N.B. This document was produced in 2006 under the name of ‘Maldon District Design Guide’. However, the document was never intended to become the Council’s adopted design guide. Instead it was intended to provide supporting evidence for the District’s emerging design policies. To avoid confusion, the Council has decided to rename the document as the ‘Maldon District Characterisation Assessment’ and the document will be referred to in any other documentation in the future.
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1.0 INTRODUCTION

1.1 The District Council are keen to ensure that new residential development respects the specific characteristics of the Maldon area. Although much design guidance is available at both the national and regional level, this was felt to be too generic and in need of reinterpretation to reinforce the essential characteristics of the towns, villages and hamlets in the area.

1.2 In summer 2005, QuBE Planning Ltd was appointed to write a Design Guide for Maldon District Council to provide detailed design advice taking account of the special characteristics of the district.

> The Brief

1.3 The brief for the Design Guide stated that it was to be prepared for the benefit of residents, agents, developers and interested third parties, and it was to contain:

- A detailed assessment categorising the settlements within Maldon District Council;
- Case studies to illustrate design forms representative of each settlement type;
- An overview of the characteristics of each case study to identify and illustrate clearly and succinctly their defining qualities in terms of spatial form, layout, relationship to existing adjacent development and detailing;
- The form of residential development that would be appropriate to each design form;
- The appropriate density levels for new residential schemes in each design form; and
- The palette of materials to be used in the construction of new developments most appropriate, sympathetic to each settlement type.

1.4 The brief required the guide to consider design forms appropriate to the towns, villages and the ‘suburbs’ of the towns and villages. Case studies were to be used to illustrate the defining features of the riverside / maritime settlements, the Dengie Peninsular and Arcadian villages, and the main towns – Maldon and Heybridge, and Burnham on Crouch.

1.5 Since the commencement of preparing this guide there have been two specific central government announcements that need to be considered.

> PPS 3 - Consultation Draft

1.6 The ODPM has issued a consultation draft replacement for PPG3. The draft Planning Policy Statement (PPS) 3: Housing sets out the government’s national policy framework for planning for housing. Of particular relevance to this Design Guide is Appendix C which deals with housing density and includes a ‘density matrix’. Indicative density ranges are given with the minimum range defined as ‘rural’ where a density of 30 dwellings per hectare is presumed to be the minimum. However local authorities are allowed to set density ranges below this figure providing that this can be clearly justified. Work with local stakeholders and local communities is encouraged to set appropriate density ranges for specific types of location having regard to the indicative density matrix and the approach to density in the regional spatial strategy.

1.7 It goes on to state that the appropriate level of density will be informed by, amongst other criteria:

- the assessment of the character of the area, including mix of uses
- the importance of promoting high quality design
1.8 This Design Guide is therefore an important part of the justification for reducing density in some of the settlement types to below the minimum level normally required.

> Design Statements

1.9 The ODPM has announced that from 10 August 2006, design and access statements will be required for all planning applications (except householder, changes of use and engineering and mining operations).

1.10 This Design Guide will therefore be helpful in providing a framework for applicants putting forward proposals for new housing as it sets out the principal design criteria to be met.

> Scope of the Guide

1.11 This guide takes as its starting point the settlements identified within the Maldon District Replacement Local Plan (November 2005) where new housing development can take place and then classifies these settlements into four character types. Each of these character types is analysed and their key characteristics identified.

1.12 Policies are put forward to clarify the Council’s requirements to be met in their consideration and determination of planning applications for residential development in each of the settlement types.

1.13 This guide does not set out to deal with every aspect of housing design. In particular it does not deal in detail with highway design related to development as this is a function of Essex County Council and detailed guidance is already available on the technical requirements for new highway design.
2.0 POLICY BACKGROUND OVERVIEW

2.1 The following policy guidance forms the background to the development of the Design Guide and is the context against which the policies have been developed. The policies in this Design Guide should therefore be read in conjunction with the following national, regional and, in particular, local plan policy guidance.

> National Planning Policy

2.2 The major national planning documents with regard to housing development are Planning Policy Statement 1: Delivering Sustainable Development (PPS 1) and Planning Policy Guidance Note 3: Housing (PPG 3). Whilst the review of the latter is currently the subject of consultation, both documents are clear that whilst optimal use should be made of potential housing land, this must not be at the cost of the essential characteristics of the townscape or landscape qualities of the area.

2.3 PPS 1, for example, considers in Para 34 that ‘Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted’. Paragraph 38 considers design guides and states that ‘Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of development in relation to neighbouring buildings and the local area more generally’. Whilst it stresses that Local Authorities should not seek to impose tastes and styles, ‘It is however proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design’.

2.4 PPG 3, whilst encouraging developers to maximise the use particularly of previously developed land states in Para 36 that ‘New housing development of whatever scale should not be viewed in isolation. Consideration of design and layout must be informed by the wider context, having regard to not just any immediate neighbouring buildings, but to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help determine the character and identity of a development…’

2.5 The Consultation Paper on the new PPS 3 (Housing) gives guidance on densities in different situations and indicates a range of 30-40 dwellings / ha in rural locations, 35-55 in suburban and 40-75 dwellings / hectare in urban locations. It reiterates the need for design quality and to protect local distinctiveness however and would allow Local Authorities to consider lower densities where this can be justified. Para 35 of the document promotes the use of design guidance and clearly this could give appropriate guidance on densities for specific locations.

2.6 PPS 7 gives guidance on Sustainable Development in Rural Areas’. Para 12 considers that ‘Planning Authorities should ensure that development… contributes to a sense of local identity and regional diversity and be of an appropriate design and scale for its location.’ It also encourages ‘high-quality, contemporary designs that are sensitive to their immediate setting’.

2.7 PPG 15 is concerned with Planning and the Historic Environment. Whilst it points out that the design of new buildings close to historic buildings need to be carefully considered (Para 6), it also comments that ‘New buildings do not have to copy their neighbours in detail. Some of the most interesting streets include a variety of building styles,'
materials and forms of construction, of many different periods, but together forming a harmonious group' (Para 2.14).

> **Regional Planning Guidance 9: The South East (March 2001)**

2.8 In its Environmental Strategy and the Countryside, RPG9 states that 'a high quality environment is essential to the future prosperity of the South East'. Furthermore, the Guidance notes that 'the effective protection of the environment and prudent use of natural resources are fundamental aspects of the vision for this Region which is highly urbanised and subject to development pressures.' In this context, RPG9 encourages 'positive planning' for the care and maintenance of the Region's environment.

> **Essex & Southend-on-Sea Replacement Structure Plan 1996-2011**

2.9 The Structure Plan envisages the erection of 2800 new houses in Maldon District between 1996 and 2011. When it was written, all but 150 dwellings were already under construction or planning permission had been granted. This together with the high quality of the built and natural landscape means that the potential for new residential development is significantly constrained. The key policies within the plan are contained in Appendix 2.

> **Maldon District Replacement Local Plan (November 2005)**

2.10 In line with the Structure Plan, the Maldon District Local Plan seeks to make the best use of developed land and concentrate development within existing settlement boundaries. This policy of constraint is appropriate considering that by now only around 100 of the 2800 housing units identified as needed by the Structure Plan have not been built or have planning permission.

2.11 The key policies on the design of new buildings are contained within the Built Environment and Housing Chapters and are listed in Appendix 2.

> **Other Design Guidance**

2.12 The Essex Design Guide first appeared in 1973 and was revised in 1997, being recently updated in November 2005. The Guide is produced by the Essex Planning Officers Association and published by Essex County Council. The guide is largely concerned with significant urban expansions and major developments though some of the guiding principles relating to the layout of developments and individual building design are of relevance to Maldon. The Essex Design Guide has not been adopted as supplementary planning guidance by Maldon District Council however and therefore it is not a material consideration when considering applications within the District.

2.13 The Essex Landscape Character Assessment (2002) by Chris Blandford Associates provides a description of the landscape character of Essex and Southend-on-Sea, including its historic character, and cultural and local perceptions. It identifies and maps the landscape’s sensitivity to accommodating change by detailing the key characteristics of each character area and appraising its condition.

2.14 In recent years, a great deal of guidance on design has been produced by central government and other agencies such as CABE (Commission for Architecture and the Built Environment) and English Heritage. Most of this concentrates on urban areas, though some of the underlying principles such as the promotion of character in townscape and landscape through good new design in the DETR (Department of Environment, Transport and the
Regions) / CABE publication ‘By Design’ and the advice in the English Heritage / CABE publication ‘Building in Context’ can be applied to new buildings in Maldon District.

2.15 ‘Building for Life’ led by CABE and the HBF [House Builders’ Federation] (in association with the Civic Trust, Design for Homes, English Partnerships and the Housing Corporation) is an initiative which promotes design excellence and celebrates best practice in the house building industry. Building for Life aims to improve the quality of English housing by setting a national benchmark for well-designed housing and neighbourhoods in England. Full details can be found on: www.buildingforlife.org.

Conclusions: Key Issues to be addressed in the Maldon Design Guide

2.16 The raft of design guidance and policy documents highlights the need to ensure that new developments understand and respect their surroundings. The following section of this document therefore seeks to classify the different settlements within Maldon District and analyse their key characteristics.
3.0 CLASSIFICATION OF SETTLEMENTS IN MALDON DISTRICT

3.1 The Maldon District Replacement Local Plan (November 2005) identifies the following settlements as those where new housing development can take place: Althorne, Bradwell, Burnham on Crouch, Cold Norton, Goldhanger, Great Totham (North and South), Heybridge and Heybridge Basin, Latchingdon, Little Totham, Maldon, Mayland, Mundon, North Fambridge, Purleigh, Southminster, St Lawrence, Steeple, Tillingham, Tollesbury, Tolleshunt D’Arcy, Tolleshunt Knights, Tolleshunt Major, Wickham Bishops, Woodham Mortimer and Woodham Walter.

3.2 These settlements have different characteristics but can be broken down into the following categories: main towns, agricultural settlements, riverside / maritime settlements and arcadia.

3.3 The Main Towns are considered to be Burnham on Crouch, Maldon and Heybridge.

3.4 The Agricultural Settlements are considered to be Althorne, Bradwell, Latchingdon, Mundon, Purleigh, Southminster, Steeple, Tillingham, Tolleshunt D’Arcy, Tolleshunt Knights, and Tolleshunt Major.

3.5 The Riverside and Maritime Settlements are identified as Bradwell Waterside, Goldhanger, Heybridge Basin, The Maylands, North Fambridge, St Lawrence and Tollesbury.

3.6 The Arcadian Settlements are considered to be Cold Norton, Great Totham (North and & South), Little Totham, and Wickham Bishops, Woodham Mortimer, Woodham Walter.

3.7 The following sections of the Design Guide describe the key characteristics of each of the main towns and each of the settlement types listed above. These key characteristics are supplemented by case studies which illustrate appropriate design forms and/or demonstrate how they do not reflect the defining qualities of their context. The policy sections which follow the key characteristics and case studies are designed to reinforce the essential characteristics of each settlement type.

3.8 In addition to specific policies for each settlement category, general policies have also been written and which will apply to all settlement categories. These generic policies are designed to cover issues that are universal to all development proposals or that apply to areas common to all settlements.
4.0 GENERAL POLICIES FOR ALL SETTLEMENT TYPES

4.1 It is recognised that the origins and development patterns of the majority of settlements is very varied and therefore to subdivide them into just four categories must inevitably be a simplification. Quite clearly Burnham on Crouch, Heybridge and Maldon are all Riverside / Maritime Settlements in addition to being main towns, whilst even smaller settlements such as Tollesbury, because of their locations, have maritime and agricultural origins and characteristics. The categorisation should therefore be seen as a guide but one which must be supplemented by a more detailed analysis of the precise location for any new development.

4.2 All development proposals must therefore undertake a context appraisal of the development site to demonstrate that they are in accord with the key characteristics identified in the Design Guide. This appraisal should be undertaken before any design proposals are considered and will influence the form of development most appropriate to the site. An appraisal will form a key part of the Design Statement that will be expected to form part of planning applications for residential development sites.

POLICY 4/1 – Design Statement

A design statement containing a context appraisal must be submitted as part of a planning application for residential developments. The statement must demonstrate that development proposals have responded to their context and have drawn inspiration from the key characteristics of their surroundings. The statement will consider:

1. The context of the site – the building lines of adjoining sites, the size, and the height and materials of any buildings should be noted. Where there are variations, these should be considered as key determinants of the form, massing and layout of the new development.
2. The relationship of the site to the wider street scene and the settlement as a whole including (where appropriate) views of the site from open countryside.
3. The character and significance of any existing buildings, walls and other structures already on the site. Their potential for reuse as part of the new living accommodation, for storage or garaging or as a means of tying the new buildings into their surroundings should be fully investigated.
4. The contribution made by trees or other planting or landscape features within the site.
5. Sustainable development principles – reducing energy use and using renewable sources; choosing ‘low impact’ and local building materials from sustainable sources; minimising levels of waste arising from development; and prioritising the use of brownfield land.
6. The impact and requirements of the Building Regulations, in particular Parts B, L and M, upon the design of new building(s).

