local farmers made use of waterborne transport, and evidence for this can still be seen in the creek where the remains of Thames barges, including the Snowdrop built in Harwich in 1879, can be seen protruding from the mud (EHER 13743). The first edition O.S. map of 1874 shows the main buildings in the village by that time, and indicates the extent to which trees and gardens contributed to the character of the settlement (Fig. 5).

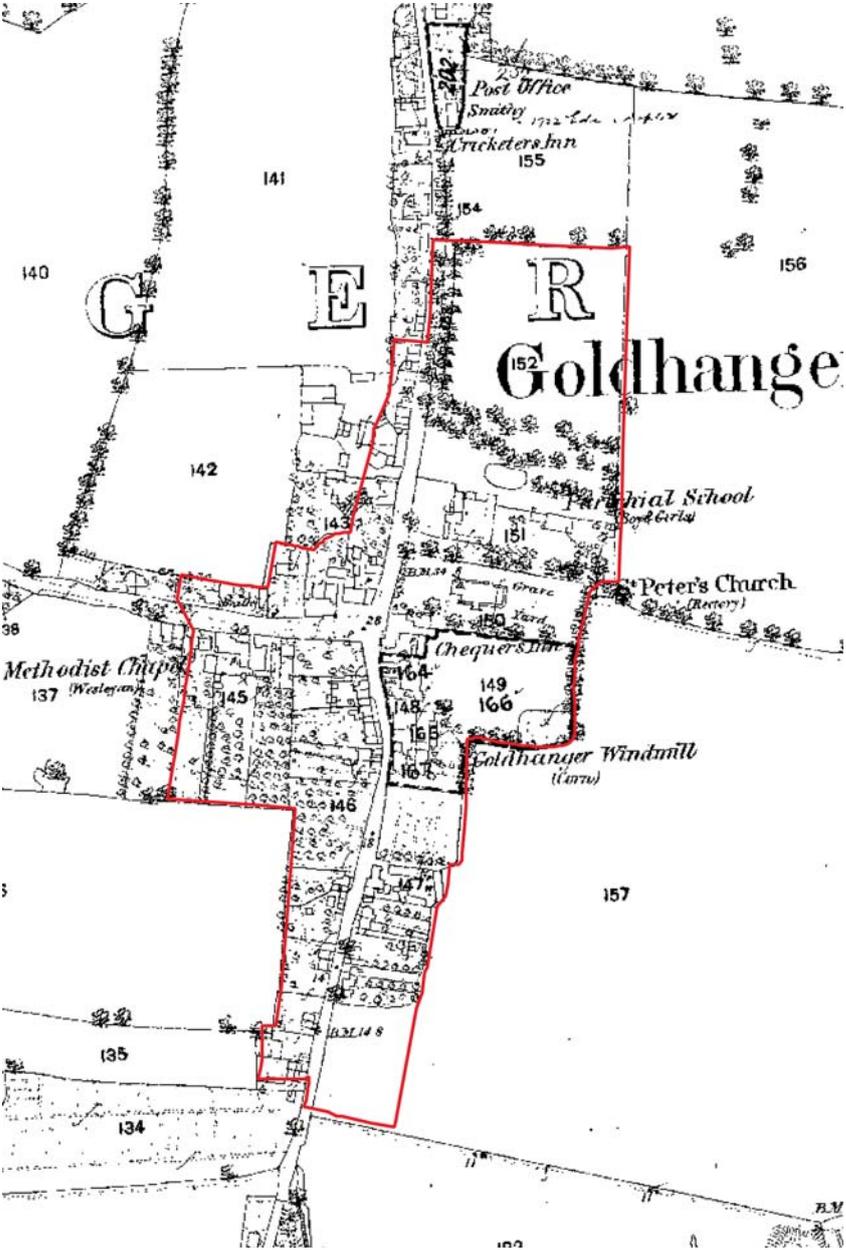


Fig. 5 First edition O.S. map, 1874, showing the

Goldhanger village remained little changed after the 1870s, and appears much the same in the third edition O.S. map of 1922 as it did in the edition of 1874 (Fig. 6). There were more small cottages, providing housing for fishermen and farm workers than are seen in the village today (Fig. 7). However in the postwar period the rural and fishing economy declined. In the later 20th century the wider settlement experienced significant expansion and infilling responding to increased demand for housing, providing both council housing and larger detached homes. New housing was built around what is known as The Triangle, formed by Church Street, Maldon Road and Head Street. Development also extended further south along Fish Street. The zone within The Triangle has largely remained open and undeveloped and falls outside the settlement development boundary as defined within the District's Local Plan. However there has been some encroachment on this area, most recently with the development of St Peter's Close off Church Street since 2000. What remains of the mill and maltings have been converted to private housing, and whilst the village has kept its two pubs it is now primarily residential, retaining little of its former mixed use and self-sufficient character. There are few community facilities, but a village hall was erected in 1939, and there is a general store on Maldon Road.

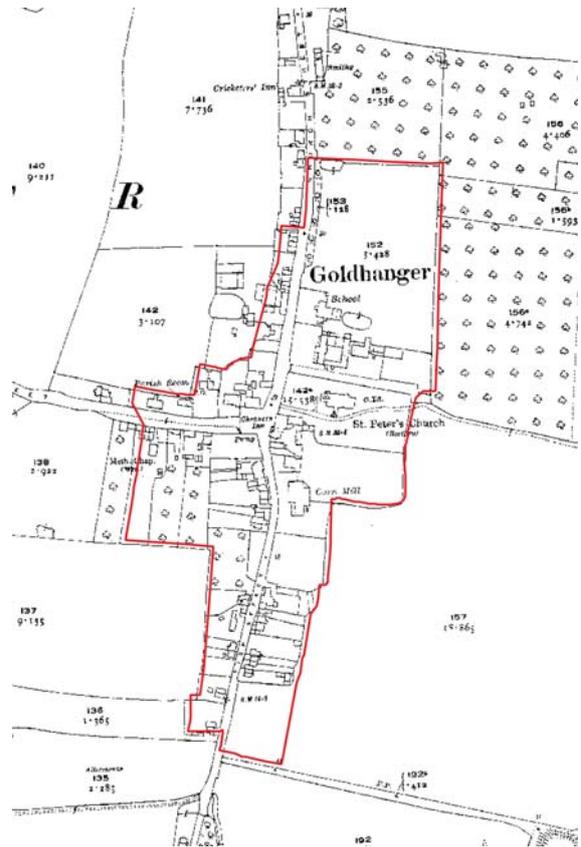


Fig. 6 Third edition O.S. map, 1922, showing conservation area boundary.



Fig. 7 Fish Street, 1912.

Goldhanger today is an active and close community, despite poor community amenities and lack of employment in the immediate area. The creek is no longer busy with fishing boats, and is a tranquil backwater used mainly for recreational purposes. The mudflats and marshes support a variety of estuarine plants and wildlife including wading birds. Although the historic core of the village remains largely intact, there are many new private houses, some replacing old cottages and others infilling open sites. By-passed by the main road, the village centre sees little through traffic. The population of the parish now stands at around 650 living in about 260 households. The attractive village centre, good pubs and proximity to the sea wall make Goldhanger a popular attraction for visitors, particularly walkers and cyclists.

The built environment of Goldhanger reflects its origins and development with a variety of buildings of different periods. The map on page 12 shows the estimated date of construction of buildings within the conservation area (*Fig. 9*).

7. TOWNSCAPE

The relationship between unity and variety is an important factor in the character of historic settlements. Over-unified places are dull and monotonous and too much variety means visual anarchy. Historic towns and villages embody the right balance and this is an important part of their charm.

Townscape is the art of public space, where buildings are arranged to provide a stimulating environment. The 'unity' element is formed by the interlinking thoroughfares which bind a settlement together. An attractive place has a variety of enclosed spaces, like outdoor rooms, joined to form continuous routes.

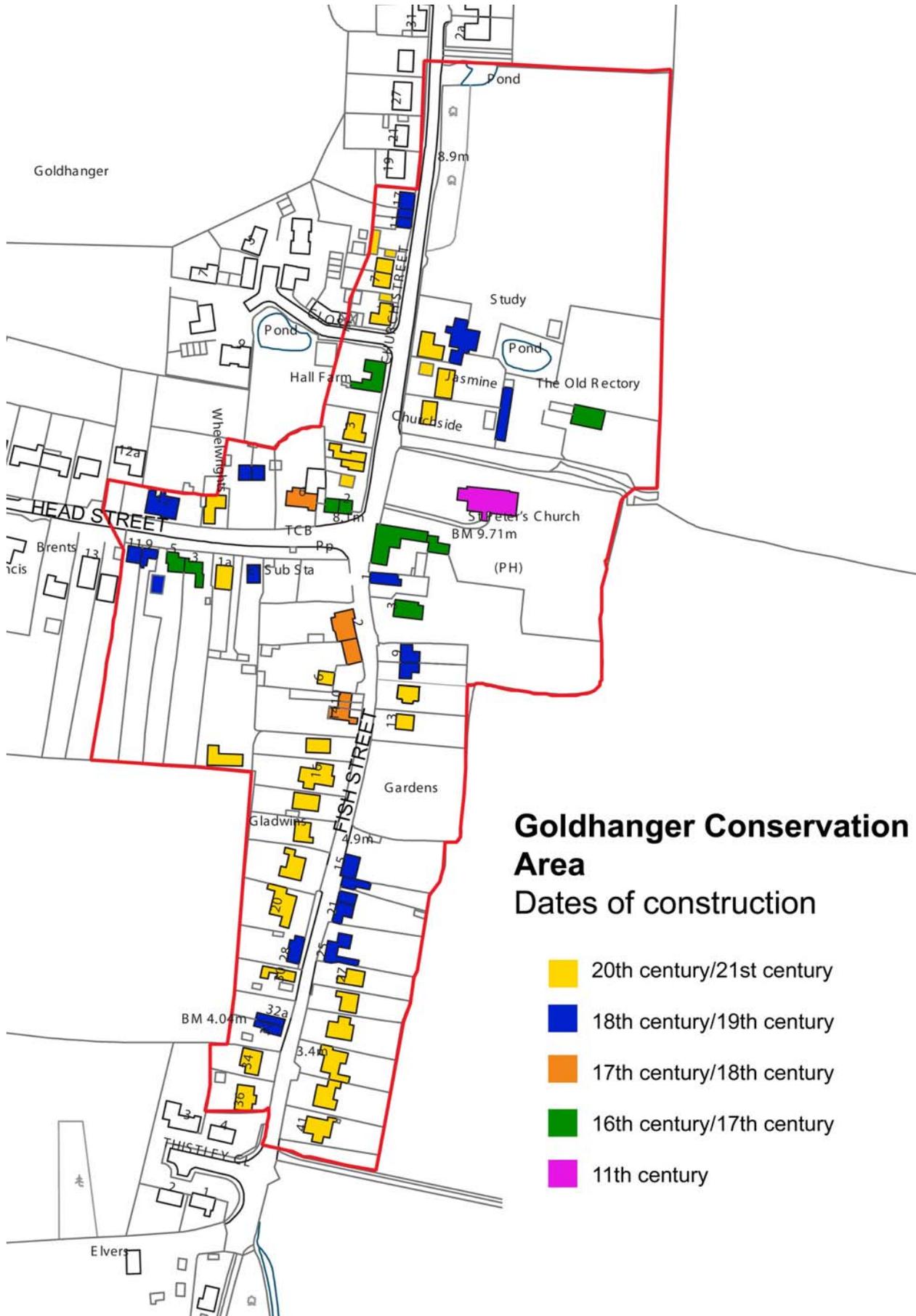
The core of the conservation area at Goldhanger lies at the meeting point of three old streets, Head Street, Fish Street and Church Street (formerly known as Goldhanger Street or The Street). Development is generally linear in form along these streets, with properties facing the street, and there is little backland development.

Head Street is a broad street, which widens at its east end in front of The Chequers (*Fig. 8*). Properties on both sides are set back at different levels creating a varied building line. Plot sizes vary, although there are distinctive long narrow plots on the south side. Varied façades and building forms add further interest and informality to the scene. The delightful Wesleyan chapel is a surprising discovery closing a narrow view between buildings. Properties on the south side of the street are set behind a gravelled verge which provides



Fig. 8 Head Street, looking east.

Fig. 9 Map showing earliest dates of buildings.



angled parking for residents. This helps to diminishes the impact of parked cars on the attractive streetscape. The absence of raised pedestrian footpaths contributes to the historic, rural character of the village at this point.

The broad open area in front of The Chequers is known as The Square, and is a strong element in the spatial character of the conservation area and an important historic townscape feature probably associated with the village’s ancient market. It also forms the setting for seven listed buildings in the conservation area, and contributes to an attractive view up Head Street. The Square is believed to once have been much wider before the southern corner was enclosed, forming what is now the car park for The Chequers. This car park area was previously a garden meadow. It is now bounded by a low red brick wall which is a characteristic boundary treatment in the village. The low height of the wall and the particular use of this area contributes to the spaciousness of the street scene at this important junction. The Square retains a sense of providing a focal point for the village and its residents, and is furnished with a miscellany of amenities including the old village well pump, telephone box, bus shelter, benches etc.