4.3 It is also recognised that most settlements in all the village categories and particularly within the main towns contain mid-late twentieth century suburbs that have no intrinsic character of their own. If these developments were to be redeveloped as a whole, then their redevelopment should be guided by the key characteristics and policies of the appropriate section of the Design Guide.

4.4 Where individual plots within these developments become available for redevelopment or infill sites become available for development, the following policies should be used to guide the design of the new building(s).
POLICY 4/2 – Setting
Where the site abuts open countryside, or is visually exposed to surrounding areas, particular consideration must be given to the roofscape of the building(s) and the boundary treatment(s) of the individual plot(s).

POLICY 4/3 – Materials
New dwellings should use traditional building materials found in the existing settlement. Where contemporary materials are proposed, they must be of high quality and create a successful contrast with the traditional materials of the existing settlement.

POLICY 4/4 – Design and Form
Dwellings should not be significantly taller or bulkier than their existing neighbours and designs which reflect the traditional housing forms of the existing settlement will be encouraged. Modern architectural treatments will also be encouraged, provided they are based on the local traditions.

POLICY 4/5 – Details
Fanlights to doors should always be separate to and above the door and not form an integral part of the door. Imported details or materials from outside the area or not usually found within the existing settlement will be discouraged.
5.0 THE MAIN TOWNS

A) Maldon

5.1 KEY CHARACTERISTICS

> Overview

5.1.1 Maldon is the principal town of the district, a role that it has always performed since the Saxon burh or fort was founded in 916 on a hill top site in the area now known as London Road. The town developed close by and was well established by 1066. Traditional industries like shipbuilding, the cloth trade and salt were established and the port at The Hythe and the lowest crossing of the Chelmer at the Fullbridge gave Maldon an inbuilt advantage that guaranteed its prosperity until the late eighteenth century, when the canal from Heybridge to Chelmsford partly bypassed the town. However, there was sufficient trade, boosted by the railway in 1847 and new economic assets such as tourism and modern industries to allow the town to remain quietly prosperous until the present day.

> THE TOWN

Disposition of Buildings- Layout/Orientation/Alignment

5.1.2 The layout of the core of the town centre has remained the same since the Middle Ages, with spaces such as the original market place, in front of All Saints Church and the long High Street running from London Road in the west downhill toward The Hythe in the east recognisable on old maps. These thoroughfares became lined with houses and shops, immediately fronting the street but with long, virtually undeveloped burgage plots still extending behind them towards the river or to open fields. This process was complete by about 1600, after which the riverside areas began to expand and houses crept down what is now Market Hill to the Fullbridge.
5.1.3 As a result, buildings with narrow frontages often rising to three storeys are common in the town centre. Passageways, sometimes only wide enough for pedestrians punctuate the frontage buildings to give access to the rear buildings and yards. The former gardens behind the continuous front ranges had by the mid-nineteenth century been largely built over with rear wings and linked outbuildings, often densely packed together. This hierarchy of forms and heights usually steps down from the main frontage building.

5.1.4 Some smaller side streets developed from the old lanes that ran off the High Street, and at the same time, the town began to spread out along existing roads from the mediaeval core. New streets were laid out in the late nineteenth century mainly to the south of the town centre and as a result of the expansion of Maldon’s industries following the arrival of the railway in 1847.

Density and size of dwellings

5.1.5 The densely packed three storey houses attached to each other in the centre of the town give way to lower buildings on the south and western fringes and there are more frontage gaps. On the popular west side of the town there are substantially sized eighteenth and nineteenth century houses. Some of these are still in pairs or even terraced, giving a high density despite some large rear and increasingly deep front gardens. There are rows of small terraced cottages fronting the street, or with small front gardens, but always with a narrow rear garden.

Plans and Forms, Heights

5.1.6 In the town centre, plan forms were determined largely by the limitations imposed by narrow roof spans on what were initially timber-framed structures. Plot sizes and shapes are often irregular or a result of combinations of ownerships. Deep plans were achieved by double pile arrangements or by cross wings running at right angles to the street leading to
complex but attractive building forms. The presence of shops, workshops and other non-residential elements has accentuated these distortions. The continuous process of re-ordering existing structures rather than total re-development has led to the raising of roof heights, formation of new openings and sometimes the application of complete new facades which has accentuated the difference between the back and front aspects of buildings.

5.1.7 From the eighteenth century onwards, wider roof spans enabled deeper house plans with more uniform building layouts and massing. There is far more symmetry and the increased internal floor to ceiling heights produces a larger scale of development. Despite these changes, the variety of building heights in the town is still noticeable, with examples of one and a half storey cottages, two storey terraces and some three storey groups being found in close proximity to each other.

Rooflines and Silhouettes

5.1.8 The additive forms of development in the town have led to the varied roof planes, and ridge heights and this apparent randomness is reinforced by the presence of many chimneys with substantial stacks serving a number of flues. In the Georgian and later houses, with more regular forms, the rooftops are still interesting due the continued need for chimneys and use of dormers to attics. The belvedere feature was a look out down the river and a rooftop focal point.

5.1.9 All traditional roof types are found in Maldon, with steeply pitched (50 degrees or more) and gabled forms predominating until the shallower forms of the nineteenth century, often with hipped ends. The mix of roof types is not random, but linked to function and roof span of the building, but none the less appears pleasingly informal.

Elevations – Solid to Void

5.1.10 Until the eighteenth century when Maldon was a town of timber framed houses, window openings tended to be small and fairly random. Few examples survive; as soon as the Georgian period of prosperity dawned a sustained process of re-fronting existing buildings began. Even where they retained plastered timber frame elevations new sash windows were inserted, giving a dominant pattern of vertical, often large openings in regular, even repetitive patterns. Similarly, doors were made taller and sometimes given fanlights a useful device to light deep hallways.
In the town centre there is a surprising variation in window sill and head heights, giving a pleasing rhythm to openings. The strong vertical emphasis acts as a unifying agent.

**Materials**

5.1.11 Brick was superseding timber frame for new houses by the early eighteenth century, but the transition period is long and lasts until the late nineteenth century. Where timber frame survives it is usually plastered. This has a smooth or imitation ashlar finish and is coated with lime wash (now more often paint). There is little use of weatherboard, unlike in surrounding villages, except on the flanks or rear elevations.

5.1.12 Local soft red brick was a prestigious material (as on the Moot Hall), and used for facing existing framed houses. However, by the early eighteen hundreds it became unfashionable and gault or white brick was popular. Later when red brick returned to favour, and was used on humbler terraces in the town, a yellow/brown stock brick was being imported and used on all types of building. The resulting variety is reinforced by a wide spread practice of painting over brick, usually in light colours similar to the washes used on render. Until the twentieth century brick was invariably laid in lime mortar, which is appropriate to soft local material for both visual and practical reasons.

5.1.13 Clay plain tiles were the predominant roof material from the seventeenth century onward. Almost no examples of thatch survive. Plain tiles continued until the arrival of Welsh slate in the late 1700s imported by water and then the railway. The soon took over as the dominant material especially on shallower roof pitches.

**Details**
5.1.14 The detailing in much of the town is influenced by a mix of Georgian and vernacular conventions, arising from the practice of altering existing earlier structures. Window surrounds in render are generally wide (reflecting the position of the sash box). Sometimes this is emphasised by stucco or timber ornamentation with brackets and pediments and by remnants of blind boxes. This type of detail (painted to suggest stone) can be used for eaves overhangs, parapet, string bands and (usually black) for plinths. Door surrounds and heads are also expressed with features such as pilasters and pediments.

5.1.15 Whilst these details are carried over to some brick buildings the brick itself is often well detailed especially on window and door heads with fine joints. There is a strong tradition of ornate brick detailing on Victorian houses. Many chimney stacks have corbelled tops and decorative pots.

5.1.16 Windows are predominately horizontal sliding sashes with thin glazing bars in a variety of patterns. Frames are recessed in brick walls and there are a number of projecting bays. These simple details, continued into the twentieth century. Verges to roofs tend to be plain, although some decorative barge-boards are found on Victorian gables.

**THREATS TO THIS CHARACTER**

- The existing variety of building forms, storey heights, plot widths and changes in building lines are threatened by redevelopment which involves the amalgamation of plots and applies a uniform massing and style throughout the development.
- Failure to observe local conventions of scale and vertical emphasis to elevations can introduce discordant or overwhelming buildings into the street scene.
- The loss of features such as chimneys, eaves details, traditional roof spans and additive forms can lead to a characterless silhouette and blandness that erodes the local character.
- The use of imported materials that lack traditional textures, weathering qualities and hues prevents the assimilation of some new development into its surroundings. The use of local materials in the wrong context can have a similar effect.
- The use of details that are incorrectly applied or not indigenous to Maldon can erode the local distinctiveness of the town.
5.2 CASE STUDIES

> CASE STUDY 1: THE LIGHT HOUSE, MALDON

Overview

5.2.1 This site is at a key entry point into the historic core of Maldon where the road from Heybridge crosses the Chelmer and then begins its steep ascent to the town centre. It was originally covered with traditional two storey buildings, which were later cleared. As such there was an opportunity for the creation of a landmark feature. The scheme provides a mix of flats on the street with two storey houses to the rear.

Site plan

Layout and Form

5.2.2 The scheme provides a reinstatement of the frontage block that originally faced Market Hill, but with an increased height and a return along the river which also rises to three full storeys with attic rooms. There are no front aprons, but this reflects the character of most of the Market Hill area, and the new building clearly wants to relate to it. The L-shaped group gives way to lower buildings grouped around a parking court which retains a mature tree. There is also a parking space adjoining the river and a through vehicular access way to established houses along the river. There is little in the way of an amenity area for residents, who must make the most of easy access to the river for outdoor space. The occasional doorway does give the frontage a degree of activity.

Massing

5.2.3 The circular lighthouse structure is clearly a folly in the respected architectural sense. Its location, well away from the entrance to the river port, means that it can have no historic relevance at all, however, it does again reflect the tradition of glazed lookouts found elsewhere in the town, and it is a bold and original way of introducing a reference point and a strong corner feature without directly copying an existing structural type. It loses its impact when viewed with the rest of the group especially the wide gabled wing facing north over the river which itself has water mill connotations and directly rivals the tower in size and assertiveness. Attempts to further break the group up into a series of linked vertical elements detract from the pivotal role of the corner tower and the addition of various traditional roof forms and chimneys to what is almost a modernist concept confuses the eye and dilutes the visual cohesiveness of the scheme.
Details and Materials

5.2.4 The plain render of the tower is thrown into relief by the use of brick and weatherboard on the other elements. Their use is somewhat overplayed and fussy in contrast and leaves the observer in some doubt as to what the group is seeking to evoke. The clay plain tiles are especially out of context next to the simple treatment of the "lighthouse". Detailing to openings is simple, but on the Market Hill frontage appears crude when employed around traditional sash windows.

Conclusions

5.2.5 This scheme is especially successful in creating a strong statement at the entrance to the town. It fails on closer examination to present a clear visual message and to resolve the potential conflict between contemporary design and vernacular forms. The use of a proliferation of forms, subdivisions and materials in an almost random manner is regrettable.

5.2.6 The presentation of a strong built element to the street and the river is to be applauded, and the retention of the mature tree has helped create a rear space that has a character of its own. However, with such an enviable location close to the river it is unfortunate that at ground level car parking has been given priority of access to the water's edge.
> CASE STUDY 2: GATE STREET MEWS, MALDON

Overview

5.2.7 The site is a former industrial site with an entrance off Gate Street, which is a narrow street of small terraced house and cottages at the “back of the town”, behind the courtyard of the Blue Boar Inn and other properties forming part of the historic core of the town. It also runs parallel to London Road which can be seen a one of the first “suburban” extensions of Maldon. The scheme provides terraced and semidetached houses with a central block of smaller flats.

Site plan

Layout and Form

5.2.8 The site itself is long and narrow and as such has lent itself to the creation of a new street or urban space with a traditional ratio of building height to street width. The slight meander in the new road is perhaps more reminiscent of a village rather than a town street, but works well in townscape terms, allowing the creation of a visual closure and focal point halfway into the development as well as assisting with coping with the modern objective of calming traffic.