Church Street is a relatively broad, straight street, which is more closely built up along its western edge than on the east (*Fig. 10*). The view along the street is spoilt by parked cars. Tarmac pedestrian footpaths and concrete kerbstones are unsympathetic in this rural context, but trees and hedges soften the scene. There was once a row of elm trees bordering the east side of the street from the churchyard, but these have been lost. Along the west side properties are generally built up fairly closely to the street edge, sometimes right to up to the back of the pavement, but the varied plot sizes and building line create informality and a weak sense of enclosure. Differing facades and building forms add variety and interest to the street scene.



Fig. 10 Church Street looking north.

Adjacent to Hall Farm, the development in St Peter’s Close lies outside of the conservation area, but views into it are a feature in the townscape (*Fig. 11*). The arrangement of properties around a cul-de-sac disrupts the historic street pattern and is not a traditional street form. However it creates an attractive view from Church Street with its irregular frontages. This development also encompasses a historic pond which is now designated as a wildlife site due to the presence of great crested newts. It has been attractively landscaped into the new development, and adds interest to the view from Church Street.



Fig. 11 St Peter’s Close.

On its east side Church Street remains less developed within the boundary of the conservation area, although it has been developed to the north. This area includes the churchyard, the Victorian school and school yard, as well as the large meadow to the north which forms an important element in the rural character of the conservation area. A characteristic red brick boundary wall encloses the street edge from the churchyard all the way along to the school with occasional breaks for gates and drives. A green-edged gravel track passes to the north of the churchyard along its boundary wall, providing access to the Old Rectory and to fields. The soft, unmade character of this track contributes to the overall informality of the conservation area.

The churchyard is the largest area of publicly accessible green open space within the conservation area (*Fig. 12*). It is bounded to the west, north, and partially to the east with a red brick wall. The remainder is bordered by hedge, with remnants of iron railings. Outbuildings belonging to The Chequers form the boundary to the south west. Unusually one window of the pub provides views directly into the churchyard and to the massive church tower. From within the churchyard there are wide, expansive views to the estuary across flat, green meadows, and beyond to Osea Island. These views are an important reminder of the estuarine setting of the village, and, with the exception of the meadow north of the school from which distant views of the estuary can be glimpsed, this is the only place where it is possible to appreciate the proximity of the sea wall.



Fig. 12 View south-east from the churchyard towards the river estuary.

Fish Street is a historic street said to have been used by smugglers carrying contraband up from the creek. It is visually narrower than Church Street, despite the fact that buildings are set back further from the road (*Fig. 13*). This effect is the result of front boundary treatments of walls and hedges providing definition to the street edge. Many properties have on-plot parking concealed behind the front boundaries so that cars do not intrude on the unspoilt character of the street. The impression is of a peaceful, rural street, sloping gently down as it heads towards the sea wall.



Fig.13 Fish Street looking south.

Looking north up Fish Street there are good views back towards the Old Mill House, and also beyond to the Square and the church tower.

A distinctive element in the spatial enclosure of the conservation area which is an important feature in its special character is the use of low red brick walls to define road edges (*Fig. 14*). The position of good examples of this walling are indicated on the map on page 17, and these should be preserved. They are particularly notable in defining spaces around the Square, at the south end of Church Street and the north end of Fish Street. Elsewhere, most notably along the southern portion of Fish Street, hedging provides a soft edging to the street, enhancing its informal and rural character.



Fig. 14 Historic red brick walls fronting both old and new properties enclosing the street edge at the northern end of Fish Street.

The conservation area encompasses several significant open spaces that provide contrast with the more built-up stretches of the village’s streets. These include the meadow at the northern end of Church Street adjacent to the school, which allows expansive views beyond to the open countryside and serves as an important reminder of the rural context of the settlement. Coastguard Cottages on the west side of Church Street face out across the meadow towards the estuary. The map below identifies green and open areas of particular significance for the townscape, but unmarked areas do not indicate a lack of significance.

Mature trees make an important contribution to the attractive and green character of the conservation area. These include trees in the churchyard, along the street edge and in gardens.

An analysis of the contribution of different elements in the spatial and townscape character of the conservation area, including views and green opens spaces, is represented in the map below (*Fig. 16*). The contribution of private gardens is not represented, but the aerial photograph below (*Fig. 15*) clearly shows the extent to which

these are an element in the spatial character of the conservation area. The approximate position of some key trees and continuous hedgelines are marked but this is not intended to be comprehensive. In particular front boundary hedges have not been included although these have already been shown to make an important contribution to the green character of the area. Good front boundary walls that should be preserved have been indicated, but gaps for gates and drives have been omitted. The aerial photograph (*Fig. 15*) provides a good comparison of the interrelationship between streets, planting, buildings and open spaces.

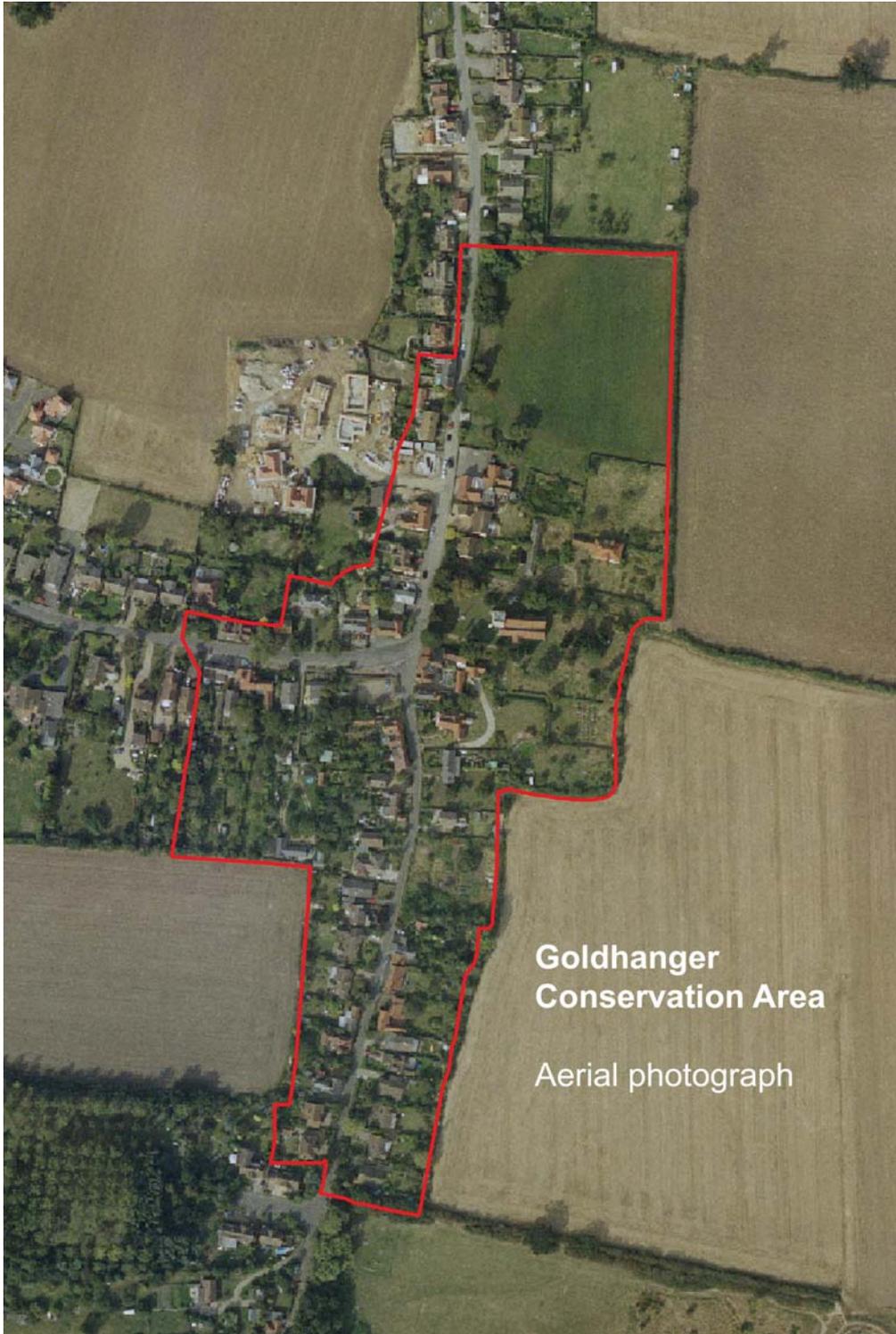
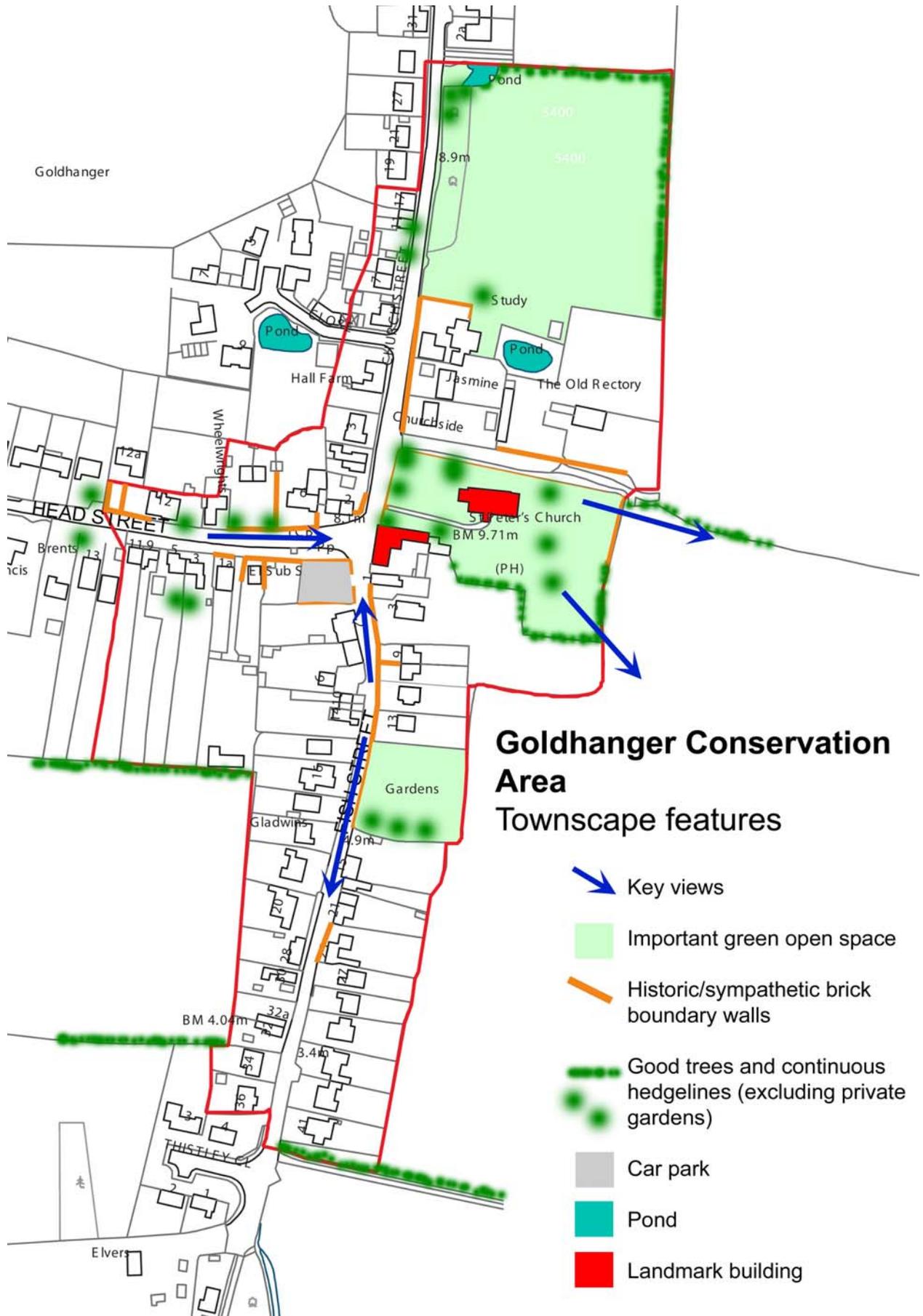


Fig. 15 Aerial photograph of Goldhanger showing conservation area boundary.

Fig. 16 Map showing townscape analysis of conservation area.