5.2.9 This central break or pinch point also divides the development into two distinct spaces. In the first, eastern space there is no on street parking provision, all of it is placed in areas to the rear of terraces or in integral spaces at ground floor level within the envelope of the houses. This works well as the small scale of the two storey units could easily have overwhelmed by parked cars. The ground floor openings in the three storey units might have appeared intrusive, but their higher bulk is able to accommodate the visual interruption. The back-land parking areas suffer to a degree from an anonymous “leftover” feeling, although there is some surveillance from upper floors of houses. They also lead to a curtailment in size of some rear gardens. Where on-street parking has been provided there is inevitable visual clutter and a sense of a barrier between the street and building frontages.
5.2.10 Although most houses have a small front garden there has been no overall treatment of enclosure or planting. As a result residents have been left to adopt a wide range of styles from open plan with hard paving through small scale planting to hedges and trees.

Massing

5.2.11 The building forms are traditional, with mainly steep pitched roofs and formal arrangements of openings, which echo the nearby early suburban areas of Maldon. There is a vertical emphasis to most elevations assisted by the three storey range of town houses and the central block of flats at the bend in the street. Otherwise the scheme is predominantly two storeys high. The centrepiece provides the desired visual closure to views from Gate Street as well as providing a strong reference point or pivot to the scheme. The use of a glazed belvedere on the roof not only reflects local character but also adds a strong skyline feature which is lacking in the rest of the scheme where the few chimneys that do punctuate the long ridge lines are small and almost unnoticeable. The subtle curves that have been incorporated into the street and building ranges provide a pleasing feeling of enclosure and a sense of direction that leads perhaps to an anti-climax at the west end of the space in the form of a simple two storey pair of houses.

Details and Materials

5.2.12 Whilst a grey brick is used on the upper storeys of the central blocks and red brick features on the initial houses, making a nice transition from the predominantly brick Gate Street, painted render is used on most elevations. Whilst this might be construed as evoking rural practice, the overall effect echoes other suburban streets in then town, notably Fambridge Road and imparts lightness to a fairly narrow space where solid walls are dominant. Roofs are mainly hung with red pantiles, which is not a local tradition on houses. The slates used on shallower pitches are appropriate. Detailing to openings is generally simple but strong, with windows recessed from front wall planes, simple lintel beams and substantial door surrounds with hoods. There is as a result articulation and shadow. Vertical subdivision of windows, which are mainly casements references window patterns found elsewhere in the town without recourse to slavish imitation. The belvedere is well executed, but chimneys are mean. The piers at the entrance to the street are a questionable piece of clutter in an otherwise simple approach to hard landscaping.

Conclusions

5.2.13 The scheme has succeeded in creating a new street, which although a cul-de-sac, conveys the feeling that it is a continuation of the network of adjoining streets on the west side of the town centre. Its sense of enclosure, the vertical emphasis and scale are appropriate. The details and materials are restrained, and whilst not all of them reflect local precedents the temptation to resort to excessive pastiche has been resisted.
5.3 Specific Policies

POLICY 5/1 – Building Form
Terraces of narrow frontage properties on the back of the footpath are likely to be acceptable in town centre locations, rising to a maximum height of 3 full storeys along main streets only. In the outer core of Maldon town centre, a mix of substantial properties arranged in pairs and terraces through to rows of small cottages with small front gardens is likely to be acceptable.

Car parking must not be a prominent feature in the streetscene and should usually be located in enclosed courts.

POLICY 5/2 – Materials
Steeply pitched roofs of >50° covered in red plain tiles and of a simple gabled form are likely to be acceptable, as are shallower roofs with hipped ends, covered in slate. The use of very shallow pitched roofs for deeper plan buildings should be avoided; cross wings and double pile roof forms are to be encouraged instead.

The use of brick for most forms of dwellings is to be encouraged, with the use of render preferred for more modest properties. Weatherboard should only be used for outbuildings such as garages or lower building ranges. Where contemporary materials are proposed, they must be of high quality and create a successful contrast with the traditional materials of the existing settlement.

POLICY 5/3 – Density
Densities in the range of 50-60dph are likely to be acceptable in new development proposals provided the development layout and building forms are in accord with the characteristics and policy guidance in the Design Guide.

POLICY 5/4 – Windows and doors
Window and door openings should be in regular patterns with a vertical emphasis to the window lights and doors themselves. Window surrounds, particularly in rendered properties, should generally be wide. Window and door frames in brick properties should be recessed.

POLICY 5/6 – Details
Roof verges should be plain and chimneys should be substantial. Belvederes should only be used occasionally and then only on the most substantial properties. Lintels should be expressed in appropriate brick or stone details. Large expanses of brickwork should be relieved by appropriate modelling or by the use of a patterned bond (i.e. a bond other than stretcher).
5.4 MALDON - THE SUBURBS

5.4.1 The first new streets came in the late nineteenth century, when streets of terraced and then semi-detached houses were laid out in the hitherto undeveloped spaces between the radial roads such as Wantz Road and Fambridge Road, and towards the river in streets such as Victoria Road. Other development was along the riverside, between the Fullbridge and the Hythe and to the west, in the London Road area, overlooking the Chelmer valley. The latter areas are less formal than the areas south of the town, there are villas, some quite large and distinctive and also single storey houses and bungalows, which also exhibit some individuality and there is more space and planting around the houses.

Disposition of Buildings- Layout/Orientation/Alignment

5.4.2 South of the town, the houses are mainly in terraces, with some pairs and occasional detached dwellings. There is usually a small front garden and rear gardens can be long, with some allotments. The virtually continuous frontage development produces a high density, and the overall feel is very urban, formal and like an extension of the original town. Most houses are aligned with the street, but occasional end-on gables give variety and confirm that this is not industrial mass housing. A few streets, e.g. Queens Avenue, were laid out as a conscious attempt to provide an attractive street with trees and wide footways.

5.4.3 The areas such as the Downs and London Road/Beeleigh Road were developed in a more piecemeal fashion, although in the latter, there is still an underlying grid of the street pattern. Some large houses are still in pairs or rows, but there are large detached villas with extensive gardens and as some of these plots have been sub-divided in the twentieth century, the opportunity to infill with more modest but still individually designed houses was taken up. These still often have a generous plot, and exhibit Arcadian characteristics.

Density and size of dwellings

5.4.4 Whilst densities are fairly uniform in the areas south of the town, they vary greatly in the riverside and London Road areas where the scale of the houses is often larger with higher floor to ceiling heights, and generally larger room sizes with hallways and lobbies, reflecting the middle class origins of the first occupants. Bungalows are likely to have a spacious, airy feel. Even in the south of the town, there is some variation of size of dwellings, a few rise to three storeys and others have “tunnel back” extensions, but doors can open directly into the front rooms. Where detached houses exist they may be similar to the paired dwellings in all other respects.
5.4.5 The terraced houses which are closest to the town centre developed from historic forms found in other parts of England with narrow widths and two rooms on each floor. Rear extensions provided some additional accommodation and detached buildings in the rear yard might house a wash-house or store. Later houses have wider plans, allowing hallways and additional rooms culminating in the double pile arrangement with central doorways.

5.4.6 The largest houses in the London Road area are villas which develop their own spatial layout. The heights increase with the larger scale accommodation, although as already discussed three storey narrow houses are found almost randomly.

Rooflines and Silhouettes

5.4.7 The roof forms rely heavily on deep spans and relatively shallow pitches, with a use of some hipped ends. Whilst most roofs are aligned with the road, especially in the south of the town, the occasional ridge aligned at right angles to the road punctuates what might otherwise be a land silhouette. The roofscape is also enlivened by a continued need for chimneys and an occasional belvedere feature as found in the old town.
Elevations – Solid to void

5.4.8 The conventions that were already laid down by the “Georgianisation” of much of the town centre were followed in the suburban expansion of Maldon until well into the twentieth century. Not until the 1910’s were wider openings being introduced and a break with regular vertical patterns came about.

Materials

5.4.9 Traditional building materials continued to be favoured until the Second World War, when local bricks gave way to imported mass-produced products. Red or yellow stocks are common with a few white brick elevations closest to the town centre. Brick has often been painted, for no apparent reason but there is little render until the early twentieth century, when it can be accompanied by applied timber imitating studwork. Roofs are almost completely in Welsh slate, reflecting Maldon's good rail links from the 1840s onwards.

Details

5.4.10 The detailing until the 1920s largely follows Victorian conventions, but with a restraint, that concentrates on windows and door openings. Brick arches and some quoins are expressed in contrasting brick. Windows are predominately horizontal sliding sashes with thin glazing bars in a variety of patterns. Window and door frames are recessed in brick walls and there are a number of projecting bays, echoing those found in the centre. In the twentieth century there was a gradual return to casement windows, which had all but died out in Maldon, and a slightly “arts and crafts” flavour is evident with some feature gables and porches.

5.4.11 Verges to roofs tend to be plain, although some decorative barge-boards are found on Victorian gables. Brick chimney stacks are often well detailed.
5.5 Case Studies

CASE STUDY 1: THE COURTYARD, MALDON

Overview

5.5.1 The site lies immediately outside the historic core adjoining Spital Road the main route into the town centre from the west. The area is predominantly residential with a mix of building types, from large detached nineteenth century houses to small late Victorian terraces, but the development on the site of garage premises. The surrounding urban grain is fairly tight, but with some mature rear gardens and occasional pockets of green such as the pond and shrubbery at the entrance to the site.

Site plan

Layout and Form

5.5.2 The layout is informal with a curved access road with shared surface that terminates in a small parking and garage court. The curve makes for a good sense of enclosure, and the arrangement of predominantly two storey dwellings, small front gardens and narrow street-width reinforces the urban, intimate feeling of the space. Front aprons have been landscaped in a co-ordinated fashion, and ultimately hedges will provide most of them with a degree of privacy, ownership and will relieve the dominance of the buff brick that has been used on most buildings. Screen walls are used to enclose corner and rear areas. The provision of segregated parking and garaging generally removes the clutter from the street, at least in the daytime.

Massing

5.5.3 The building forms are traditional, with steep pitched slate roofs and formal arrangements of openings, which echo the nearby early suburban areas of Maldon. Whilst this might have led to an overall blandness, the mix of sash windows with some casements used on some upper levels in long strings of glazing in flat roofed dormers or clerestory elements gives a visual liveliness. The lack of chimneystacks is however noticeable.

5.5.4 Towards the front of the site a small partly boarded building houses carports at ground level, with a small unit above, rather like a cart lodge. It is sufficient to provide a reference point and entry feature. At the junction with the main street, a three-storey block with belvedere (in the Maldon tradition) provides a strong corner and announces the scheme. The continued use of buff brick echoes the neighbouring early Victorian house.
Details and Materials

5.5.5 The visual relief that might have been given by using more materials is instead given by a degree of articulation of eaves lines and thoughtful detailing. The slight recessing of window frames and recessed entries is reinforced by strong details to windowsills, lintels and generous roof overhangs. Where doors are on the main wall plane they have wide surrounds and substantial leaded hoods. The proportions of the doors are traditional, but the details are original, and reflect rather than imitating nineteenth century predecessors. The Spital Road elevation has railings to enclose small front areas, punctuated by doorways onto the street, which maintains an active frontage.

5.5.6 The consistent use of white timber joinery with vertical proportions lends the development a traditional character. Windows have thin glazing bars which are the most effective way of reproducing the delicate forms of earlier windows. It is commendable that this care has been carried round to the rear elevations.

Conclusions

5.5.7 The scheme has a distinct sense of visual enclosure and follows the suburban precedents of “ownership” of frontage areas. The massing is low except for the prominent corner building, which assists in locating the scheme and relating it to its surroundings. The elevational modelling, use of materials and detailing are especially successful in reflecting existing themes from around the edge of the town, whilst reinterpreting them in an identifiable and original manner.
5.6 Specific Policies

POLICY 5/7 – Development Form
A grid-based street layout is likely to be acceptable. Variations in widths, lengths and directions of spaces will be accepted where there is a rationale for reasons of visual closure or the creation of cohesive, identifiable spaces. Car parking must not be a prominent feature in the streetscene and should be screened by planting where possible.

POLICY 5/8 – Building Form
Terraced forms with some pairs and occasional detached dwellings are likely to be acceptable in the southern suburbs of the town. Heights should rarely reach 3 full storeys. Terraced dwellings should be of a narrow frontage with occasional end-on-gables. In other areas, a greater proportion of larger and wider plan detached ‘villa’ types of residences are likely to be acceptable.