8. USES

Today buildings within the conservation area are primarily residential houses, with a high proportion of detached properties where small cottages were previously more common. Historically, Goldhanger was a self-contained community with a variety of commercial and industrial properties, but there is now little evidence of its past mixed use character. The old Victorian school still retains something of its educational use, now serving as a nursery. The Chequers has remained in use as a pub for several centuries. The agricultural past of Hall Farm is remembered by name only, the farm buildings to the rear having been replaced with new homes in St Peter's Close. Similarly the mill and maltings retain nothing of their former industrial character in their appearance. Some historic outbuildings remain, providing some evidence of former agricultural or industrial use, including what is possibly a former stable block and carriage house near the Old Rectory. There is some evidence of former commercial use where shop windows have been retained in residential properties (*Fig. 17*); number 2 Fish Street is the most distinct of these, but number 4 may also have the remains of a shop window. Number 2 Head Street has a large oriel shop window, and 6 Head Street probably has a vestigial shop window. These fragmentary survivals of the village's commercial past are precious elements in the historic townscape.



Fig. 17 Former shop window at no. 2 Fish Street.

9. MATERIALS AND DETAILING

Traditional materials and details make a significant contribution to the character of the local area.

Soft red brick, generally laid in Flemish bond, is common for walling (*Fig. 19*). Openings are often formed of cambered or gauged brick arches. Brick is also seen with a painted finish, but this is rarely an improvement. Some historic properties have brick dentils at the eaves. Many 20th century buildings have utilised harsh, modern bricks of varying colours which undermines the coherence that traditional red brick brings to the conservation area. Modern brickwork is usually laid in stretcher bond which is monotonous in comparison with traditional bonding. There are some rendered elevations on traditional buildings, with both rough and smooth render (*Fig. 18*). A rough render finish gives texture and character, whereas smooth render looks bland. There is some pargeting decoration, but much of it is modern.



Fig. 18 Rough painted render on a timber-framed building, no. 2 Head Street.



Fig. 19 Coastguard Cottages, a good traditional elevation with unpainted red brick in Flemish bond, small-paned timber sashes and a simple boarded door.

Whilst a number of timber-framed buildings have survived in the conservation area, they are generally either faced in brick or rendered over and painted.

Featheredged weatherboard is seen occasionally in the conservation area. It may have been more widely used in the past, as a small thatched cottage with black weatherboard cladding existed at the southern end of Fish Street until around 30 years ago. It may also have been more commonly seen on agricultural and ancillary buildings. Where it has survived today on traditional buildings it is painted black or tarred and used on side elevations.

Traditional windows are of painted timber, usually white. Vertically sliding sashes predominate, with a variety of glazing patterns and details; for example they may be asymmetric, have small panes, have horns or no horns (*Fig. 19*). Simple painted timber casement windows are also seen. There are some projecting bay and oriel windows that add interest to elevations, often representing former shop windows. Some modern replacement windows undermine the appearance of the area with poor detailing, and UPVC replacements are particularly out of keeping.

Traditional doors are painted timber, and include panelled and boarded doors, the latter usually seen on smaller vernacular properties. Doorway treatments are generally restrained, and include simple pentices or canopies on brackets, but there are some moulded doorcases.

Roof materials are most commonly double cambered handmade red clay plain tiles laid steeply (45° to 50°) (*Fig. 20*). Natural blue-grey slate is used at a lower pitch (35° to 40°). Orange clay pantiles occur mainly on outbuildings or rear extensions. There are many modern roofs with concrete interlocking tiles which undermine the traditional

character of the roofscape. Roofs are typically pitched, often with hipped ends, and flank the street. There are occasional gambrel roofs, and cross-wings with the gable to the street. Brick chimney stacks are frequent occurrences in the roofscape, often with corbelled courses and many with clay pots. On modern buildings, chimneys have a tendency to be undersized. Dormer windows are rare, although there are some on 1 ½ storey cottages in Fish Street. They may once have been common when there were more of these small-scale cottages in the village.



Fig. 20 Handmade plain clay tiles, no. 2 Head Street.

Boundary treatments are an important form of townscape enclosure and make a significant impact on the area. In particular low red brick walls with a variety of forms of capping are very prominent in the conservation area (*Fig. 21*). These are particularly common around the Square, along Church Street and the northern end of Fish Street. They date from the 19th century, and are a vital element in the local distinctiveness of the conservation area. Soft brick, particularly where used with lime mortar, adds warmth, colour and texture to the streetscape. Some newer houses that have replaced older cottages have retained historic brick boundaries, which helps them to bed into the historic environment. There has been some attempt, with varying degrees of success, to emulate the historic walls on some modern properties. These are least successful where an inappropriate harsh modern brick has been used, laid in stretcher bond rather than a more traditional brick bond, with cement mortar. These can harm the appearance of the conservation area.



Fig. 21 Traditional brick boundary wall, no. 6 Head Street.

In Head Street, traditional iron railings sometimes used in conjunction with hedging create attractive traditional enclosures (*Fig. 22*). Hedged boundaries are also frequent particularly along the southern end of Fish Street. Despite the high proportion of late 20th century houses in this street which are constructed of unsympathetic, modern materials, the use of informal native hedging gives coherence and a soft, informal character to the street. In addition, this front planting often provides valuable screening from on-plot parking, reducing the visual impact of parked cars and hard landscaped forecourts. White painted timber picket fences are also employed for boundary enclosures, and suit the small scale and rural character of the area. Historic photographs show that picket fences were once more common than they are now. There are some poor quality timber panelled and close boarded fences, although fortunately these are rarely used on front boundaries. These are inappropriate and their use should be discouraged.



Fig. 22 Iron railings, no. 3 Head Street.

The main road surfaces are predominantly tarmac, but Head Street retains some older gravel surfacing along its margins. Church Street is spoilt by overly harsh and bland tarmac roadway and pavements with concrete kerbstones. Use of bound gravel and natural stone kerbs would be more suitable for the small scale and rural context, and add texture and interest to the streetscape. Fish Street is surfaced in tarmac, with no pedestrian footway and few road markings. Hedging and verges occasionally intrude on the margins, helping to maintain a fairly informal character to the street.

10. AREA ANALYSIS

The built environment of Goldhanger conservation area is of human scale, and is rich and varied in appearance reflecting its evolution over many centuries. The character of the area derives to a large extent from the high quality but domestic scale of traditional buildings, including both listed and unlisted buildings. This creates a strong sense of history and contributes to the timeless and unspoilt qualities of the area. The ancient church and The Chequers inn provide focal points at the heart of the historic core of the village.

The majority of traditional buildings in the conservation area are two storey, with a few more modest 1½ storey cottages. Eaves lines and rooflines vary greatly, creating interest in the streetscape. Whilst some of the older buildings are detached, particularly the more prestigious buildings, rows are common. The building line is extremely varied with some properties built up to the street edge whilst others are set back, creating projection and recession in the streetscape. The older domestic properties are generally built more closely up to the street, opening directly onto the highway, and are more closely spaced. This creates a stronger sense of enclosure, which is particularly evident along the north end of Fish Street. However late 20th/21st century houses are typically detached, and tend to be more set back, relating less directly to their neighbours and to the street edge. This is at odds with the historic grain of the settlement, and weakens the historic character of the conservation area. Modern buildings are typically substantial detached houses, sometimes with gables facing onto the street, or single storey houses which do not reflect traditional built forms. This is particularly evident along Fish Street, but there also larger modern detached houses along Church Street.

With the exception of the church, the oldest surviving buildings in the conservation area are 16th century or earlier, and are timber-framed. However 18th and 19th century buildings make a strong contribution to the street scene, reflecting the success of the

agricultural economy and local fishing industry at this time. The large numbers of late 20th and 21st century houses that have been built over last half century are indicative of the relative prosperity of the community, despite the decline of the fishing industry, and the attractiveness of the area as a place to live.

Each building has been assessed and its contribution to the appearance and character of the conservation area graded (*Fig. 23*). Whilst this system is subjective, it aims to provide a guide to aid the planning process. The criteria for grading is as follows:

1. Positive contribution – listed buildings, important landmark buildings, which make a significant positive contribution to the special character of the conservation area. They do not show unsympathetic alterations which impact on the conservation area.
2. Positive contribution - listed and unlisted buildings which make a positive contribution through design, age, materials, siting, detailing or use, but which have some negative alterations or features which impact on the conservation area.
3. Buildings which have a neutral effect on the character and appearance of the conservation area.

The conservation area contains a number of late 20th century and early 21st century properties which although understated and unassuming in their design are often at odds with the traditional character of the built environment of the area. These rarely make a positive contribution to the distinctive character of the conservation area, but neither are they generally intrusive. The impact of these properties is sometimes reduced by virtue of being set back in their plots. Some incorporate elements that relate to the traditional character of the area. These later properties are therefore generally graded as making a neutral contribution. However it is important that should any opportunities for redevelopment arise in the future the design must respect the distinctive character of the area and seek to enhance its special qualities.

A more detailed analysis of the contribution of different elements of the conservation area to its special character is provided below in a street by street analysis.

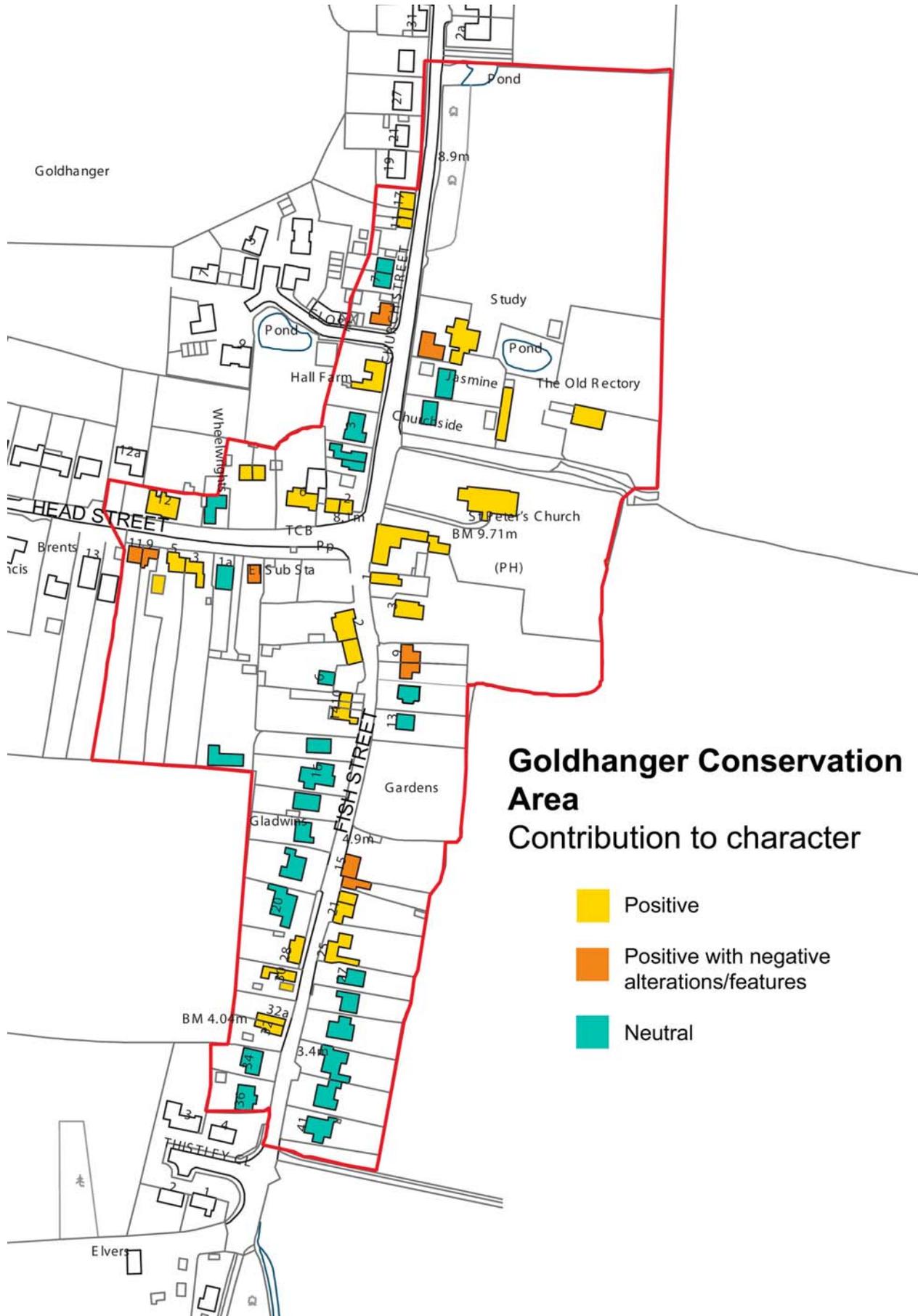
10.1 Head Street

This is a broad street, opening up into the Square in front of The Chequers at its east end. There is a high quality but varied historic environment here, with a high proportion of listed properties, the most impressive of which is the 16th/17th century row of houses at 3-7 Head Street. There are also some good unlisted properties.