POLICY 5/9 – Materials
Roofs should be of a deep plan and shallow pitch with intermittent use of hipped ends. Slate is the most appropriate material. The use of brick for all types of dwelling is to be encouraged; painted brickwork or render should only be used infrequently. Where a contemporary approach is proposed, materials must be of high quality and either respect the traditional materials or create a successful contrast with them.

POLICY 5/10 – Density
Densities of 30-40dph are likely to be acceptable in new development proposals provided the development layout and building forms are in accord with the characteristics and policy guidance in the Design Guide.

POLICY 5/11 – Windows and doors
Window and door openings in terraces and pairs of dwellings should be in a regular pattern with a vertical emphasis. Windows and doors should be of timber. A less pronounced vertical emphasis or an irregular pattern of openings is more likely to be acceptable on detached dwellings. Both casements and sliding sashes are appropriate, but only casements or sliding sashes should be used on each building.

POLICY 5/12 – Details
Details should largely be restricted to window and door openings and to eaves lines, although the use of projecting bays is likely to be acceptable. Well detailed chimneys should be used as a means of punctuating ridge lines.
5.7 KEY CHARACTERISTICS

> Overview

5.7.1 Heybridge has enjoyed a number of phases of development in its history, including evidence of Roman settlement. All of these have left an imprint on its layout and visual character. The original Saxon village formed a nucleus centred on the church and the T-junction where roads from Hatfield Peverel and Great Totham join to cross the marsh and the River Blackwater by way of The Causeway before climbing the hill into Maldon. The long street has a number of surviving small scale post mediaeval and later vernacular houses, some of them timbered framed and in places it still has the feel of a traditional village street. The scale and enclosure is challenged by the incursion of modern industry to the east of the church and by the wide road and busily trafficked junction at the Square.

5.7.2 The village had a corn mill and was engaged in farming, but it was to become a small industrial town and an out port for Chelmsford following the construction of the Chelmer and Blackwater Navigation in 1797. This by-passed the port of Maldon, and looping round the northern edge of Heybridge joined the estuary at Heybridge Basin, a mile to the southeast. Barges joined the Chelmer to the west of Heybridge from where they could reach the expanding county town ten miles inland. The effect on Heybridge was dramatic with the expansion of traditional industries and the introduction of new ones such as the iron works established by William Bentall in 1815. As these works grew, they took up large areas between the canal and the village. New terraces of houses for the rising population filled gaps within the village and also spread southeast along Hall Road. Unusually, isolated terraces were built outside the then limits of Heybridge. These include the three storey Stock Terrace, and the single storey Woodfield cottages. Presumably the Bentalls and others were anticipating the growth of Heybridge into a town laid out in an orderly pattern.

5.7.3 The resulting townscape is reminiscent of a small industrial town, and is exemplified by the special relationship between buildings and the canal, the mix of building types and the variety of forms. The most striking example is perhaps the juxtaposition of the mid nineteenth century Bentall’s warehouse, lower ranges and houses close to Wave Bridge and the canal.
5.7.4 More recently, Heybridge has developed a dual role. Despite the closure of Bentalls works, it continues to industrial and business uses in adapted nineteenth century buildings and modern replacements that are still close to the canal, even though that feature is no longer used commercially. There is also the function as a suburb of Maldon, which has been emphasised by the growth of suburban villas along Holloway Road to the west in the early and mid twentieth century, and later housing estates around the northern periphery of the village. The village centre has lost many of its shops, but is still an important artery for road traffic travelling into Maldon. This causes environmental pressures, is visually detracting and makes it less easy to appreciate the distinctive character of Heybridge.

> THE TOWN

Layout, Orientation and Alignment

5.7.5 Rows or terraces of houses are a recurrent theme in Heybridge. They are found in a number of configurations, aligned facing the street in the medieval core, with some at right angles where they have filled gaps and north of the canal the isolated rows that have limited vehicular access. Here, access may be from the rear, as at Stock Terrace and the Roothings or as at Woodfield Cottages a narrow mews was laid between the dwellings and their outhouses. Front gardens are minimal or non-existent and the tight, industrial village character has meant that often only minimal gardens were provided. Some pre-nineteenth century houses have longer rear gardens in the spirit of burgage plots, though watercourses such as Heybridge Creek have often curtailed these.

(LAYOUT OF VILLAGE OR INDIVIDUAL EXAMPLES)
Density and size of dwellings

5.7.6 Due to the small garden sizes densities approach urban levels. The size of dwellings varies greatly resulting from storey heights and changes in scale. Some terraces such as Stock terrace at three storeys and Well Terrace with a deep plan, provide family houses, whereas the smaller two storey terraces are to day considered little more than “two up-two down”. The single storey Woodfield Cottages set an interesting precedent for what today might be termed starter or retirement homes.

Plans and Forms, Heights

5.7.7 The variety of storey heights already been noted. Roof spans are generally not greatly in excess of the traditional six metres. The terraced or row form leads to a consistency of plan and form with little scope for large additions.

Rooflines and silhouettes

5.7.8 In the original village, the organic growth has led to an interesting variation in rooflines, with some steeper pitched roofs and differing forms including hips and dormers. The early C20 Springfield Cottages attempted to emulate this.

5.7.9 On most of the nineteenth century housing the uniformity in span and house types within each group has led to regular roof lines with shallow pitches commensurate with industrial housing. Strongly detailed, sizeable chimneys give visual relief.

Solid to void
5.7.10 The window patterns are important in both the vernacular buildings and the industrial terraces. In the pre-1800 houses projecting bays and variations in sill levels reflect the varied roof lines already mentioned. In most cases the solid walls dominate, but the windows can be deep and up to a metre wide in the later houses.

Materials

5.7.11 The pre-1800 houses generally reflect the palette of local materials associated with vernacular buildings, especially timber framed examples where plaster and small amounts of weatherboard predominate. Red brick is found on larger houses such as the former rectory.

5.7.12 After the opening of the canal in 1797, bricks, which were often yellow stocks or plum coloured were imported from other parts of Essex and used consistently. Welsh slate became almost standard for roofs.

5.7.13 Mention must be made of the occurrence of shuttered and reinforced concrete in Heybridge which was promoted E.H. Bentall. In 1873 he had built his own mansion The Towers in this material and soon after Woodfield Cottages followed for his workers. These originally had flat roofs. Today the main house has gone, but its Lodge survives as a precursor of the modern building method, as do a number of concrete boundary walls in and around what was his factory.

Details

5.7.14 Heybridge does not have a strong tradition of ornate brick detailing on its Victorian houses. There are, however, examples of a restrained use of contrasting brick around openings and in bands. Windows are predominately horizontal sliding sashes with thin glazing bars. Frames are recessed in brick walls and there are some projecting bays. Many chimney stacks have corbelled tops. Verges to roofs tend to be plain.
> **THE SUBURBS**

5.7.15 During the early twentieth century, Heybridge expanded outside the immediate confines of the original village. The area along Holloway Road, with Crescent Road and to the south was developed, at first with semi-detached and then with detached houses. There was also development along Colchester Road and Goldhanger Road in the form of pairs of houses built by the local authority, from the 1920s onward. Late twentieth century housing often based on Essex Design Guide Principles now comprises the outer urban edge.

![Early 20th century houses in Crescent Road](image1)

**Layout, Density and Orientation**

5.7.16 Early twentieth century houses often of a narrow frontage “tunnel-back” style were built in close proximity to each other, with small front gardens. Their long rear gardens bring the overall density down to around 15 dwellings to the hectare. The first council houses were often of a regular layout of pairs of houses with generous side and rear gardens. The space in front of the house retains its significance, even though it is frequently being given over to hard surfaced parking and access areas. The densities are slightly lower, as little as twelve houses to the hectare.

![Council houses in Colchester Road](image2)

**Size, Forms and Plans of Dwellings**

5.7.17 Dwellings have tended to be family houses, even on council housing developments, and increasingly offered more spacious accommodation until the late twentieth century. Deeper plans followed the removal of previous limitations imposed by available timber lengths and the adoption of precedents from outside Essex. Houses became compact with less outside wall, giving fewer characteristic add-ons.
Heights, Roof Lines and Silhouettes

5.7.18 Regular internal ceiling to floor heights tended to give less variation in overall height and the levels of eaves and ridges. As the twentieth century progressed houses were increasingly of two full storeys, unless they were bungalows designed for older residents. Wide span roofs with shallower pitches of less than forty degrees were adopted and apart from on the earlier council houses with their feature gables, it is the chimneys which give punctuation to silhouettes.

Solid to Void

5.7.19 Whilst solid walls still dominate, the twentieth century sees the use of larger openings, and gradually a more horizontal emphasis. This was often offset by the strong subdivisions to windows and conspicuous gables and porches.

Materials

5.7.20 Yellow stock and soft red bricks were joined by imported pink Fletton types as the main facing materials until the interwar period when renders were increasingly used for feature gables and, especially on council housing, for the entire structure. Roofs were hung with Welsh slates, although on steeper pitches red clay plain tiles remained popular. Applied timbers and some tile hanging were used on larger villas.

5.7.21 Timber windows predominate and any original Crittall steel frames on Council houses have been replaced by modern wood replacements or UPVC plastic.

Details

5.7.22 The earliest suburban development reflects Edwardian preferences for mixtures of window style, gables with bargeboards, bracketed or inset porches and well detailed chimneys. These motifs continue in Heybridge well into the 1930's and add visual liveliness to what might have been bland semi-detached housing.
THREATS TO THIS CHARACTER

5.7.23 The expansion of industrial uses, whilst continuing the main historic theme of Heybridge threatens the peaceful co-existence of mixed uses in the areas immediately to the north of the canal.

5.7.24 Through-traffic causes environmental pressures, is visually detracting and makes it less easy to appreciate the distinctive character of Heybridge.

5.7.25 Provision of parking and vehicular access erodes the limited amenity space and close knit settings of traditional groupings, especially the terraces in the older part of the town.

5.7.26 The small scale of the older terraces cannot always accommodate the increased accommodation required by today’s families.

5.7.27 Modern infilling with no locally distinctive character prevents the assimilation of new development into its surroundings. This type of development often results from the incorrect use of details or using details not indigenous to Heybridge. The use of imported materials that lack the texture, weathering qualities and hue of traditional local materials also prevents the assimilation of such development.
5.8 Case Studies

CASE STUDY 1: FRESHWATER CRESCENT, HEYBRIDGE

Overview

5.8.1 The site runs along the south side of the canal, at the east end of the village. It has a frontage on to Hall Road, which is an established road of Victorian houses, with some industrial and storage premises, leading to a riverside area of leisure plots and chalets.

Site plan

Layout and Form

5.8.2 This is not a formal crescent; the spine of the development is a meandering access road with each end leading from Hall Road. Most of the houses front onto the spine road, with a pedestrian courts and a parking court overlooked by houses leading off it. Some houses overlook the canal banks, which have retained semi-mature trees and a greensward between the road and the water. Although there is a demarcated footway adjoining the canal side stretch of roadway elsewhere the surfaces are shared with carriageways for vehicles demarcated by changes in the surfaces. Almost all houses have small front gardens or aprons. Railings enclose some of them, but most are defined by planting. Enclosing walls are also used to good effect where some rear gardens adjoin the street, especially on bends, and in the parking court.

5.8.3 Many of the houses have their own garages or recessed parking spaces. Away from the canal side the overall street picture is tight with bends and the careful siting of buildings providing a strong sense of visual closure. The site is permeable but one also feels that there is potentially a high degree of surveillance and the many doors opening on to the
street makes for a traditional sense of engagement between the dwellings and the external spaces.

Massing

5.8.4 The building forms are traditional, with rows of two-storey cottages, some of which are gable end onto the street. All have steep pitched roofs with a number of substantial chimneys providing interesting rooflines. Slight changes in set backs, and alignments with some houses angled across corners give a feeling of depth and some interesting sub-spaces. At one end of the canal side sequence of frontages is a three-storey terrace of townhouses that echoes Stock Terrace further upstream.

Details and Materials

5.8.5 The details are simple and, whilst not all relate to Heybridge, are evocative of the locality, and have a practical and robust feel. Porches of the simple lean-to and gabled types appear fit for their purpose; other doorways have simple flat canopies that echo nineteenth century door surrounds near by. Radius arches to openings in brickwork and substantial stone sills impart an impression that the scheme is a continuation of the tradition of industrial housing in the town. The eaves have generous overhangs with exposed rafter feet, and chimneys are well detailed, if not as substantial as their forebears. Barge boards are simple but robust.

5.8.6 The temptation to use a variety of wall finishes in small concentrations has been resisted. Terraces are either in red or yellow brick with a scattering of mainly gable end-on units in painted render. Roofs are in red pantile or slate, which relates to other houses in Hall Road.
Conclusions

5.8.7 This scheme has a positive relationship with its neighbours. It reads as a logical continuation of nineteenth century Heybridge in terms of forms, scale, and materials. The canal side treatment is low key, but permeable allowing access to the water. The sinuous street within the scheme may have little to relate it to the existing grain of the town, but it does form a well enclosed shared space that is conducive to the pedestrian and where traffic is calmed.
5.9 SPECIFIC POLICIES

> The Town

POLICY 5/13 – Building Form
Rows or terraces of houses with minimal front gardens or set at the back of the footpath are likely to be acceptable. A mixture of house types should be provided, from deeper plan 3 storey family residences, through more modest 2 storey terraces, to single storey starter and retirement homes. Schemes for more than one dwelling (or one pair of dwellings in the case of semi-detached houses) that do not reflect a variety of house types and size of accommodation will be refused permission.

POLICY 5/14 – Materials
Roof spans should not generally exceed 6m and should generally be covered in slate or plain tiles. A variety of roof forms is likely to be acceptable including steep pitches and hips. Brick of either yellow or plum hues are likely to be acceptable for the walls of most types of dwellings, although red brick is appropriate for larger houses. Render should be used infrequently. Only a small amount of weather-boarding is appropriate and its use should be reserved for garages and lower building ranges.

POLICY 5/15 – Density
Densities of c30dph are likely to be acceptable in new development proposals. Densities in excess of this must demonstrate that the development layout and building forms are in accord with the characteristics and policy guidance in the Design Guide.

POLICY 5/16 – Windows and doors
Windows that have deep reveals and are up to 1m wide are likely to be acceptable. In brick properties, the frames should be recessed in the walls.

POLICY 5/17 – Details
Details should be restrained, but the use of projecting bays and contrasting brick around openings and in bands is appropriate. Verges to roofs should be plain. Well detailed chimneys should be used as a means of punctuating ridge lines.

> The Suburbs

POLICY 5/18 – Development Form
A regular layout with small gaps between buildings is likely to be acceptable.

POLICY 5/19 – Building Form
Semi-detached or detached dwellings with narrow frontages and small front gardens are likely to be acceptable. Dwellings should be predominantly family houses with deeper plans, but should not exceed 2 full storeys.

POLICY 5/20 – Density
Developments at densities in excess of 30dph must demonstrate that the development layout and building forms are in accord with the characteristics and policy guidance in the Design Guide.

POLICY 5/21 – Materials
Wide span roofs with shallow pitches of less than 40° should be covered with slate. Steeper pitches should be covered with red clay plain tiles. The occasional use of feature gables is appropriate. Yellow stock, soft red and pink Fletton bricks are likely to be acceptable for
wall planes. Render should be restricted to feature gables, or less frequently for whole dwellings.

**POLICY 4522 – Details**

Windows should be of timber, but a mixture of styles within a development is likely to be acceptable. The restrained use of gables with bargeboards and bracketed or inset porches is appropriate. The use of well detailed chimneys will be encouraged.
C)  BURNHAM ON CROUCH

5.10  KEY CHARACTERISTICS

OVERVIEW

5.10.1 Burnham is a planned medieval riverside market town originally located where a spit of higher ground met the river bank. Like other Dengie settlements, the church and Manor lie inland from the coast on the higher ground. As Burnham is the only medieval settlement on the Dengie located on the water’s edge, this means that the church and manor are ¼ mile from the centre of the town.

5.10.2 The right to a market was granted in the C13 and this was accommodated in the wide, long High Street which runs at a slight tangent to the quay and in the C18, houses were built on the tenement plots between the two. The late C18 / early C19 also saw considerable rebuilding work along the High Street. By the mid C19, developments along Station Road to the west and Providence and Ship Roads (streets running at 90 degrees from the north side of the market) had occurred. Later in the C19, Chapel Road and in 1910 Riverside Road (streets east and west of the above) were developed.

5.10.3 These developments occurred to the North and West on freshly drained land and were largely fuelled by prosperity created by the pleasure craft and associated service industries and the coming of the railway. Medieval wealth had been based on the coastal barge trade whilst C18 prosperity was due to oyster fishing.

5.10.4 Burnham remains popular as a boating centre and tourist magnet. Several new housing developments, especially along the Quay are testament to the continuing popularity of the town as a place to live.

> THE TOWN

Disposition of Buildings – Layout / Orientation / Alignment

5.10.5 The High Street, widened to accommodate the market place presumably in medieval times, dominates the townscape of the historic core of Burnham. This is set at a slight tangent to the river and narrows sharply at its west end before bending to the north; the road similarly heading inland at its east end. Form the High Street / market, roads run at right angles. Those south of the High Street date from medieval times and linked to the Quay. Those to the north date from the C19 expansion of the town.

5.10.6 Along the High Street, are virtually continuous frontages of buildings (i.e. the buildings occupy almost all their respective plots) with only relatively narrow lanes and passageways running between them. Building sit either directly on the back of the footpath or have small private ‘areas’ (rather than gardens as such) in front of them. The majority of buildings sit parallel with the street, though a few are gable-end on.

5.10.7 The medieval street pattern survives not just in the road layout but in the plot depths. Those to the north of the market tend to have fairly regular plot depths of around 40m, whereas those to the south varied in depth from west to east due to the tangential relationship between the Quay and the High Street. The pattern was modified in the C18 when new houses facing the Quay were built at the end of these tenements.
Density and size of dwellings

5.10.8 The buildings facing the High Street vary markedly in size and form. The plots on which buildings sit vary from a little over 4m to more than 14m. Consequently the type of building varies from modest one room cottages to large ‘polite’ houses for the wealthy townsfolk to substantial public buildings.

5.10.9 The overall density in the historic core is ‘mid-ranging’ at around 30-40 dwellings per hectare. This is because there are some small cottages, they are mixed in with larger houses and public buildings and some buildings enjoy plots of some depth – even though these are not readily apparent from the High Street.

Plan Forms and Heights

5.10.10 The types of buildings within the historic core is very varied and range from a Medieval hall house with cross wings through polite Georgian town houses and Victorian public and commercial buildings through to modest C18 and C19 cottages. Some of the C18 and C19 houses are in pairs or formal rows and there are more modern houses and apartments also in short terraces and groups.

5.10.11 The spans of the earliest and more modest houses tend to be relatively short, whilst the larger houses were often ‘double pile’. More advanced building techniques and materials meant that the grander Victorian buildings could be relatively deeper on plan.
5.10.12 Heights within the historic core of Burnham range from single storey and 1.5 storeys up to three storeys, though the clock tower is higher. The grander houses tend to have taller storey heights than the cottages, whilst the purpose-built Victorian commercial properties have greater floor to ceiling heights (particularly at ground floor) than domestic buildings.

**Rooflines and Silhouettes**

5.10.13 The majority of traditional buildings in the core of Burnham have pitched roofs. These tend to be steeper on earlier buildings (45 degrees or more) but became shallower by the end of the C18 as the spans of buildings increased. The latter therefore predominate.

5.10.14 There are a variety of different roof shapes, with mansard roofs, hips and half hips (these can also be seen on modern buildings in the town), gable ends, roofs hidden behind parapets (C18 & 19) and catslides particularly at the rear of dwellings to provide more accommodation on the ground floor. Some of the C20 buildings at the Belvedere have rather clumsy mansard roofs, whilst there are some modern flat roofed buildings (in addition to the 1930s Royal Corinthian Yacht Club).

5.10.15 Several properties have dormer windows; the more traditional being gabled but with some flat-topped dormers on several buildings along the High Street. The latter tend to be relatively modern additions. The vast majority of traditional buildings retain their brick chimney stacks which add considerably to the roofscape quality of the town. The C19 cupola clock tower is the most powerful silhouette along the High Street however.

5.10.16 Whilst some casement windows survive to some of the earliest and more modest cottages, the gentrification of the High Street in the C19 means that by far the most prominent window types are multi-paned sash windows. These vary quite considerably in size and detailed design but give a remarkable amount of consistency to the fenestration as they can be found on most buildings from modest cottages to major public buildings. The more ‘polite’, public and gentrified buildings tend to have more windows or windows with margin panes than the more humble buildings and therefore there proportion of void to solid wall is higher.
5.10.17 Improvements to glass-making techniques in the C19 meant that towards the end of the century larger panes of glass were possible and so plate-glass sash windows with only one or no subdivisions are common as are large shop windows.

5.10.18 Before the C19 therefore, the windows constitute a relatively small proportion of the wall plane. By the Victorian era however, larger windows, or groups of windows meant that the fenestration began to dominate the front elevations particularly of commercial buildings along the High Street. Some impressive C19 shopfronts survive.

Materials

5.10.19 There is a very strong tradition of weatherboarding in the historic core of Burnham. This is a characteristic of buildings from the C15 to C20 and is invariably white painted, at least on the public elevations.

5.10.20 The vast majority of the historic buildings within the core area are timber framed right into the C19. Most are protected by weatherboarding with a few plastered or rendered and even fewer re-skinned with brickwork.

5.10.21 By the C18, some of the more polite houses are of red brick, and by the C19 gault and yellow stock bricks become more common and some polychromatic brickwork can be found. The 1930s ‘modern movement’ Royal Corinthian Yacht Club is unique within the town with its painted brick walls and steel frame.

5.10.22 White paint is a very strong characteristic of the town, particularly along the Quay and parts of the High Street where the weatherboarding, render, bays and timber detailing are almost always white.

5.10.23 Some of the earliest buildings in Burnham have red clay tiled steeply-pitched roofs, a characteristic replicated on some recent housing developments. Less steep roofs are generally in slate, sometimes with dormer cheeks in matching leadwork. More modern buildings or where traditional roof coverings have been replaced these tend to be in concrete tiles with some flat roofed buildings.
Detailing

5.10.24 Bay and bow windows particularly at first floor level where buildings face the Quay are relatively common. Even on modest cottages, door canopies are quite common on buildings with brick and weather-boarded facades.

5.10.25 The C19 buildings in the town exhibit a range of detailing common to buildings of that period with stone window and door surrounds or quoins (often painted) and decorative eaves and verges.
5.11 Case Studies

Case Study 1: The Augers, High Street

Overview

5.11.1 Built in the early 1980s, these 9 flats replaced some wartime Nissen huts at the rear of the Royal Burnham Yacht Club, facing the High Street. Although an earlier example than the other case studies in this document, it sits reasonably well in its context and its form and design is influenced by the boat-related site.

Layout and form

5.11.2 The three linked and staggered blocks each contain 3 flats over 2 and half storeys. They sit gable end on to the street with dormers in the east and west elevations and half hipped roofs to the street.

5.11.3 Two of the ground floor flats have their own entrances from the street. An archway from the street on the westernmost block gives access to the third ground flat on the west elevation and also leads to the rear stair tower which provides deck access to the flats on the upper floors.

5.11.4 A traditional form is created by the use of the three entrances on the street frontage giving the three blocks the appearance of three terraced houses on the back of the footpath. Car parking and balconies are ‘hidden’ around the back of the development.

Massing

5.11.5 Although the immediately neighbouring buildings are only 1.5-2 storeys and are single dwellings, the much larger 2.5 storey Augers development does not dominate them as the High Street contains a wide variety of buildings.
5.11.6 The larger bulk of the buildings reflect the traditional sail lofts found in riverside/maritime locations and are an appropriate design reference because of the development’s location at the rear of the Royal Burnham Yacht Club.

5.11.7 The jettied upper floors of the central and western blocks and the set-back eastern block breaks up the mass of the development, reflecting the smaller frontages of traditional buildings.

5.11.8 The High Street is relatively wide at this point and begins to open up further to the west. The larger form of The Augers thus serves to enclose the street and echoes the larger buildings that are found further along the High Street.

Materials and Detailing

5.11.9 The use of weather-boarding for the majority of the frontage block is in keeping with the vernacular traditions of Burnham-on-Crouch and is particularly common in The Augers’ immediate context. Although render is not a regularly used material, its use in this development is not unsuccessful and it blends well with the weather-boarding.

5.11.10 The red roof tiles are again an appropriate and common feature of buildings in Burnham, although the roof is bulkier than traditional dwellings because of the larger footprint and mass of the building itself. The roof is, however, broken up by the dormer windows which also minimise the height of the building.

5.11.12 The windows are timber casements, but do not have the vertical proportions of those in the traditional properties. The subdivision of the glass into two vertical lights does, however, at least introduce a vertical element to the openings.