The Square is an important element in the distinctiveness of Goldhanger, and makes a valuable contribution to the quality of the public realm in the village. It retains a sense of providing a community focus for the village, incorporating the historic village wheel pump (an important and unusual survival) and a listed K6 telephone kiosk, as well as a local curiosity known as The Pug Stone, a semi-circular piece of granite said to be part of a grinding stone from a pug mill.

Informal parking is provided along the south side of the street off the main highway. Although this detracts from the appearance of individual properties, it minimises the overall visual impact of parked cars.

Fig. 23 Map showing the contribution of individual buildings



Historic boundary treatments are of particular importance in this street, including iron railings, and a characteristic low red brick boundary wall around the The Chequers car park at the south eastern corner.

A large tree in the grounds of the Old Parsonage is a prominent feature in the street scene.

North side

The Old Parsonage at number 12 is a large detached property, perhaps 18th century in date with later alterations, and a gabled cross wing facing onto the street with a heavy bargeboard and decorative gable-end timbers (*Fig. 24*). There are good front boundaries including iron railings and hedging, with an old red brick boundary wall to the left which extends in front of a late 20th century property at number 12a (which is not in the conservation area). A fully glazed ground floor infill beneath the two gables at the east side of the building detracts from its traditional character but otherwise it is a strong element in the historic environment of the street.



Fig. 24 The Old Parsonage

Wheelwrights is a late 20th century brick and render detached house built on the site of a smithy. Of restrained modern design, the main house is set back from the street, with a front garage extension with a gable end onto the street. The plot has a relatively narrow street frontage, and the presence of established properties, trees and historic boundaries on either side help to bed Wheelwrights into the more traditional street scene.

Numbers 8-10 are a pair of semi-detached 19th century red brick cottages (*Fig. 25*). They are set far back behind attractive long front gardens and a low soft red brick boundary wall that encloses the shared plot. These cottages retain many traditional features, including natural slate roof, small paned timber sash windows, shared brick chimney and arched brick doorways. These cottages and their garden setting are particularly attractive features of the street scene.



Fig. 25 Nos 8-10 Head Street.

Number 6 is a Grade II listed timber-framed and rendered house, 17th/18th century or earlier, with a slate roof and brick chimney stack. It is a large detached building with a gabled cross wing to the right with a modern arched window on the first floor. It retains what is possibly a former shop window. It has a good brick front boundary wall with half round capping bricks. This property contributes to the attractive grouping of historic buildings around the Square.

Number 2 is a Grade II listed 17th century or earlier timber-framed house, with painted brick facing. On the left is a large 20th century oriel window reflecting the property's former shop use. Its substantial clay tile hipped roof is a prominent feature in the street scene. It has a poor flat roof extension to the rear which is visible from Church Street. There is a traditional red brick boundary wall to the right extending round into Church Street.

South side

Numbers 9-11 are a pair of modest two storey rendered 19th century cottages. They have both suffered from some poor alterations, including replacement windows (UPVC for number 9), and would benefit from reinstatement of traditional features, but overall they contribute to the historic character of the street. In particular they have good iron railings forming the front boundary.

The Wesleyan Chapel goes almost unnoticed, set back through a narrow gap between numbers 5 and 9 (Fig. 26). It is a delightful incident in the street scene when discovered, constructed of red brick with large sash windows with Gothic tracery and central timber panelled double doors set in a moulded doorcase. The chapel is Grade II listed, and was constructed in 1839. It lay derelict since being badly damaged in gales in the 1980s, but is now being restored.



Fig. 26 Wesleyan Chapel.

Numbers 3, 5 and 7 now form two dwellings, 16th/17th century or earlier with later alterations and additions (*Fig. 27*). The building is Grade II listed. This is a prominent and attractive timber framed building with a complex plan. It has a good front boundary of iron railings.



Fig. 27 Nos 3, 5, 7 Head Street.

Number 1a is a single storey 20th century building constructed largely of modern materials with a gable end to the street. It is set behind a low modern brick boundary wall, with front garden planting which softens the setting, and although it does not reflect the traditional built environment of the conservation area it is unobtrusive in the street scene. It is separated from its neighbour, Hatters Lodge, by a gravel track. **Hatters Lodge** is a diminutive single storey 19th century cottage, flanking the street (*Fig. 28*). It has a slate roof, very large small paned sash windows and a rendered chimney with pot at the gable end. The porch could be improved upon to enhance the appearance of the building. It has a good front boundary wall with half rounded capping bricks, and a quirky 'top hat' feature set in the metal front gate.



Fig. 28 Hatters Lodge.

On the south side of the Square a grouping of street furniture adds interest in the streetscape. These include the 19th century cast iron wheel pump, which is Grade II listed along with the Pug Stone (*Fig. 29*). There is also a Grade II listed K6 telephone kiosk here, as well as other amenities including the post box, bus shelter and waste bins.



Fig. 29 The wheel pump for the village well, with the pug stone behind.

10.2 Church Street

Generally the special character of the conservation area is less well defined in Church Street than in Head Street, with new development more in evidence and parked cars visually intruding on the scene. However the street encompasses some important buildings and spaces, including the landmark features of The Chequers, the church and churchyard. A long, low red brick boundary wall is a distinctive element enclosing the street along its eastern edge. Other important listed buildings include Hall farmhouse and the Old Rectory. Unlisted buildings of local and historical significance are the old school and Coastguard Cottages. At the northern end of the conservation area the large open meadow and pond are valuable elements in the spatial character of the area and contribute to its green and rural qualities.

East side

The Chequers is a visually appealing historic building occupying a focal point at the top of Head Street (*Fig. 30*). It is 16th/17th century or earlier, and is timber-framed and rendered with some painted brick, and a hipped clay tile roof, and is Grade II listed. The single storey extension to the left has two rear ranges which adjoin the churchyard and form part of its southern boundary. As well as the visual contribution made by the pub, it is also intimately connected with the local history of the village; it is said that tithes were collected here, and there are local traditions of its involvement in smuggling.



Fig. 30 The Chequers

The Church of St Peter is a Grade I listed, with a 11th century chancel and nave, 14th century south aisle and west tower, and later alterations and additions (*Fig. 31*). It is constructed of flint rubble, septaria and puddingstone, with limestone, Roman tile and brick dressings, and plain tiled roofs. The church is shortly to receive an extension on its north side to accommodate a meeting room, toilet and kitchen. This will provide the community with much needed additional facilities. From the sea wall, the church tower and churchyard trees are prominent in the low-lying landscape.



Fig. 31 Church of St Peter.

The churchyard is an important public green open space in the village. It is well maintained, but not overly-manicured, and contains some attractive trees and a variety of monuments, including an unusually high proportion of small iron grave markers and a striking war memorial on the west side in front of the church (*Fig. 32*). The churchyard is bounded on its west, north and part of the east sides by a characteristic red brick boundary wall, which has become heavily overgrown particularly to the north. This wall once completely enclosed the space, but when the churchyard was extended in 1899 a new iron boundary fence was erected. The remaining boundaries are now defined by hedges, with rear ranges of The Chequers along the southern edge. A public right of way passes through the churchyard, heading towards the sea wall, and there is a distinctive stile in the east wall following the path (*Fig. 33*). From within the churchyard there are expansive views out to open countryside and beyond to the sea wall and the estuary.



Fig. 32 Churchyard.



Fig. 33 Stile through churchyard wall.

North of the churchyard an access track follows the boundary wall leading to the **Old Rectory** (Fig. 34). This Grade II listed house faces into the churchyard. It is 16th/17th century or earlier, with later alterations and additions. It is timber framed and mostly rendered with a large hipped clay tile roof and tall brick chimneys with clay pots. It has a prominent central gabled dormer with casement windows, and a very large small paned sash window below. Although the front boundary wall is of low red brick, there is an unsympathetic close boarded timber fence within the plot which would benefit from replacement with something more sympathetic such as native hedging. Also along this track is a long 19th century single storey **outbuilding** with a hipped slate roof, possibly a former stables and carriage house, which is Grade II listed (Fig. 35). It is set in an open and informal gravel yard. This forms an attractive historic grouping with the church, churchyard, old boundary wall and the Old Rectory.



Fig. 34 The Old Rectory.



Fig. 35 Listed outbuilding to west of Old Rectory.

Churchside is a late 20th century detached house built on the site of the old tithe barn that was demolished in the 1970s (Fig. 36). The house is of modest and unassuming modern design. The plot has a good soft red brick front boundary wall with angled brick capping and front garden planting which helps to knit the property into the historic environment. Adjacent to this is another late 20th century house, **Jasmine** (Fig. 37). Jasmine is a brick and render detached house with a bulky garage at right angles to the street and a block paved driveway. The frontage is rather hard and modern in appearance, but the property does have a good red brick front boundary wall (if a little overdressed with finials on the gate posts).



Fig. 36 Churchside.



Fig. 37 Jasmine.

The **old school**, known as the Goldhanger Study Centre, is to the north of Jasmine (*Fig. 38*). It is constructed of red brick with white brick banding and a louvered spire. It was built in 1875, but has been altered in the last 10 years or so with a new glazed entrance added. The building has a range of UPVC windows in the range along the street edge replacing traditional sashes. These are unsympathetic to the building and to the general built character of the conservation area. The school plot is bounded by a traditional red brick boundary wall. Beyond the school is an attractive meadow with hedging around its much of its edge, although there is also a length of close boarded fence with concrete posts along the southern edge which is less sympathetic. At the north-west corner of this is a pond surrounded by trees (*Fig. 39*). Known locally as Scotches, this pond was historically an important stopping point where drovers could water their cattle. As well as its local significance, this pond contributes to the attractive rural character of the conservation area, although care needs to be taken that it is adequately maintained. From this point there are distant views to the estuary.



Fig. 38 The old school.



Fig. 39 Scotches pond.

West side

Numbers 1 and 1a Church Street are late 20th century semi detached houses, built on the site of a petrol garage (*Fig. 40*). Although of modern appearance, the property picks up some elements of the traditional built character of the conservation area, most notably in the roof form which emulates the clay tile hipped roof of number 2 Head Street (*Fig. 41*). Viewed from the south, this creates a good serial view, but from the north the building is rather too dominant in the street scene. The use of black weatherboard in this way is not seen elsewhere in the conservation area (where it is typically used only on side elevations or on outbuildings). The property has a low red brick boundary wall reflecting traditional boundaries. To the left is a flat roofed red brick double garage with tarmac forecourt, which is too severe in the context of the conservation area (*Fig. 40*).



Fig. 40 Nos 1 and 1a Church Street.



Fig. 41 Nos 1 and 1a Church Street viewed beyond no. 2 Head Street from the south.

Number 3 Church Street is a late 20th century detached house with traditional elements to its design, including a clay tile hipped roof, cross wing gable, external brick chimney stack and clay tiled ground floor bay window, although the brown window joinery is not suited to the conservation area (*Fig. 42*). The frontage opens directly onto the street. A more traditional front boundary treatment with planting would help the property to settle into the streetscape.



Fig. 42 No. 3 Church Street.

Hall Farmhouse is 16th/17th century or earlier with later alterations and additions, and is Grade II listed (*Fig. 43*). It is timber framed and rendered with lining out to suggest ashlar. To the left is a modern red brick boundary wall which permits views into an attractive garden. A parking area and two-storey garage has been added to the side where there was originally access to the farm buildings. This is bounded by a modern red brick wall.



Fig. 43 Hall Farmhouse.



Fig. 44 Galway House.

On the corner of St Peter's Close is **Galway House**, a newly built detached property which is generally bedded into the conservation area well (*Fig. 44*). It is constructed of warm red brick in Flemish bond with a varied hipped and pitched roof plan of clay tiles, and has white painted timber sash windows.

Numbers 7-9 are late 20th century semi-detached houses, constructed of stretcher bond brick, with concrete tiles and UPVC windows. There are detached flat-roof garages to the left and right, and they have a dwarf red brick front boundary wall. They do not support the traditional built character of the conservation area, but are modest in scale and aspiration and not overly intrusive. They would benefit from some front planting to soften their setting. Adjacent to these is an open plot with a single storey

outbuilding positioned to the rear. This building appears to be a 20th century construction using re-used materials including a clay pantile roof (Fig. 45). There are two mature trees to the front of the plot, which although they have been pollarded are valuable green elements in the streetscape.



Fig. 45 Plot between nos 9 and 13 Church Street with outbuilding.

Numbers 13-17 are a largely unspoilt row of simple two storey 19th century cottages known as Coastguards Cottages (Fig. 46). They have small paned hornless sash windows, and cambered brick arch openings, with a slate roof and shared brick chimneys with pots. They look across the meadow opposite towards the estuary. As well as their local significance in providing accommodation for coastguards, they are also a good survival of more humble historic domestic architecture in the village.



Fig. 46 Coastguards Cottages.