Conclusions

5.11.13 Rather than attempting to replicate the traditional housing found along this stretch of the High Street, this development has taken its design cue from the Royal Burnham Yacht Club, in the grounds of which, it is built. This more industrial character, harks back to the disappearing boat yards and sail lofts that used to be a key feature of the area.

5.11.14 The high density of this development (in excess of 200dph) is not evident by its street presence, as the height of the building is not excessive and its bulk is broken up into three blocks. Cars are hidden from public view, while the building is set on the back of the footpath, maintaining the enclosure of the High Street and an active ground floor with entrances accessed from the High Street.
5.12 SPECIFIC POLICIES

POLICY 5/23 – Form
Proposals for new buildings which are grouped together in rows, short terraces and pairs, forming a virtually continuous built frontage are likely to be acceptable in the very centre of Burnham on Crouch. Building heights should vary and include single storey elements, but should not exceed three storeys. New dwellings should generally sit parallel to the street on the back of the footpath or behind small private areas, but not gardens.

POLICY 5/24 – Density
Development proposals at densities significantly above 40dph will only be allowed in exceptional circumstances and must then demonstrate that the development layout and building forms are in accord with the characteristics and policy guidance in the Design Guide.

POLICY 5/25 – Roofs
Most traditional pitched roof forms such mansard, hips and half hips, parapets and catslides are likely to be acceptable. Steeper pitches of 45° or more should be covered in red clay plain tiles, with shallower pitches in slate.

POLICY 5/26 – Walls
Materials should reflect the strong local tradition of weather-boarding, with lesser use of white painted render and red, yellow or gault brick. If contemporary materials are proposed, strong justification must be provided and which must demonstrate how the alternative materials will successfully contrast with the traditional materials of Burnham on Crouch.

POLICY 5/27 – Windows and Doors
A consistency in fenestration is important and there should be a vertical emphasis to the openings and lights. Windows should reflect the prominence of sliding sash windows to all types of buildings, both modest and grand. Door canopies to brick or weather-boarded properties are likely to be acceptable.
5.13 BURNHAM ON CROUCH – THE SUBURBS

Disposition of Buildings – Layout / Orientation and Alignment

5.13.1 The first expansion of the town occurred to the north of the High Street and is characterised by streets running due north at right angle to the principal street. These include some continuous rows of virtually identical houses and pairs of semi-detached houses with small gaps between them giving the impression of continuous built frontages.

5.13.2 Interwoven into these are the occasional small-scale industrial concerns with more industrial forms and shapes and sizes of buildings though often with similar materials to the houses. Many of these have been lost and replaced by more modern housing and in some cases this has been to the detriment to the overall grain and feel of the area.

5.13.3 The vast majority of properties have very small front gardens but some (for example on Chapel Road) sit directly on the back of the footpath. Later houses tend to be arranged as clusters around cul de sacs, or as blocks or pairs but with larger front gardens and more significant gaps between the different blocks.

5.13.4 The majority of houses are sat on quite long but narrow plots with buildings which face the street, occasionally with gable ends to the street especially on the later C19 early C20 properties. The houses fill all or the majority of the plot width, but rarely more than half of the plot length and often significantly less.

Density and Size of Dwellings

5.13.5 Despite the relatively long plots of many of the houses in this area, the overall density approaches 80 dwellings per hectare. This high figure is due to the narrowness of the plots and the space-efficient form of the buildings which fill the entire plot width. Although many of the houses are quite small, there are some grander houses particularly those built later in the C19 and early C20 on Silver Street for example.

Plan Form and Heights

5.13.6 The majority of the houses are either built in terraces, short rows or as groups of semi-detached pairs with an occasional detached house. The plan form of the smallest houses consists of a room at the front with a kitchen wing to the rear, sometimes containing
a second formal room. Entry to the house is directly into the front room. On the larger houses, there is an entrance hallway with the stairs and a corridor to the rooms in the rear wing.

5.13.7 The dwelling heights are fairly consistent at two storeys. Some of the grander and later terraces do have an additional attic storey lit by dormers and windows in the apex of the gable.

**Roof Lines and Silhouettes**

5.13.8 The majority of the terraces have a continuous pitched roof topping the entire terrace. Occasionally, the ends are hipped and on some of the later terraces, there are gable ends. Pairs of houses were quite commonly built with a pyramidal roof with a large, shared central chimney stack.

5.13.9 Chimney stacks add considerably to the skyline interest of the terraces as the regular placing and form gives rhythm and balance to the composition. Some of the grander houses have more complicated forms with chimneys to rear wings also visible and dormers and gable ends breaking up the otherwise consistent ridgeline.

**Solid and Void**

5.13.10 On a typical one room cottages with a single sash window on each floor and a front door, around 30% of the front elevation is void. This increases on the grander houses due to the presence of bays and paired windows for example.

5.13.11 The majority of houses contain sash windows, though casements on the upper floors, particularly of more modest usually weather-boarded houses can also be found. Replacement windows, where they have meant modifying the size of the original window opening harm the proportions of the terraces in some cases.

**Materials**

5.13.12 Even well into the C19 (and on some more modern houses) white-painted weatherboarding remains a popular building material in Burnham. Occasionally the less visible elevations are dark stained. The arrival of the railways and availability of cheap bricks means that red and local yellow stock bricks are commonly used for C19 houses. The later and often grander terraces occasionally have rendered upper floors with applied timbers in
the fashion of the late C19 / early C20. The later application of paint or render to the 
brickwork has disfigured some of the groups and terraces.

5.13.13 The majority of roofs to buildings of this period are welsh slate, though some red 
clay tiles are found on the late C19 / early C20 forms. In some cases, the original roof 
covering has been lost and replaced by concrete tiles.

Details

5.13.14 The variation of detailing between different terraces and groups of houses is one of 
the charms of buildings of this period. The greatest variations are found on the brick 
terraces which often have rubbed brick window heads, arched door heads, bays and eaves 
detailing in contrasting styles and materials. The detailing can sometimes be used to judge 
the age of C19 houses with more restrained and Classical detailing on the earlier properties, 
through ornate and often loosely Italianate or Gothic detailing to the loose ‘arts and crafts’ 
forms of the later C19 / early C20.

5.13.15 The weather-boarded houses tend to be relatively simpler but they often have 
simple door canopies to mark the entrance to the house.
5.14 Case Studies

Case Study 1: Riverside Court, Riverside Road

Overview

5.14.1 This development has only recently been completed, but has been the subject of numerous discussions with the Local Planning Authority. The final agreed design is a terrace of houses built on the site of former boatyards which had lain semi-dilapidated for several years.

Layout and Form

5.14.2 Riverside Court comprises four 3-bedroom houses which form a short terrace, set back from the road behind small front gardens. A parking court with one space per residence is in a paved area at the northern end of the site.

5.14.3 The main block of the terrace is 2½ storeys with single storey rear wings and 2 storey front bays which articulate the front elevations. The front gardens and car parking area are enclosed by low walls.

5.14.4 The 4 residential units occupy a site of approximately 0.08ha. This gives an overall density of c.50dph and is therefore actually lower than the density of surrounding areas, the densities of which can approach 80dph.

Massing

5.14.5 The mass of the terrace sits well with the scale of the other properties along Riverside Road. The car park separates the 2½ storey development from the small bungalow to the north and it is no taller than the chimneystack of Calm Patch House to the south. The opposite side of the road is predominantly 2 storeys.

5.14.6 The short terrace set-back slightly from the street is a traditional layout in the earlier suburbs of Burnham. The articulation of the elevations into bays (each house is 2 bays wide with a projecting 2 storey bay window) reflects the Victorian houses on the east
side of the street. The width of each house is, however, wider than most traditional terraced properties in the area which are usually only one room wide, but two rooms deep. The relatively generous width in comparison to the existing properties in the area is reflected in the comparatively lower density of the development.

5.14.7 The car parking area to the north retains a gap in the streetscape which reflects the more open character of the northeast end of the street and assists in the transition of scale between the development and the adjacent bungalow.

Materials and Detailing

5.14.8 A traditional approach to the detailing has been used on the front elevation of the terrace, whilst the rear elevation is much more modern in appearance. The front elevations are, however, slightly mixed in the quality of the detailing, with the window proportions changing for example and the lack of chimneys is unfortunately noticeable.

5.14.9 The vertical emphasis of the windows in the projecting bays is let down by the more ‘squat’ windows on the main elevation of each house. Similarly, the segmental arched window heads used on 2 windows are attractive traditional details, but arched dormers are not appropriate.

5.14.10 However, the red brick walls with slate roofs follow the local traditions of the area and the pitched roof is a traditional form. The low boundary walls in matching red brick to the main house are also a traditional boundary treatment and appropriate for the development’s location.

Conclusions

5.14.11 The development seeks to replicate the forms and details of the existing traditional Victorian properties found in the area. The terraced form and 2 ½ storey height with bays is an appropriate response to the scheme’s context, as is the choice of materials.

5.14.12 It is the details, however, that let down this development with the width of each property more akin to larger detached properties, and the window details are inconsistent. Nonetheless, the development’s mass and position on the street is successful and its associated parking is screened from public view.
5.15 SPECIFIC POLICIES

POLICY 5/28 – Form
Development proposals for dwellings of predominantly 2 storeys, on occasion rising to 2.5 storeys, and clustered to form terraces, short rows or groups of semi-detached pairs are likely to be acceptable. Buildings should fill the width of their plots and should usually sit behind small front gardens. Development proposals should have special regard to the modest scale of the existing dwellings and should not solely provide larger dwelling types.

POLICY 5/29 – Density
Development proposals for densities approaching 80dph are likely to be acceptable where the building forms are predominantly terraced or grouped in rows. The density of development proposals for larger property types should only approach 80dph where it is demonstrated that the development layout and building forms are in accordance with the characteristics and policy guidance in the Design Guide.

POLICY 5/30 – Materials
White painted weatherboarding and red or yellow stock brick with slate roofs are the predominant building materials in Burnham on Crouch’s suburbs and new dwellings should respect this by using matching materials. Where a contemporary approach is proposed, materials must be of high quality and either respect the traditional materials or create a successful contrast with them.

POLICY 5/31 – Details
Fenestration and details should reflect the status of the building and relate to the overall architectural composition. Weather-boarded dwellings should have simple detailing and fenestration, although door canopies are likely to be acceptable. More elaborate detailing is likely to be acceptable on brick terraces and details such as rubbed brick window heads, arched door heads, bays and decorative eaves will be encouraged.
6.0 THE AGRICULTURAL SETTLEMENTS

6.1 KEY CHARACTERISTICS

6.1.1 All examples of this type are all located above the reclaimed marshes, on clay lands in the central core of the Dengie peninsular and also in a group to the north of the Blackwater estuary. The villages are in areas of early open field enclosure, and often have nucleated or linear forms that were well established by the late mediaeval period. There are instances where the main body of the settlement has moved from its original site, such as at Mundon however, in the majority of villages the parish church is still the dominant architectural statement and stands at the heart of the village.

6.1.2 Most of these villages prospered in the Middle Ages with economies based on agriculture and those close to salt marshes such as Tollesbury benefited from grazing land, salt production and oyster fishing. However, there was little involvement in industries such as the cloth trade and little evidence of wealth being poured into impressive houses. As a result, even in substantial villages like Tolleshunt D'Arcy few structures from before 1500 survive. Some settlements such as Southminster, Tollesbury and Tillingham, either once had markets or have central spaces that suggest market places. These help define the centre and provide an almost urban sense of place. Until well into the twentieth century the larger villages had a number of shops, inns or even a bank. The smallest often had one shop as well as a forge. There were from the 1850's sometimes schools, village halls and as at Southminster a Court House and Police Station. The resulting building types add distinctiveness to village centres.

6.1.3 Growth was slow throughout the Georgian and Victorian periods and often buildings were gradually altered and sometimes partly rebuilt to give a blend of Vernacular and Polite architectural styles. Although the nearby river trade and the arrival of railways in the late nineteenth century helped to keep the area relatively prosperous, it was not until after the Second World War and the growth of car ownership that the villages began to experience considerable pressure for new development.

Definitions

The Village Core

6.1.4 The development of these settlements would often take place in two unequal phases, which are discernible in terms of the layout of spaces and buildings and especially their relationship to the roads. Prior to the late nineteenth century the village would be relatively compact, with most houses close to the road, or even fronting directly onto the back edge of the highway. Spaces between buildings were minimal or they were attached in tight groups or rows. Long rear gardens might peter out in farmland, and the core whilst almost urban in terms of enclosure and density at its heart is generally only one building deep. There may be more than one core to a village if two or more small hamlets/villages were conjoined in the twentieth century.
The Edge of the Village

6.1.5 From the early 1900s groups of council houses were often added to the fringes of the villages and these with villas, bungalows and the later cul-de-sacs of both local authority and speculative housing constitute the equivalent of suburbs. The outer ring generally wraps around the village core, but sometimes penetrates to its heart where undeveloped plots had previously survived, or where the village had more than one original core of buildings. At the village edge the overall pattern of development is more open and although isolated rows or groups can be found, most buildings relate less strongly to the road and are set back in their respective plots.

6.1.6 The change between the core and edge of village is often pronounced and identified by the point where buildings begin to dominate and enclose views as opposed to them sitting apart within a softer back cloth of trees or other vegetation.
THE VILLAGE CORE
Orientation and Alignment

6.1.7 The village centre usually clusters around one or more road junctions with development spread along the road frontages. Most houses address the street, with the frontage parallel to the road, although a number are end-on. At the very centre of the core most principle elevations directly abut the back edge of the highway but away from the centre many are set back behind a garden space enclosed by a wall, hedge or fence. This enclosure, reinforced in places by trees gives visual containment without creating an oppressively urban street scene. There are rarely long continuous terraces, but rather connected groups that in the centre can give a terrace effect with minimal breaks in the frontage. A combination of the end-on gable and set back frontage sometimes produces an open courtyard effect. The front of the house usually has a strong relation with the street and the main entrance is emphasised. Completely private space tends to be at the rear, or behind a roadside screen wall.

Density of Dwellings

6.1.8 Dwellings are not of a uniform size, with a mixture of small houses, which sometimes read almost as out buildings adjoining larger houses or groups, with the occasional principal or grand house that acts as visual focal point in the street scene. The overall impression is of variety in size and scale, with the largest elements usually close to the centre of the village. Even close to the village centre the density can be as low as about 15 dwellings to the hectare, which is due in part to the large rear gardens. At the core where gardens are smaller and buildings either abut the footpath or have minimal space around them the density is between 20 and 30 dwellings to the hectare.
Plan Forms and Heights

6.1.9 Despite a variation in overall footprints, many houses keep to traditional spans of less than six metres deep, with the earliest vernacular houses at about four to five. Even a large Georgian dwelling may have a main range that is only one room deep. Extra floor space was provided by the addition of rear and side extensions. These separate wings or lean-to elements generally have their own roof structures. In a few situations a later parallel range gives a double pile plan with an “M” shaped twin gable end. The variety of house sizes is reflected in the storey heights with examples of 1, 1½, 2 and almost 3 storey houses. Two storeys are predominant, but because of the irregular floor to ceiling heights until the late nineteenth century, there are variations from one 2-storey house to another.

Roof Lines and Silhouettes

6.1.10 Gabled roofs predominate, with some half hipped examples. Gambrel roofs are used to provide attic rooms on a first or second floor. In the nineteenth century, wider roof spans became possible and some houses from this era do have simple overall roof
forms that are usually hipped. Roof pitches on traditional pre-nineteenth century roofs are generally about 50 degrees or steeper in the case of gambrels. The later wider roofs and many of the lean-to elements have spans of around 30 degrees. Roof lines and silhouettes are punctuated by substantial chimneys usually with a number of flues.

Elevations: Solid to Void

6.1.11 The area of solid wall is usually more dominant than that of the openings. However, windows form a strong visual element, especially on the polite architecture after about 1750 where they form regular patterns. The earlier vernacular houses generally have smaller windows that reflect the lower height of the internal spaces. The emphasis on openings is usually vertical, with vertical subdivisions. Sill heights vary from building to building but tend to be regular within one elevation and deeper on later buildings. Occasionally a former shop front adds a larger window arrangement giving visual surprise and contrast.

Materials

6.1.12 Timber framing was popular until the early twentieth century. External render was usual, unless horizontal weather-boarding was nailed over the frame. Renders were traditionally lime washed until modern paints were introduced. The boarding on the front of a house might be moulded and was usually painted, with tar sometimes used on the rear and sides. Local red brick was at first used to front timber frames and then for complete houses, which would be entirely of Flemish bond brick. By the nineteenth century some smaller houses were brick, which might be yellow stocks reflecting London influences.
6.1.13 Red clay plain tiles were used of traditional steep roofs, although some rare examples of long straw thatch survive. Pantiles sometimes occur on shallower slopes and on outbuildings. The nineteenth century larger shallow pitched roofs used imported Welsh slate.

Detailing

6.1.14 Post mediaeval timber framed houses usually had simple external details that were part of a vernacular tradition. Render was generally smooth or patterned in a simple geometric style. Windows sat flush with the render face, only the door surround and drip boards above openings were distinctive. Eaves had generous overhangs emphasised by sprockets to rafter feet. Windows were side hung or sometimes, horizontal sliding casements, doors were of wide planks.

6.1.15 From the late eighteenth century onwards, vernacular details become mixed with polite architecture to give a style sometimes called Georgian Vernacular. Wealthier residents adopted vertical sash windows, panelled doors with classical door surrounds and
eaves with deep soffits. All these features continued to be of timber with a painted finish. Although locally made they were skilfully laid out with for example the thinnest of glazing bars on windows.

6.1.16 Bricks were laid in Flemish or another historic bond using lime mortar until well into the twentieth century. Brick details were often expressed under eaves e.g. dentil courses and corbels although parapet walls occasionally mask the eaves line completely. Over windows, where the frames were usually recessed, rubbed bricks were sometimes laid with fine joints in a radial arch. Walls around gardens are usually of the same high quality as the main house.

6.1.17 Dormer windows are noticeable in the villages, lighting attic spaces. They are never close together, are quite narrow and their roof may be a “cat-slide”, gabled or flat and leaded. Whilst most porches are simple, lightweight structures, some have delicate, refined timberwork details.
THREATS TO THESE CHARACTERISTICS

6.1.18 The subtle, but definable hierarchy of building sizes, the positions within their plots and within the context of the street as well as the relationships between adjoining buildings is under threat from current building practices. These often seek to maximise the economic yield of a site by inserting the greatest number of dwellings into a location, with each house of the maximum possible floor space. As a result the overall scale of the village and the gradation from the denser core to the looser arrangement of buildings, spaces and vistas towards the village edge is being lost. This process has been encouraged by the requirements of planning policies to increase building densities in existing settlements and a sector of the market’s demands for houses, which provide more extensive accommodation. It is, however, noticeable that many of the small traditional village houses are now in demand for small family or single person occupation.

6.1.19 In a number of recent developments there has been an attempt to replicate traditional building forms, to use materials from the local palette and in following the principles of the Essex Design Guide, to form enclosed spaces with groups of buildings which evoke the character of the agricultural village. Their greatest failure is that they do not always relate to the context of the village street and can appear as “stand alone” groups that are more appropriate to a market town location. Moreover, the juxtaposition of a group of large houses in a confined space can create a new and alien arrangement of buildings in the village.
6.2 Case Studies

CASE STUDY 1: D’ARCY COURT, SOUTH STREET, TOLLESHUNT D’ARCY

Overview

6.2.1 Tolleshunt D’Arcy is a village with a varied arrangement of buildings and spaces, and in South Street there are examples of houses hard on the edge of the street as well as set back behind front gardens. The overall character the village is of houses separated by gaps, often filled by mature trees and the occasional short row of attached cottages. The site is at the heart of the village, close to a main road junction. It was previously occupied by a garage business with a detached house.

6.2.2 The density of the scheme (on the left) is apparent when viewed from the south with the rest of South Street receding into the trees on the right.

Site plan

Layout and Form

6.2.3 The scheme comprises a cul-de-sac, which leaves South Street by way of a new access thereby creating a noticeable change to the street layout. The gentle sweep to the southeast corner of the site facing onto the historic junction has been lined with buildings, giving a strong visual edge to the bend. The spaces in front of the houses are private, but have no means of enclosure. Two storey houses to the north of the access road are set against the back edge of the footpath and address the street with a prominent gable end.

6.2.4 Within the site, attached houses are grouped around the hard surfaced courtyard and generally have no private space in front of them. Boundary walls complete the theme of enclosure. Garaging is integral to the houses or is in small outbuilding appendages, all opening directly off the court.

Massing

6.2.5 There is a mix of house types and the storey heights (including the connecting blocks) rising from one to two and a half storeys on the street frontage and from two to two and a half storeys within the site. Rooflines are varied but in the main have steep pitches and narrow spans. All of the forms are based on vernacular or Georgian vernacular types with some striking features such as jettied upper floors and boarded “lucams” as found on mills. There are two double fronted “grand” houses, which are abutted by other more modest elevations. There is a noticeable lack of chimneys and those included are added to outer faces of walls and gable ends, so reducing their impact on the skyline.
6.2.6 Buildings close the view into the court. A grand house is off centre and somewhat out of context with the hard surfaces and dense development surrounding it.

Details and Materials

6.2.7 Details such as bargeboards exhibit references from throughout Essex. However many of the brick details are crude compared to the buildings that have inspired their use, and windows lack the necessary articulation to their surrounds especially where vertical sashes are used. Materials are also varied and include soft red brick and large areas of smooth render. Slate roofs and completely boarded houses are noticeably absent.

6.2.8 The gentle curve out of South Street has been lined with buildings, not all of which are characteristic of the locality. The lack of chimneys is noticeable.

Conclusions

6.2.9 The scheme is a concerted effect to recreate the variety and interest found in local villages in terms of variety of house forms, building heights and roofscape. It is severely constrained by the density required and the fact that this in effect a cul-de-sac and not a real street leading to another part of the village. The double fronted houses in the scheme have neither an individual setting nor the context in the street that one would expect. There is no sense of a hierarchy of forms, but rather this is a collection of larger than average houses with strong elevations, which vie for attention. Notable attempts have been made to vary eaves and ridgelines on roofs, but standard ceiling heights have dictated that most windows line through with a regularity not found in groups of real vernacular buildings. The space for trees, some walled or planted front areas, and reasonable gaps between some buildings has not been available making it impossible to convey the sense of repose that is found elsewhere in the village.
6.3 Specific Policies

Policy 6/1 – Development Form
The predominant linear form of the settlements should be maintained, and closes and cul-de-sacs should be avoided. Car parking must not be a prominent feature in the streetscene and should be screened by planting or sited in enclosed courts wherever possible.

Policy 6/2 – Building Form
New dwellings should generally not exceed 2 full storeys in height and should be in rows or groups, and only very rarely in continuous terraces. Dwellings should sit behind small front gardens and address the street, although occasional projections in the building line may be used to promote interest in the streetscape or to screen parking. Houses should generally be parallel to the street, but gable-end-on properties or dwellings with end-on-gable and set back principal frontage will be appropriate in limited numbers.

Policy 6/3 – Density
Densities of between 20 and 30 dph are likely to be acceptable for new development proposals in the very centre of the village cores. Densities as low as 15 dph are likely to be acceptable for new development proposals in the outer cores of villages. Densities higher than these figures must demonstrate that they are in accord with the characteristics and policy guidance of the Design Guide.

Policy 6/4 – Roofs
Gabled or hipped roof forms of two main types are generally likely to be acceptable:
1. Steeply pitched roofs of 50° or more with a span of no more than 6m and which should usually be covered in red plain clay tiles. Correctly proportioned gambrel forms not exceeding 5m span may be used in limited numbers. Very occasional use of long straw thatch may also be appropriate. Dormers should be well spaced and not be a dominant element.
2. Slate covered wide span roofs, usually hipped, with a shallower pitch of around 30°. Pantiles should be used for outbuildings, but may also be appropriate for some shallower roof slopes on dwellings.
Where possible ‘lean-to’ roofs should be used for single storey side and rear projections.

Policy 6/5 – Walls
Render (either smooth or in a simple geometric pattern), weather-boarding or brick are all appropriate building materials. Brick should generally be the local red type with yellow stock brick reserved for smaller dwellings.

Policy 6/6 – Details
Detailing, including windows and doors, should refer to local practice (see Key Characteristics) and be appropriate to the building forms and materials used.

Policy 6/7 – Windows and doors
Window and door openings should be in traditional patterns with a vertical emphasis to the openings, lights, and the windows and doors themselves. Window surrounds, particularly in rendered properties should generally be wide. Window and door frames in brick properties should be recessed.
6.4 EDGE OF VILLAGE

Layout, Orientation and Alignment

6.4.1 As in a town, sporadic late nineteenth and twentieth century development crept out from the village centre. At first it was along existing roads and still followed earlier precedents in having a house sitting behind a garden and addressing the street. Cars were not yet a problem. In larger villages such as Tollesbury new streets of terraced houses and then villas and bungalows were added to the edge of the village core. The first “free standing” developments in most villages were the post-war cul-de-sacs of council houses, often with a regular layout of pairs of houses with generous side and rear gardens that were originally for growing food but are now used as spaces for car parking and various leisure activities. The space in front of the house retains its significance; even where it is frequently being given over to hard surfaced parking and access areas and the visual connection with the street is usually retained. Planting around the margins of gardens is often mature and provides an almost Arcadian feel to the locality as well as blurring the edge between the village and open countryside.