10.3 Fish Street

Fish Street is a long, narrow street which carries little traffic, and there are no pedestrian footways. On the north-west corner, the car park of The Chequers is enclosed by a characteristic red brick boundary wall. At the northern end of the street, Mill House is a prominent historic building set in a large plot, but on the western side a row of traditional cottages and former shops are an attractive feature. Its historic character is more evident at the northern end, diminishing further south where there is a high proportion of late 20th century properties. Modern houses are generally set well back from the road edge with front gardens, driveways and forecourt parking. The road is well used by pedestrians making their way to and from the footpath to the sea wall. Green front boundary hedges make an important contribution to the rural character of the street.

West side

The Chequers car park is important in the spatial character of the conservation area, helping to maintain an open character to the Square, and the enclosing red brick boundary wall reinforces local distinctiveness. The surfacing of the carpark is tarmac which has become patchy and in poor condition (*Fig. 47*). Wholesale tarmac and marking out with lines would be inappropriate and overly harsh in this context. Use of bound gravel would be more suitable, maintaining informal margins and trees.



Fig. 47 Chequers car park.

Numbers 2-4 Fish Street were formerly three cottages and shops but are now two dwellings, 17th/18th century or earlier, and they are Grade II listed (*Fig. 48*). They are mainly timber framed with painted render and pargetting, and clay tile roofs. The right range is single storey and faced in red brick with a former shop window. They have dwarf red brick front boundary walls with planting. This row forms an attractive grouping and is a valuable reminder of the commercial past of the village.



Fig. 48 Nos 2-4 Fish Street.

Number 6 is a late 20th century detached house called The Greek. It is a painted rendered property with timber weatherboard cladding on the gable end which faces the street. It makes little concession to the traditional built character of the conservation area, but is set far back in its plot so that it does not overly detract from the listed buildings on either side. Adjacent to it **numbers 10, 12 and 14** are three 1½ storey cottages which are 17th/18th century or possibly earlier (*Fig. 49*). They are timber framed but with red brick facing and a plain clay tile gambrel roof. Number 10 has been extensively restored, but nos 12-14 have fallen into a state of disrepair. They were undergoing restoration at the time of compilation of this report. Number 14 is known as The Beehive, and the left gable was said to incorporate a beehive. These cottages represent a good survival of vernacular cottages where many have been lost. The front boundary wall is particularly good, comprising both yellow stock bricks (which are not particularly common in boundary walls) and red bricks with half rounded brick capping.



Fig. 49 Number 12 Fish Street.

Number 14a is a single storey late 20th century house of brown stretcher bond brick and concrete roof tiles with an attached garage to the left. It is positioned gable end to the street and a side entrance, with horizontally proportioned windows. The house does not respect the local built character of the conservation area, but it is set back from the street edge and mature planting behind a brick boundary wall to the front softens the setting.

Number 16 is also single storey and late 20th century, positioned parallel to the street with a complex roof plan including a forward projecting gable with a bow window. It has painted rendered walls with pargetting, and brown window joinery with false leaded lights. Again it makes little concession to local character, and the frontage is hard landscaped with a tarmac forecourt. More soft landscaping to the front would improve its appearance. **Number 16a** is another single storey house, gable to the street, of red stretcher bond brick, painted cement render and concrete roof tiles, with solar panels on the south-facing roof surface. It has brown asymmetric windows, and a side entrance, and a detached garage. There is some planting to the front which softens its appearance, and there is a low red brick boundary wall which, whilst of relatively modern construction, reflects the more historic walls seen elsewhere in the conservation area.

Gladwins is a 1½ storey detached late 20th century house, with concrete tiles and brick and render façade, with a forward projecting garage and glazed UPVC porch. It has a long flat roof dormer in the roof. Again, the design and materials do not reflect local character. The front is hard surfaced. There is a low brick front boundary wall, but it does not reflect traditional boundary walls with its use of modern yellow brick.

Number 18 is a long single storey detached late 20th century house flanking the street, which provides B&B accommodation (*Fig. 50*). There is a new brick garage extension to the right. This plot has a good thick front boundary hedge with a picket gate which suits the rural character of the conservation area and creates an attractive frontage. There is a model church in the garden which is a distinctive feature. Adjacent to this **number 20** is a large modern single storey property set in a big plot. It is constructed of yellow brick and render, with concrete roof tiles. There is some planting to the front which softens the block forecourt area.

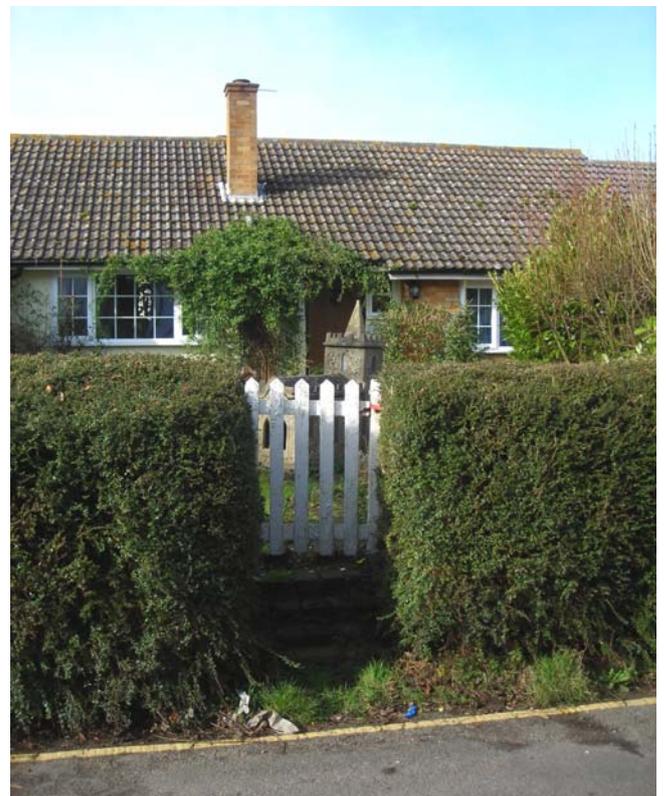


Fig.50 No. 18 Fish Street with model church in the front garden.

Number 28 is a two storey 19th century house, with painted render front elevation and black weatherboard to the side, and clay tile roof (*Fig. 51*). There is a single storey extension to the left with a slate roof. The house opens directly onto the street with a block paved forecourt area which is used for parking. This building is a valuable historic incident in the street amongst late 20th century properties, and a reminder of the historic character of the area.



Fig. 51 No. 28 Fish Street.

Number 30 is a rare stock brick building in the conservation area, with red brick quoins and details (*Fig. 52*). It is an early 20th century detached cottage with a hipped clay tile roof, and a hipped clay tile roof bay window. There is a good detached brick ancillary building to the left. The forecourt area is used for parking. There is some good planting which softens the appearance and enhances the setting, including a tree to the left.



Fig. 52 No. 30 Fish Street.



Fig. 53 32 and 32a Fish Street.

Numbers 32 and 32a are a pair of semi-detached brick 19th century cottages with a pitched slate roof and brick chimneys at the gable ends (*Fig. 53*). Number 32 has a weatherboard look-out tower added to the rear, presumably providing views over the river. It has also been given a nautical flavour with port holes in the front door. These cottages have distinctive first floor oriel windows supported on brackets. The cottages form an attractive pairing, enhanced by planting. There is a good side garden to number 32a and sympathetic black weatherboard outbuildings to the side of number 32.

Number 34 is detached two storey 20th century house, with a brick and render front, and machine made roof tiles (*Fig. 54*). There is a lean-to garage to the left with a traditional painted timber garage door. The hedge front boundary and gravel forecourt create an informal rural character which suits the conservation area. **Number 36** is a large detached late 20th century house, of two storeys with a hipped concrete tile roof and a forward projecting gable wing. Trees and planting around the plot soften the setting. There was formerly a single storey black weatherboarded, thatched cottage on the plot of these last two properties.



Fig. 54 No. 34 Fish Street.

East side

Number 1 Fish Street is a two storey 19th century or earlier cottage with a rough render façade and slate roof (*Fig. 55*). It is a distinctive historic building with a split personality; the left side has more of an industrial character with a lean-to weatherboarded side extension with a brick chimney stack and boarded door (possibly a wash-house), the right side elevation has a residential character with sash windows opening onto the garden area, which is enclosed by a red brick boundary wall (*Fig. 56*). There are some blind windows, presumably dating from the time of the window tax which was repealed in 1851.



Fig. 55 No. 1 Fish Street.



Fig. 56 No. 1 Fish Street, right side elevation.

Number 3, Mill House, is a prominent historic building associated with the former mill and maltings on the site, and is set back at right angles to the street in a large plot (*Fig. 57*). It is Grade II listed, and 15th/16th century or earlier in date. Adjacent to these **numbers 9 and 11 (Mill Cottages)** are a pair of semi-detached brick cottages formed by the conversion of the mill building (*Fig. 58*). These cottages have English bond

brickwork and a slate roof. The windows and doors are poor replacements, with flat canopies over the doors. These alterations do not enhance the historic character of the cottages, which would benefit from the reinstatement of more traditional features. The cottages retain a good historic red brick front boundary wall.



Fig. 57 Mill House.



Fig. 58 Nos 9-11 Fish Street.

Adjacent to numbers 9-11 is a newly built detached house, **number 11a**. It has a varied roof plan, but the main range is 2½ storey with the gable to the street. This dwarfs the cottages to the left. **Number 13** is another modern build detached house, with a front boundary wall and planting which softens the setting.

The former **allotment gardens** occupy an undeveloped plot with a red brick boundary wall. This is a historic green space in the townscape character of the conservation area. The gardens have fallen out of use and have become rather overgrown, creating an appealing natural habitat for wildlife.

Number 15 (Bird in Hand) is a two storey 18th/19th century cottage with a large slate-roof lean-to side extension to the left. It is finished in painted render, and has good replacement painted timber sashes to the front elevation. However it has a poor two-storey flat roof extension to the rear left side. It has an attractive side garden and black weatherboard outbuilding/garage, which carries the date 1939. A small two storey cottage adjoins number 15, stepped back from it, known as **Lilliput Cottage** (Fig. 59). This cottage has some poor replacement UPVC windows which detract from its historic character and appearance.



Fig.59 Lilliput Cottage

Numbers 21 and 21a are a Grade II listed two storey house and attached 1½ gambrel roof cottage, and are 18th/19th century in date (*Fig. 60*). These form an attractive pairing, fronting directly onto the street. Adjacent to these, **number 25** is another attractive two storey house, 18th/19th century, with a good front boundary wall albeit of stretcher bond brick, and planting that enhances the frontage (*Fig. 61*) There is a good historic long single storey rear range with a clay pantile roof.



Fig. 60 Nos 21 and 21a Fish Street.



Fig. 61 No. 25 Fish Street.

Number 27 is late 20th century detached house, set well back from its historic neighbour to the left. The house has its gable to the street, and is constructed of pale brick with a forward flat roof projection and car port. The plot is open to the front, with grass and concrete drive. The introduction of a traditional boundary treatment and some planting would help soften the frontage. Adjacent is a large detached late 20th century house, **number 33** (*Fig. 62*). As with many other late 20th century properties, this does not relate well to the traditional built character of the conservation area. **Numbers 35, 37, 39 and 41** are all single storey late 20th century houses (*Fig. 63*). Hedged front boundaries help to soften the appearance of these properties.



Fig. 62 No. 33 Fish Street.



Fig. 63 No. 39 Fish Street.

10.4 Problems and pressures

The tranquil and unspoilt character of the conservation area at Goldhanger owes much to the by-passing of the historic core of the village by the main road. Historic estuarine settlements in Essex frequently lie on roads that terminate at the sea wall and now carry little road traffic. However quiet rural roads are very sensitive to increased traffic flow, which can come with new development. There is limited potential for new development within the conservation area boundary, but traffic levels must be an important consideration when evaluating proposals that might affect the conservation area and its environs.

Whilst Goldhanger has retained a high quality historic core, there has been significant infill and replacement development within the conservation area over the last 40 years or so with new housing. Although usually of modest and understated design, some of these dwellings do not respect the traditional built form. They may be constructed using unsympathetic modern materials such as concrete tiles, UPVC windows and drainage goods. Use of modern brick in various colours and the use of stretcher bond undermines the contribution of traditional brickwork with its warm red colour. Typically these later properties are large detached houses, or single storey properties sometimes set at right angles to the street, which are of inappropriate scale and form. They are often set well back from the street edge which has eroded the sense of enclosure which the historic grain and rhythm of the settlement afforded. Front garden spaces are often used for parking and, whilst this diminishes the impact of parked cars on the street scene, some are hard landscaped with materials that are insensitive to the rural context. At times, these developments create an almost suburban character which is alien to the otherwise small-scale, rural settlement.

More successful are the recent developments such as Galway House and properties within St Peters Close. The design of these properties reflects Essex Design Guide principles that are more mindful of the sensitive historic and rural village context. They incorporate materials that are represented in the traditional palette of the conservation area including plain clay tiles and Flemish bond red brickwork, as well as traditional details such as painted timber sash windows.

11. RECOMMENDATIONS

11.1 Changes to Boundaries

The boundary of the conservation area has been unchanged since the first designation in 1975. The boundary now encompasses a significant proportion of new houses built since designation, which do not necessarily contribute positively to the special character of the conservation area, particularly with regard the traditional built environment. However, overall the conservation area as it stands remains a distinctive and special place. The existing boundary is well defined and logically drawn; the one exception that might be amended is to the rear of numbers 7-9 Church Street, where the existing boundary cuts across the gardens. It is generally desirable to define boundaries on significant features 'on the ground' and use existing property boundaries, rather than dissecting buildings or land ownership.

11.2 Additional Planning Controls

A significant threat to the character and appearance of the Conservation Area is their gradual erosion by minor changes, most of which do not currently require planning permission. This is particularly the case where unlisted buildings that make an important contribution to character suffer from unsympathetic and uncontrolled alterations carried out as permitted development. The benefit of the planning process is that it can ensure proper care and thought is given to the impact of alterations on sensitive historic areas, and to more sympathetic alternatives, before these changes take place.



Fig. 64 Plastic replacement windows, old school, Church Street.

The local planning authority can bring many of these changes within the remit of the planning system, with the use of Article 4(2) controls. Generally the unlisted traditional and vernacular buildings in Goldhanger have been sympathetically maintained. However examples of the detrimental effect of unsympathetic changes can be seen at Lilliput Cottage and at the old school, where poorly designed UPVC windows undermine the historic character of the buildings (*Fig. 64*). Traditional details, windows types, doors, and materials all play an important role in defining the character of the area. Boundary treatments are particularly important in Goldhanger. It is proposed that article 4(2) directions are sought to control the following works within the conservation area:

Alteration of a dwelling house affecting windows, doors or other openings to the front and side elevations including the insertion of dormer or other windows in the roofs and the change of roof materials.

The application of any form of cladding or rendering to the external walls of the front and side elevations, or the painting of unpainted brick work.

The erection or construction of any fences, walls, gates or other forms of enclosure to the front or sides of a dwelling house.

The construction within the curtilage of a dwelling house of a vehicle hard standing incidental to the dwelling house.

There are some solar panels on roof slopes in Fish Street. At present these are limited to two properties, but it is important that any further installations are sensitive to the need to preserve the special character of the area. It may be necessary to introduce additional planning controls if solar panels and/or wind turbines threaten to undermine the special character.

11.3 New Development

There is only limited potential for further development or redevelopment within the conservation area, and many of the existing open spaces contribute to the special character of the area. However there is pressure for development, both within the village and on the settlement fringes. Any new proposals for development affecting the conservation area, including alterations and extensions to existing properties, must preserve or enhance its special character. This includes protecting the rural setting of the area. The scale, massing, rhythm, proportions and height of new buildings should reflect those aspects of the traditional built environment. Layouts, boundary treatments and landscaping should also make reference to the historic context of the conservation area. External materials and finishes should be appropriate to the traditional materials and treatments used. This does not preclude the use of modern materials but where used they should harmonise with the colours and textures of the traditional buildings. The Essex Design Guide offers guidance on good design in sensitive and low density settings such as Goldhanger. It is not necessary for new development to imitate earlier styles; imaginative, high quality design can positively enhance conservation areas provided it is respectful of the context.

11.4 Enhancements

An important part of the role of conservation area designation is the duty to enhance, not only preserve. Goldhanger is generally a well-preserved historic village, but there are a few opportunities to reinforce its special character and improve the appearance of the Conservation Area. These are set out below:

1. The pavements and roads

Pavement and road surfaces currently comprise mainly tarmac and concrete kerbstones where they exist. Traditionally the roads in Goldhanger are likely to have been surfaced with river gravel. The use of bound gravel rather than tarmac, with stone kerbs or cobbles where required, would soften the appearance of the streets and relate better to the historic character and rural setting of the village. The wide, informal margin to the roadway on the north side of Head Street is an important element in the character of the street and should

not be surfaced in tarmac. Deviation from standard road markings is allowed in environmentally sensitive areas, and whilst road markings are not currently intrusive this should be born in mind for any future highway works. Broadly, highway works should respect the small-scale, informal and rural character of the conservation area.

2. Street furniture and signage

The conservation area is not currently overly cluttered with signage and street furniture. However there are two poor plastic waste bins near the bus shelter which should be removed or replaced. There is also some clutter at the entrance to the footpath to the sea wall at the southern end of Fish Street which could be rationalised. It is important to bear in mind minimising clutter from signs and street furniture in any future highway works in this sensitive historic environment.

3. Boundary treatments

Boundary treatments play an important role in the enclosure of the street edge within the conservation area. Brick walls are particularly prevalent. Some of the historic walls require repair, such as that at the old school, particularly where the joints are open and the soft brick arrises have weathered. The preservation of these walls is important to the character of the area. Where repointing of historic brick walls is to be carried out this should be done using lime mortar rather than hard cement which can destroy old soft red bricks. Some of the modern brick walls are overly hard in appearance, lacking the softness and texture of historic examples. Native hedging is another important boundary treatment contributing to character, and leylandii or conifer hedging should be discouraged. The reintroduction of traditional picket fencing would contribute to the small scale and rural character of the conservation area.

4. Relocation of services below ground

Above ground cables and associated poles create an element of clutter in Head Street, Church Street and Fish Street (see *Fig. 14*, for example). Their relocation below ground should be encouraged.

12 CONCLUSION

Goldhanger is a distinctive rural and estuarine village, with a good combination of attractive buildings and townscape. Although the conservation area has had significant infill and replacement with modern properties, it has retained a good quality historic environment and overall has a tranquil and unspoilt character. Its history and development is intimately linked to its rural economy and proximity to the estuary. The built environment reflects many periods as the settlement has evolved. The by-passing of the village by the main road has been an important contributory factor in the distinctive character of the settlement.

Generally the historic buildings in the conservation area are well maintained. However new development over the last 40 years or so has undermined the traditional built character of the conservation area through unsympathetic design and materials. A rigorous approach to the evaluation of design proposals for any future development within the conservation area will ensure that it is respectful of the special character and context.

Other harmful changes arise from the pressure for modernisation of existing properties, particularly in replacing windows. Such alterations can have a damaging impact on the character of the conservation area. The introduction of additional planning controls should allow greater control over such changes.

Of particular importance is the maintenance of a low key and informal public realm, with traditional boundary treatments (low red brick walls, hedges and picket fences) on the street front of properties. The replacement of tarmac with bound gravel would better reflect the historic character and rural quality of the settlement.

This character appraisal will assist the local planning authority, the highway authority, local residents, developers and other organisations in making informed decisions about changes affecting the conservation area and preserve its special character for future generations.

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Appendix 1

Listed Buildings in the Conservation Area

TL 90 NW GOLDHANGER CHURCH STREET **(west side)** **7/1 Hall Farmhouse** **GV II**

House. C16/C17 or earlier with later alterations and additions. Timber framed and plastered with ashlar lines. Red plain tiled roof hipped and outshot to right. Off centre right red brick chimney stack. 2 storeys. One storey and attic rear left wing. 3 window range of small paned vertically sliding sashes in moulded surrounds. Pentice boards to ground floor windows. C20 vertically boarded door. Pediment on brackets. Rear left wing with gabled dormer and 2 small paned casement windows with small light between. Originally with crosswing to right.

Listing NGR: TL9044908935

TL 90 NW GOLDHANGER CHURCH STREET **7/5 The Old Rectory** **GV II**

House. C16/C17 or earlier origin with later alterations and additions. Timber framed and plastered, some painted brick facing. Large hipped red tiled roof, full height central gabled dormer with C19 casements. Right and left red brick chimney stacks. 2 storeys and attics. Central band. 5 window range to first floor, 4 range to ground floor of small paned vertically sliding sashes, excepting first floor central window which is of 3 lights. Central gabled red tiled open porch on timber supports. Vertically boarded door with small paned top light. To the left are 2 attached single storey ranges, that to right with double vertically boarded doors and a recessed 4 panelled door. Sun Insurance plaque to left return. Chamfered bridging joists to rear range. Ogee moulding to C14/C15 bridging joist to right ground floor room, possibly not in situ.

Listing NGR: TL9055508882

TL 90 NW GOLDHANGER CHURCH STREET **7/17 The Chequers(formerly listed 23.4.85 as the Chequers Inn)** **GV II**

Public House. C16/C17 or earlier with later alterations and additions. Timber framed and plastered. Brick plinth. Red plain tiled roofs. Large plastered brick chimney stack to main range. External right red brick chimney stack to right gabled crosswing. 2 storeys. First floor has 4 window range, ground floor 2 range of mainly 2 or 3 light casements. Board door with small paned top light, moulded surround flat canopy on brackets. Single storey extension to left. This extension has 2 rear ranges, the left return adjoining the Churchyard with a 3 window range of 2 small paned casements and a C19 3 light vertically sliding sash. Vertically boarded door to front.

Listing NGR: TL9050208915

TL 90 NW GOLDHANGER CHURCH STREET

(east side)

7/6 Outbuildings approx. 30 metres west of The Old Rectory

qv 7/5

GV II

Outbuilding probably a former stables and carriage house. C19. Painted brick. Hipped grey slate roof. A long, single storey range with dentilled eaves cornice and band. Double vertically boarded doors to left and 2 casement windows to right. Good group value with Church and Old Rectory.

Listing NGR: TL9051608877

TL 90 NW GOLDHANGER CHURCH STREET

(east side)

7/7 Church of St Peter

30.12.59

GV I

the description shall be amended to read:

Parish Church. C11 chancel and nave. C14 south aisle rebuilt and probably also west tower and west end of church rebuilt. Late C15 south chapel. South porch in existence in 1780. C19 and C20 restorations, including rebuilding of south arcade and chancel arch. Built of flint rubble, septaria and puddingstone. Limestone, Roman tile and brick dressings. Red plain tiled roofs. Chancel and south chapel east walls each gabled and with angle buttresses. Roman brick and tiled north quoin. C19/C20 2 light window with 2 centred head to chancel. C12 round head window with jambs and arch of Roman brick to north wall. C19/C20 3 light window with segmental pointed head to east and south walls of south chapel. Nave north wall has 2 C19/C20 2 light windows with tracery under square heads. C16 moulded labels representing the 4 winged beasts of the Revelation, the lion, the calf the human face and the flying eagle. Between these windows is a C12 window similar to that in chancel wall. East quoins of Roman brick and tile. A flint and rubble buttress adjacent to west. Two centred arch to north doorway, possibly C12 origin but much restored. Nailed vertically boarded door with ornate hinges. South aisle has a C19/C20 2 light window with 2 centred head and tracery to right and left of the C19 south porch. The porch has stepped buttresses to south angles and moulded 2 centred arch with label and foliate stops. Full length stone bench on brackets to east wall; similar but broken seat to west wall. Moulded roof rafters. South doorway restored C14 with stop moulded jambs and 2 centred arch with moulded label. Nailed vertically boarded door with ornate straps and hinges. Probable C14 crenellated west tower, 10 feet square, of 3 stages, with 3 bands and buttresses to angles. Stair turret to north east wall with one slit light. West doorway with moulded jambs, 2 centred arch and label, nailed vertically boarded door with ornate hinges. West window of 2 cinquefoiled lights with tracery and label, this much worn. One small trefoiled light to second stage north, west and south faces. Each wall of the bell chamber has a window of 2 cinquefoil headed lights under a square head with label. Vertically boarded sounding louvres with trefoils. Diapered flint flushwork panel over west window and flint decoration above first

stage band. Crenellated heads to rainwater pipes, some inscribed CBL 1853. Interior has ceiled 7 cant roof to chancel. C19 patterned coloured tile floor. Panelled and painted reredos. C15 4 centred arch of 2 moulded orders to south wall. Piscina possibly C13 with chamfered jambs, 2 centred head and foliate drain. Carving, possibly C14, to west of arch of a man, angel and ivy leaves. South chapel has ceiled 7 cant roof with 2 stop chamfered tie beams. Panelled altar and reredos. C19/C20 altar rails. Piscina C15 with moulded jambs, ogee head, octagonal drain. Altar tomb c1531 to Thomas Heighaiu, Alys, Awdrie and Francis, his wives. Purbeck marble, sides of 4 sunk and cusped panels with carved spandrels and central shields, that to east halved. Top slab with moulded edge and brass figure of woman in pedimental head-dress. Indents of a man in armour, 2 other wives and 4 shields. Later brass insertion to Anthony Heyham 1540 and his wife Anne with 2 shields inserted in earlier indents, tomb either rebuilt or made up from another monument. Wood carving C20 "Hands" by H Crawshay Frost. Nave has C19/C20 south arcade of 3 bays, moulded capitals and bases, octagonal columns and 2 centred arches. Roof of 1310-1350 of 3 bays with moulded wall plates, curved braces to stop chamfered tie beams resting on head corbels of C14 date. Traceried spandrels. Four armed crown posts. C19 octagonal carved pulpit with traceried circles to each panel. C19 stone octagonal font. Moulded bases and shafts. Foliate carvings between trefoiled heads. Two centred tower arch of 2 hollow chamfered orders, half round shafts with moulded capitals and bases. Stair turret doorway with a 2 centred head. Door in second stage possibly C15 of battens with strap hinges. RCHM 2. [Pevsner BOE Essex revised 1965 p188. Cecil A Hewett 'English Historic Carpentry' 1980 p149 and 310.]

Listing NGR: TL9051408842

TL 90 NW GOLDHANGER FISH STREET
7/8 Nos. 2 and 4
GV II

3 cottages now 2 dwellings. C17/C18 or earlier with later alterations and additions. Timber framed and plastered with zigzag and ashlar pargetting. Red brick facing to No. 2. Red plain tiled roofs of 3 levels with rear crosswing to No. 2. 3 red brick chimney stacks visible from road. No. 2. One storey and attics, 4 light shop window with central glazing bars, moulded surround and fascia over. To the right is a C20 glazed door in brick surround with tympanum and brick arch. The 2 left ranges are of 2 storeys. 4:2 window range of various small paned vertically sliding sashes, sashes with glazing bars and small paned casements. There is a C19 hipped red tiled bay with small paned glazing, probably a former shop window to No. 4. Central 4 panelled door to No. 4 with flat canopy on brackets, date 1750 inscribed above. An attractive range of buildings, situated at the corner of Fish Street and Head Street, an area known as The Square.

Listing NGR: TL9044408787

TL 90 NW GOLDHANGER FISH STREET
7/9 Nos. 10, 12 and 14 (No. 10 Dolphin Cottage, No. 14 The Beehive)
GV II

3 cottages. C17/C18 or earlier with C19 brick facing. Forward gabled brick wing to No. 14. Timber framed red brick faced. Red plain tiled gambrel roof. 3 catslide dormers with central glazing bars to 2 light casements. Off centre left and right red brick chimney stacks. One storey and attics. 3 window range of small paned vertically sliding sashes. 2 vertically boarded doors to right. To left is a 3 panelled door with top light and slanting red tiled trellis porch. There is a flat headed 3 light bay to left gable. The latter was used as a Beehive earlier this century.

Listing NGR: TL9044308747

TL 90 NW GOLDHANGER FISH STREET
7/10 No. 3 The Mill House
GV II

House. C15/C16 or earlier with later alterations and additions. Timber framed and plastered. Double range red plain tiled roofs. 2 red brick chimney stacks. Gables to Fish Street. 2 storeys and attics. 3 window range of vertically sliding sashes and casements with glazing bars, central first floor C19 2 light casement window. Central panelled door with 2 lights. Hipped porch with ornamental cornice, Chamfered support posts. Internally much timber frame exposed with heavy cambered tie beams to ground floor. Good quality side purlin roof.

Listing NGR: TL9048008793

TL 90 NW GOLDHANGER FISH STREET
7/11 Nos. 21 and 21A
31.3.78
GV II

House and right attached cottage. C18/C19. Painted brick. Red plain tiled roof. Left and right red brick chimney stacks. Dentilled eaves cornice. 2 storeys and attics. 3 window range of small paned vertically sliding sashes. Central C20 glazed door, slanting red tiled porch on brackets. Right attached cottage. Timber framed and plastered, red plain tiled gambrel roof with 2 light C19 casement window to catslide dormer. Vertically boarded double door. C19 lean-to extension at rear.

Listing NGR: TL9044908659

TL 90 NW GOLDHANGER HEAD STREET
(south side)
7/18 Village Wheel Pump south side of Head Street near junction of Fish Street
GV II

Wheel pump. C19. Cast iron. A 6 spoked flanged wheel, with handle and balance at opposite sides. The pumping mechanism in a locked iron cover with semi-circular head. To the right is a raised semi-circular stone dais known at one time at The Pug Stone, whilst the plain tubular pump head with high and low spouts is to the left. A very unusual survival and of interest in the village square.

Listing NGR: TL9042608820

**TL 90 NW GOLDHANGER HEAD STREET
(south side)
7/20 Wesleyan Chapel
GV II**

Chapel. Dated 1839. Red brick. Grey slate roof with the gable to road frontage. Right and left vertically sliding sash windows with Gothic tracery in round heads. Central 6 panelled double doors. Plain pilasters with moulded capitals, bases and frieze. Flat porch over. Oval plaque to apex inscribed: Wesleyan Chapel October 1839.

Listing NGR: TL9040708809

**TL 90 NW GOLDHANGER HEAD STREET
(north side)
7/22 No. 2
GV II**

House. C17 or earlier origin with later additions and alterations. Timber framed. Painted brick facing. Hipped red plain tiled roof. Off centre right red brick chimney stack. Rear wing to right. 2 storeys. 3 window range of mainly small paned vertically sliding sashes, excepting that to ground floor left which is a C20 oriel with small paned casements. Segmental arches to right ground floor windows. C20 six panelled door with top light. Moulded flat canopy on brackets.

Listing NGR: TL9044708843

**TL 90 NW GOLDHANGER HEAD STREET
(north side)
7/23 No. 6
GV II**

House. C17/C18 or earlier. Timber framed and rough rendered. Grey slate double range roof. Off centre red brick chimney stack. 2 storeys. 2 window range of vertically sliding sashes with glazing bars, moulded surrounds. Pentice boards over. Enclosed red plain tiled gabled porch with carved brackets. 4 panelled 2 light door. To the right is a forward gabled crosswing with grey slate and red pantiled roof, part plastered, part painted brick faced. One storey and attic. Long casement with glazing bars to apex, small paned ground floor window with canopy on a row of curved brackets, probably a former shop window. Included for group value.

Listing NGR: TL9042808847

**TL 90 NW GOLDHANGER HEAD STREET
(south side)
7/26 K6 Telephone kiosk
adjacent to car park
GV II**

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Listing NGR: TL9042208823

**TL 90 NW GOLDHANGER HEAD STREET
(south side)
7/19 No. 3, 5 and 7, formerly The Limes and cottage adjoining on west
GV II**

House, now 2 dwellings. C17 left range C16 or earlier crosswing to right, with C18 and later alterations and additions. Timber framed and plastered with batten decoration. The 2 crosswings to right with some painted brick facing. Red plain tiled roofs. Large square attached red brick chimney stack to main range, external red brick chimney stacks to left of main range and left of gabled crosswing. Of complex plan, the main left range with small forward gabled stair turret to right and 2 right gabled crosswings. 2 storeys and attics. 2:1:1:1 window range of small paned vertically sliding sashes, that to stair turret a 2 light bay. 6 panelled door with moulded surround and frieze to main range. 4 panelled door to left gabled crosswing. Interior of No. 3 with much re-used medieval timber. Stop chamfered bridging joists. Restored inglenook fireplace. Cambered sunk chamfered tie beam. 3 board door with moulded edgings, original ironmongery. Butterfly hinges and other ironmongery to other doors. Side purlin roof of re-used sooted timbers. Halved and bladed scarfs. Halved and bridled scarf to side girt of No. 5.

Listing NGR: TL9037308813

APPENDIX 2

BUILDING AUDIT TABLE

The table identifies features of each building within the conservation area and any alterations to their front elevation which detract from the character and appearance of the conservation area. The survey was undertaken only as a visual analysis from the public highway; there was no physical investigation to confirm or add to the information.

Shaded entries indicate a material or detail unsympathetic or out of keeping with the special character of the conservation area.

The survey helps to show how the appearance of these buildings and their contribution to the character and appearance of the conservation area might be improved if more sympathetic details and materials were introduced, for the shaded entries. Many of the shaded entries represent newer properties constructed of modern materials and details, indicating the extent to which these intrude on the traditional built character of the conservation area. It may be possible to introduce some more sympathetic features to these properties, for example through boundary treatments, joinery details or roofing materials, so that they are more respectful of the special character of the area. This table also demonstrates how removal of some permitted development rights could help to preserve the character and appearance of the conservation area.

Head Street

Head Street North side	Date & if listed	Roofs	Wall covering	Windows	Doors	Boundary	Rainwater goods	Other
No. 2	17th century or earlier GII	Handmade plain clay tiles Red brick chimneystack	Painted brick facing, black weatherboard to left side Unpainted red brick extension onto Church Street	Painted timber sashes Large oriel former shop window, modern painted timber casements	Modern painted timber panelled door with top light Moulded flat canopy on brackets	Patchy tarmac forecourt Red brick boundary wall to right and onto Church Street Gravel drive to left	Painted metal	Poor flat roof extension to rear

No. 6 The Old Pumphouse	17th/18th century or earlier GII	Grey slate Red brick chimney stack Grey slate and clay pantile to crosswing	Rough painted render Part painted render, part painted brick crosswing	Painted timber sashes Painted timber casement to crosswing	Painted timber panelled door with two glazed lights Enclosed gabled porch with clay tiles	Red brick wall	Painted metal	-
No. 8	19th century N	Grey slate Shared red brick chimney	Unpainted Flemish bond red brick	Painted timber sashes	Modern painted timber and half glazed	Red brick wall	metal	Good long front garden with shared gravel path
No. 10	19th century N	Grey slate Shared red brick chimney	Unpainted Flemish bond red brick	Painted timber sashes	Traditional painted timber, two glazed lights	Red brick wall	metal	Good long front garden with shared gravel path Sympathetic- ly designed single storey side extension to left
Wheelwrights	Late 20th century N	Machine made tiles Two brick chimneys	Stretcher bond brick, painted render with pargetted panels	UPVC casements	Stained timber	Post & chain barrier, planting Gravel forecourt	Plastic	-

No. 12 The Old Parsonage	18th century or earlier N	Handmade clay tile Rendered chimneystacks with clay pots and decorative brick detail	Painted rough render	Painted timber sashes with architraves	Traditional painted timber with four glazed lights Flat canopy on posts	Traditional iron railings with hedge behind Painted picket gates Red brick wall with hedge above to left Red brick wall with panel fence above to right	Painted metal	Poor fully glazed underbuild and flat roof projection to side
Head Street South side	Date & if listed	Roofs	Wall covering	Windows	Doors	Boundary	Rainwater goods	Other
No. 1 Hatters Lodge	19th century N	Grey slate Rendered chimney with clay pot	Painted smooth render	Large painted timber sashes	Modern stained timber with two glazed lights Open porch with slate pitched roof	Red brick wall	metal	Quirky hat feature on front gate
No. 1a	20th century	Concrete tiles	Smooth painted render Grey slate front projection	Stained timber casements and top vents	Stained timber, false leaded glazed lights	Low stretcher bond red brick wall	Unclear	-
No. 3	17th century GII	Handmade plain clay tiles Brick chimneystacks	Painted timber framing and painted rendered infill panels	Painted timber sashes	Painted timber panelled Moulded surround and frieze	Traditional iron railings	Metal	-

No. 5-7	16th century or earlier GII	Handmade plain clay tiles Brick chimneystacks	Painted timber framing and rendered infill panels Smooth render to right Some painted brick facing	Painted timber sashes	Painted timber panelled	Traditional iron railings	Metal	-
Wesleyan Chapel	19th century (1839) GII	Grey slate	Red Flemish bond brick	Painted timber round headed sashes with Gothic tracery	Painted timber panelled double doors with painted timber pilasters and flat canopy	N/A	Not visible	Undergoing refurbishment at time of visiting
No. 9	19th century N	Concrete tiles Rendered chimney with clay pots	Painted rough render	UPVC casements	UPVC panelled	Traditional iron railings	Painted metal	-
No. 11	19th century N	Grey slate	Painted rough render	Unbalanced painted timber casements and top vents	Modern stained timber	Traditional metal railings	Metal	-

Church Street

Church Street West side	Date & if listed	Roofs	Wall covering	Windows	Doors	Boundary	Rainwater goods	Other
No. 1 and 1a	Late 20th century N	Handmade plain clay tile Brick chimney	Painted timber cladding, smooth painted render, stretcher bond brick	Poorly detailed sashes and casements	Painted timber	Red brick wall	plastic	Flat roof double garage to left side with tarmac forecourt
No. 3 Church View	Late 20th century N	Handmade plain clay tile Red brick chimneystack	Smooth painted render	Stained timber casements	Painted timber	Open, block paving and planting	plastic	Garage appears temporarily boarded
Hall Farmhouse	16th century or earlier GII	Handmade plain clay tile Red brick chimneystack, clay pots	Smooth render, lined out	Painted timber sashes	Modern stained timber Small hood on brackets	Red brick wall to left side Red brick wall enclosing parking and garaging to right and to side	Painted metal	-
Galway House	Late 20th century N	Handmade plain clay tiles Red brick chimneystack	Red Flemish bond brick	Painted timber sashes	Painted timber with two glazed lights Painted timber and glazed to side	Red brick wall	plastic	Fully glazed door to side is unsympathetic

No. 7	Late 20th century N	Concrete interlocking tile Red brick chimneystack	Red stretcher bond brick	UPVC casements and top vents	Part glazed UPVC Flat canopy over	Red stretcher bond brick wall	Plastic	Flat felted roof brick garage to left
No. 9	Late 20th century N	Concrete interlocking tile Red brick chimneystack	Red stretcher bond brick	UPVC casements and top vents	Glazed aluminium Flat canopy over	Red stretcher bond brick wall	Plastic	Flat felted roof brick garage to right
Outbuilding	20th century N	Clay pantile	Red brick and concrete block	Reused painted timber casements	Reused painted timber part glazed	Open grass and gravel plot	Metal	Untidy plot, open to street
No. 13 Coastguards Cottages	19th century N	Grey slate Shared red brick chimneystack, clay pots	Red Flemish bond brick	Painted timber sashes	Traditional painted timber	Red brick wall to rear	Painted metal	Locally important and well preserved row of C19th cottages
No. 15 Coastguards Cottages	19th century N	Grey slate Shared red brick chimneystack, clay pots	Red Flemish bond brick	Painted timber sashes	Traditional painted timber	N/A	Metal	Locally important and well preserved row of C19th cottages
No. 17 Coastguards Cottages	19th century N	Grey slate Shared red brick chimneystack, clay pots Rooflights	Red Flemish bond brick	Painted timber sashes	Traditional painted timber	N/A	Metal	Locally important and well preserved row of C19th cottages

Church Street East side	Date & if listed	Roofs	Wall covering	Windows	Doors	Boundary	Rainwater goods	Other
The Chequers	16th century or earlier GII	Handmade plain clay tile Rendered and red brick chimneystacks Slate and clay pantiles on rear extensions	Painted smooth render Red brick rear extensions	Modern painted timber casements to front, small paned painted timber sashes and casements to side and rear	Painted timber boarded with top light, flat canopy over Painted timber boarded door to left	N/A	Painted metal	-
St Peter's Church	11th century chancel and nave, 14th and 15th century elements, 19th/20th century alterations and restoration GI	Handmade plain clay tile	Flint rubble, septaria with limestone, Roman tile and brick dressings	Many 19th/20th century windows, some 12th century windows	Nailed vertically boarded doors	Mainly red brick wall, hedge to later extension to churchyard, also remnants of iron boundary fence	Painted metal	-
Churchside	Late 20th century N	Concrete interlocking tiles Red brick chimneystacks	Smooth render with pargetting decoration	Stained timber casements, oriel to ground floor, false leaded lights	Painted timber	Red brick wall Five-bar gate	plastic	-

Stables	19th century GII	Grey slate	Painted brick, dentilled eaves	Small painted timber fixed light	Painted timber full height boarded doors	Red brick wall	metal	-
The Old Rectory	16th century or earlier GII	Handmade plain clay tile Red brick chimneystacks, clay pots	Painted smooth render and painted brick. Also unpainted red brick to side extension	Painted timber sashes and replacement casements	Painted timber vertically boarded door with top light, other vertically boarded timber doors	Red brick wall and hedge Close boarded fence	Painted metal	-
Jasmine	Late 20th century N	Machine made tiles Red brick chimneystacks	Painted render with pargetting decoration, red stretcher bond brick	Painted timber casements	Painted timber panelled	Red brick boundary wall, brick paved forecourt	Plastic	-
The Goldhanger Study Centre	19th century, 20th century extension N	Handmade plain clay tiles	Red English and Flemish bond brick with white brick decorative banding, stretcher bond red brick to extension	Painted timber sashes, UPVC with top hung vents to extension	Glazed UPVC atrium with glazed doors, UPVC part glazed door to roadside extension	Red brick boundary wall	Metal	-

Fish Street

Fish Street West side	Date & if listed	Roofs	Wall covering	Windows	Doors	Boundary	Rainwater Goods	Other
No. 2	17th/18th century or earlier GII	Handmade plain clay tiles Red brick chimneystacks	Painted render, lined out, unpainted red brick to right range	Replacement painted timber casements with top vents, also traditional painted sashes. Former shop window to right range.	Painted timber panelled	Low red brick wall, front planting	Metal	-
No. 4 Melrose	17th/18th century or earlier GII	Handmade plain clay tiles Red brick chimneystacks	Painted render, zigzag and incised decoration, date 1750	Painted timber sashes and casements, also hipped tiled bay window possibly former shop window	Painted timber panelled door, flat canopy on brackets	Low red brick wall	Painted metal	-
No. 6 The Greek	Late 20th century N	Concrete tiles Red brick chimneystack	Painted render, stained boarded cladding to gable	UPVC casements	Stained timber, 'port hole' glazed light	Low white and red brick wall, gravel drive	Plastic	-

No. 10 Dolphin Cottage	17th/18th century or earlier GII	Handmade plain clay tiles Red brick chimneystack	Red English bond bricks	Painted timber casements Catslide dormer	Painted timber boarded	Red and yellow brick wall, painted picket gate and fence	Painted metal	-
No. 12	17th/18th century or earlier GII	Handmade plain clay tiles Red brick chimneystack	Mixed English and Flemish bond red brick	Painted timber sashes and casements, catslide dormer	Painted timber boarded	Red and yellow brick wall, painted picket fence	Cast iron	Under renovation at time of visiting
No. 14 Beehive	17th/18th century or earlier GII	Handmade plain clay tiles Red brick chimneystack	Flemish bond red brick, some painted brick	Painted timber sashes and casements, catslide dormer	Painted timber panelled with timber with glazed top lights	Red and yellow brick wall	Cast iron	Under renovation at time of visiting Three light bay to left gable (said to have been used as beehive) and pretty trellis porch were removed
No. 14a	Late 20th century N	Concrete interlocking tiles Damaged brick chimney	Red/brown stretcher bond brick	UPVC casements and top vents	Not visible	Red stretcher bond brick wall	Not visible	Recessed garage to side

No. 16	Late 20th century N	Concrete interlocking tiles Red brick chimney, clay pots	Painted brick, painted render with textured panels	Stained timber casements and top vents, leaded lights	Modern painted timber panelled	Red brick stretcher bond wall, Hard landscaped driveway	Plastic	Satellite dish on chimney
No. 16a	Late 20th century N	Concrete interlocking tiles Red brick chimney	Red stretcher bond brick and painted render	Stained timber casements and top vents	Not visible	Red brick stretcher bond wall and modern metal gate	Plastic	Solar panels on south roof elevation
Gladwins	Late 20th century N	Concrete interlocking tiles Red brick chimney stack Felted flat porch and garage extensions	Stretcher bond brick Painted render dormer	UPVC casements and top vents	UPVC part glazed	Yellow brick stretcher bond wall Metal double gate Tarmac drive	Plastic	-
No. 18 (B&B)	Late 20th century N	Concrete interlocking tiles Yellow brick chimney	Yellow stretcher bond brick Painted smooth render	UPVC casements	Stained timber Glazed light	Hedge and picket gate (Model church in front garden is a distinctive feature)	Plastic	Stretcher bond brick and concrete tile garage extension to right with gravel drive
No. 20	Late 20th century N	Concrete interlocking tiles	Stretcher bond brick and smooth render	UPVC casements	Stained timber	Block paved drive, planting and hedging	Plastic	-

No. 26 Owlers Cottage	19th century N	Natural slate and handmade plain clay tiles Brick, partly rendered chimneys with pots	Rough painted render, black weatherboard on side elevation	Painted timber sashes and casements	Painted timber boarded, iron fittings	Block paved, open forecourt	Painted metal	-
No. 30	19th century N	Handmade plain clay tiles Yellow brick chimney with clay pots	Yellow stretcher bond brick, red brick quoins and details	Painted timber casements	Painted timber, part glazed	Open with planting, good tree to side Gravelled parking area	Plastic	Good detached brick outbuilding to side with painted timber door and sash window.
No. 32a	19th century N	Natural slate and red brick gable end chimney with clay pots	Red Flemish bond brick	Painted timber sashes	Painted timber, part glazed	Open to front, shallow concrete plinth, green picket fence and garden to side	Plastic	-
No. 32	19th century N	Natural slate and red brick gable end chimney with clay pots	Red Flemish bond brick	Painted timber sashes	Stained timber with 'portholes'	Open to front, shallow concrete plinth, old concrete drive to side with attractive planting	Painted metal/plastic	Distinctive black weatherboa rd turret to rear. Sympathetic black weatherboa rd outbuildings to side

No. 34	Late 20th century N	Machine made interlocking tiles	Painted render with textured panels, stretcher bond red brick	Painted timber casements	Painted timber with glazed light	Hedging and gravel drive	Plastic	Traditional garage to side with catslide roof and traditional timber painted door
No. 36 Thatch End	Late 20th century N	Machine made interlocking tiles	Red stretcher bond brick, painted smooth render	Painted timber casements	Painted timber panelled	Hedging and gravel drive	Plastic	Satellite dish on chimney
Fish Street East side	Date & if listed	Roofs	Wall covering	Windows	Doors	Boundary	Rainwater Goods	Other
No. 1	19th century N	Natural slate, clay pantiles on rear extension Brick chimneys with pots	Rough render, red brick and black weatherboard on side elevation	Painted timber sashes Some blind window tax windows	Painted timber, part glazed, painted timber boarded door to side extension	Red brick wall	Painted metal	-
No. 3 Mill House	15th/16th century earlier GII	Handmade plain clay tiles	Painted rough render, red Flemish bond brick, black weatherboard on porch	Painted timber casements	Painted timber	Red brick wall and metal gate	Metal	Large open plot

No. 9 Mill Cottages	19th century N	Natural slate Red brick chimney with clay pots	Red English bond brick	UPVC casements with top vents	Painted timber, part glazed Felt flat roof canopy	Red brick wall	Painted metal	Converted former maltings building
No. 11 Mill Cottages	19th century N	Natural slate Red brick chimney with clay pots	Red English bond brick	UPVC casements with top vents	Painted timber, part glazed Felt roof flat canopy	Red brick wall	Painted metal	Converted former maltings building
No. 11a	Early 21st century N	Plain clay tiles and machine made slate Brick chimney	Smooth painted render	Painted timber casements	Stained timber	Stretcher bond red brick wall, gravel drive	Painted metal	
No. 13	Late 20th century N	Machine made tiles Red brick chimney	Smooth painted render	UPVC casements and top vents	Painted timber, part glazed	Stretcher bond red brick wall, block paved drive	Plastic	Solar panel on south roof elevation
No. 15 Bird in Hand	18th/19th century N	Natural slate Red brick chimneys	Rough painted render	Painted timber sashes Some modern casements to flat roof extension.	Painted timber	2x 5-bar timber gates to side, red stretcher bond brick wall, hedge to side	Painted metal	Poor felted flat roof first floor extension to side. Sympathetic black weatherbo- ard and clay pantile outbuilding/ garage to side

No. 17 Lilliput Cottage	18th/19th century N	Handmade plain clay tile Red brick chimney stack with clay pots	Smooth painted render	UPVC with top vents	Painted timber, part glazed	Open to street	Painted metal	
No. 21 & 21A Walnut Tree Cottage	18th/19th century GII	Handmade plain clay tiles Rooflights Red brick chimneys	Painted and unpainted Flemish bond brick, dentilled eaves course	Painted timber sashes and casements	Painted timber door Painted timber double garage door	Open to street, informal planting	Painted metal	
No. 25	18th/19th century N	Handmade plain clay tile Red brick chimney with clay pots Clay pantiles and terracotta dragon finial on rear extension	Painted render, unpainted Flemish bond red brick to right extension, painted brick rear extension	Painted timber casements	Painted timber	Red stretcher bond brick wall	Painted metal	Sympathetic modern brick garage extension to left
No. 27	Late 20th century N	Concrete tiles Felt flat roof forward extension	Pale stretcher bond brick, smooth painted render	UPVC casements and top vents	Not visible	Open garden and concrete drive	Plastic	Car port at front
No. 33 The Laurels	Late 20th century N	Concrete interlocking tiles Brick chimney	Painted render, pargetted decoration Unpainted stretcher bond brick	Stained brown timber casements	Not visible	Hedge, stretcher bond brick wall, concrete drive	Plastic	

No. 35	Late 20th century N	Concrete interlocking tiles Brick chimney	Painted render, stretcher bond brick and some UPVC cladding	UPVC casements	Not visible UPVC garage door	Hedge, tarmac drive	Plastic	
No. 37	Late 20th century N	Concrete interlocking tiles Felt flat roof forward extension Brick chimney	Stretcher bond brick, painted render	UPVC with top vents	UPVC part glazed	Hedge, panel fencing, tarmac drive	Plastic	
No. 39	Late 20th century N	Concrete tiles Brick chimney	Stretcher bond brick and UPVC cladding	UPVC casements	Not visible	Hedge, painted picket fencing, block paved drive	Plastic	
No. 41	Late 20th century N	Concrete tiles	Stretcher bond brick and painted render, pargetted details	UPVC with top vents	Not visible	Hedge, tarmac drive	Not visible	