Density and Size of Dwellings

6.4.2 The densities are slightly lower than the outer parts of the village cores, perhaps as little as twelve houses to the hectare. Dwellings have tended to be family houses, even on council housing developments, and increasingly offer more spacious accommodation. Deeper plans followed the removal of previous limitations imposed by available timber lengths and the adoption of precedents from outside Essex. Houses became compact with less outside wall, giving fewer characteristic add-ons.
Plan Forms and Heights, Roof Lines and Silhouettes

6.4.3 Regular internal ceiling to floor heights were to give less variation in overall height
and the levels of eaves and ridges. As the twentieth century progressed houses were
increasingly of two full storeys, unless they were bungalows designed for older residents.
Wide span roofs with shallower pitches of less than forty degrees were adopted with flat
felted roofs used for some extensions. Chimneys are the only positive punctuation to
silhouettes.

Elevations: Solid to Void

6.4.4 Whilst solid walls still dominate, the twentieth century sees the use of larger
openings, often with a more horizontal emphasis.

Materials

6.4.5 Light-weight timber frame was used for cheap houses in the area in the early
twentieth century but brick gradually become usual. The bricks were often made in Essex
even after the arrival of the railway, but by the 1940s bricks come from the Midlands hence
their pink colour. The tiles were increasingly concrete which could be used on all roof
slopes and they gradually ousted even slate. Timber windows were replaced by Crittall steel
frames (which in turn have been ousted by plastic).

Details

6.4.6 With the end of local sourcing of materials and individual manufacture of
components such as windows there is little scope for the survival of indigenous building
practices and details. Designs are increasingly based on metropolitan or national styles,
therefore for example the tile creasing to corbels and lintels on post World War II houses
which is interesting but has no local precedent.
6.4.7 The edges of villages have generally been more able to accommodate new development due to the larger existing plot sizes, the easier access for cars and the greater scope for new soft landscaping. However, increasingly the pressure for larger houses, higher densities and provision of more car parking spaces for each dwelling is leading to a loss of distinction between the softer outer fringes of villages and the outer areas of towns such as Maldon. This is particularly apparent where one or more new two-storey dwellings, which fill the full width of the plot, have replaced a modest bungalow or a small villa that originally sat in a large well-planted plot. The preference for providing garages in front of new houses has further projected an urban rather than a semi-rural character.
6.5 Case Studies

CASE STUDY 1: HAMILTONS, BURNHAM ROAD, ALTHORNE

Overview

6.5.1 Althorne is a linear settlement with two distinct built up areas, separated by a sparsely developed green wedge, which includes the village recreation ground. The site lies at the south end of the original village core, which is the northernmost of these two areas and was previously occupied by a house in a large plot.

Layout and Form

Site plan

6.5.2 The development comprises a number of small units in one large building block. Some units on the frontage have access directly from the village street. Others are reached from the south side of the block, which looks over featureless expanse of the black topped private parking area. This is a gated community in the heart of the countryside.

Massing

6.5.3 The block has been broken down into a collection of traditional forms, emulating a central hall range with cross wings to either side. These have first floor front jetties and side
chimneystacks. Roofs are steeply pitched and gabled. Despite these attempts at fragmenting the block, the scale is large as a result of the amount of accommodation and the modern ceiling internal heights.

Details and Materials

6.5.4 Detailing is crisp, with vertical sub-divisions to the painted timber windows, expressed plinths and bargeboard overhangs. Unfortunately the brick stacks, though well detailed appear mean in proximity to the bulk of the cross wings. The lower storey is red brick with render above and the roof is in clay pantiles.

Conclusions

6.5.5 There has been a positive attempt to minimise the bulk of this large building. However, this has had limited success. The group introduces a bulky form with long ridge-lines and assertive gables. This might have been integrated into other settings but as Althorne village includes a number of extremely small-scale houses, some with attic rooms, and generally low eaves heights it appears somewhat conspicuous. The village has a lot of weather-boarding, and the brick and smooth render appear harsh in comparison. The group may have been successful if broken down into two or more linked elements, possibly with variations in materials and window types. The extremely bleak parking area emphasises the uneasy relationship of the block with the street and the countryside beyond.
### 6.6 Specific Policies

**Policy 6/7 – Form**
New dwellings should generally not exceed 2 full storeys in height and should sit behind small front gardens and address the street. Continuous rows or terraces of houses with no enclosed front garden will only be permitted where this type of development is already a feature of the existing street scene. They will not usually be permitted in edge of village locations unless there is a historic precedent.

New development proposals should have special regard to the size and scale of existing houses in the settlement and should reflect this variety with special reference to the provision of small (one or two bedroom dwellings). Schemes for more than one dwelling that do not reflect a variety of house types and size of accommodation will be refused permission.

**Policy 6/8 - Layout**
The plot ratios of existing houses should generally be replicated so as to prevent an uncharacteristically overcrowded appearance. This may be adjusted, where for example outbuildings that are visually associated with a large house are used to accommodate the parking provision for adjoining smaller dwellings.

“Grand” houses which follow the conventions of large village houses, usually only found in small numbers in any one settlement should be given an appropriate setting that is not cramped but does not compromise the setting of adjoining houses. More than one example of this type will not usually be permitted in any single development scheme.

**POLICY 6/9 – Parking**
Parking should be on-street or, if garages are to be provided, these should be set back, away from the main frontage of the dwelling. Communal parking or garaging areas will be expected unless specific parking provision is made within the curtilages of houses. This can be in the form of spaces within front gardens that are screened by walls, planting or by setting forward adjoining buildings (subject to highway safety requirements being met).

**Policy 6/10 – Design**
The building heights, roof lines and silhouettes of the settlement should be reflected in new developments. The treatment of elevations including the relationship of solid to void, general vertical emphasis and arrangement of design elements should reflect but need not directly imitate historic precedents.

**Policy 6/11 – Density**
Densities between 15 and 30 dph are likely to be acceptable in new development proposals. Densities higher than this must demonstrate that they are in accord with the characteristics and policy guidance of the Design Guide.

**Policy 6/12 – Landscaping**
Where sites directly adjoin the countryside, consideration must be given to the visual exposure of many of these village edges and to the maintenance of a semi-rural character. New developments should make appropriate use of landscaping to mitigate the transition from the softer outer fringes of the existing settlement to the surrounding countryside.

**Policy 6/13 – Materials**
Brick and slate are the predominant building materials in the early village suburbs, and new dwellings should respect this by using matching materials. If other materials are proposed,
strong justification must be provided and which must show how the alternative materials will successfully contrast with the traditional materials.

Policy 6/14 – Details
Detailing should refer to local practice and where precise details are to be emulated they should be correct in all respects, however where requirements such as the building regulations or access for the disabled make authentic reproduction impossible a simpler original detail that is sympathetic to the building and its surroundings should be employed.
7.0 RIVERSIDE / MARITIME SETTLEMENTS

7.1 Key Characteristics

7.1.1 These villages abut the Blackwater estuary and the River Crouch. They are low-lying, usually protected by sea walls and generally are inconspicuous from elsewhere on land. The heart is the waterfront and there is often no church or other historic landmark to locate the centre. As such they lack the cohesive, distinctive character of the agricultural settlements.

7.1.2 They have evolved for two main reasons. Some were associated with traditional agricultural villages such as Tollesbury, Bradwell and North Fambridge, which had their nucleus located up to a mile inland. Where these parishes had access to the river, small ports, which were accessible to vessels such as Thames sailing barges, sometimes developed. Most of the trade was related to local need, with the export of farm produce and imports of coal and other needs. At Heybridge Basin the opening of the Chelmer Navigation in 1796 established a canalised link to Chelmsford and mid-Essex.

7.1.3 Secondly, from the late nineteenth century onwards “the estuarial beaches were favoured by the growing numbers of families attracted by sailing and boating” *. The agricultural depression had made nearby farmland available for building and this gave impetus to the expansion of existing settlements at Fambridge and Bradwell Waterside and the creation of new villages at St. Lawrence Bay and Maylandsea where, in the 1930s, a layout was planned around large plots of about 15 by 45 metres. The new houses were often small holiday homes built from insubstantial materials, but they had a definite character that was inspired by a reaction against the formality of London and the towns that the new “settlers” had come from. The passage of time has brought about a dilution of character as planning requirements and economics have led to increased densities of houses which now are usually full time homes. There has been some loss of landscaping, open views and the special waterside character that attracted people to the area in the first place.

7.1.4 Aspects of both the small port and riverside resort settlements are found in the waterfront areas of both Maldon and Burnham on Crouch.

* Arcadia for All, Legacy of a Makeshift Landscape, D. Hardy and C. Ward, 1984 p 119.

Definitions

The Village Core

7.1.5 The development of these settlements would often take place in two phases, which are discernible in terms of the layout of spaces and buildings and especially their relationship to the roads. Prior to the late nineteenth century the village would be relatively compact, with most houses close to the road, or even fronting directly onto the back edge of the highway. Spaces between buildings were minimal or they were attached in tight groups or rows. Long rear gardens might peter out in farmland, and the core whilst almost urban in terms of enclosure and density at its heart is generally only one building deep.

The Edge of the Village

7.1.6 From the early 1900s ‘plotland development’ occurred often adding to the fringes of the villages, and this, together with villas, bungalows and the later cul-de- sacs of speculative housing constitute the equivalent of suburbs. This outer development generally envelops the village core, but sometimes penetrates to its heart where undeveloped plots had previously survived. At the village edge the overall pattern of development is more open, although
plots are often enclosed by hedges and small trees as most buildings relate less strongly to the road and are set back in their respective plots.

7.1.7 It should be noted, however, that in many maritime/riverside settlements, the original early village core has all but been subsumed, and in many cases, early 'plotland' development now forms the 'village core'.

> THE VILLAGE CORE

The earliest houses in the riverside settlements were close to the water, and usually protected by a sea wall. Two floors enabled views over the wall, and gave refuge in the event of floods. Dark roofs above white walls help to visually tie these houses down.

Layout, Orientation and Alignment

7.1.8 In the core of the settlements, attached dwellings interspersed with boat sheds or store buildings of the same, generally light-weight materials form tight knit groupings. At St. Lawrence Bay and elsewhere we can still see surviving examples of "plotland" development. The plots are laid out on a grid of narrow often un-adopted roads. The space allows verges with hedges and small trees to line the roads and visually enclose the plots and the smaller houses sitting in large plots can be almost screened from outside view. Densities are in the region of twelve to fifteen dwellings to the hectare.

Density and Size of Dwellings

7.1.9 It is only in the earliest phase of the village adjoining the sea wall that higher densities of about twenty dwellings to the hectare are found. In the 'plotland' areas the densities are in the region of twelve to fifteen dwellings to the hectare.
Plan Forms and Heights

7.1.10 Because most of the buildings are post 1850, the traditional vernacular forms are not dominant. The eighteenth and nineteenth century houses are sometimes two storeys and of a traditional scale. A single storey is almost the norm in the early twentieth century houses, which may have a slightly increased height due their being raised on pads or even stilts to give under floor ventilation and sometimes as precaution against possible flooding. The small 'plotland' dwellings were often little more than single storey summerhouses, with basic square or rectangular plans reflecting their semi-industrialised prefabricated form, which commonly used soft wood framing methods. Roof spans may exceed the traditional six metres, and roof pitches are often shallow. Lean-to additions are common, with verandas and open store areas.

A plotland house is often inconspicuous due to its low height and the thick cover of surrounding trees and shrubs, which is only pierced by a track running through the grass.

Roof Lines and Silhouettes

7.1.11 Roof forms tend to be simple with hipped ends over the deeper spans. Pitches are shallow in comparison to vernacular houses, and can be lower than 30 degrees, allowing materials such as corrugated tin to be used. In later houses the chimneys are not dominant features as often only the principal rooms have a fireplace, reflecting the seasonal use of the earlier houses.

Elevations: Solid to Void

7.1.12 Whilst the traditional pattern of solid walls dominating elevations is generally followed, larger windows are found including French windows. Window patterns can be irregular and this reflects the general break with traditional design conventions in these settlements.

Materials

7.1.13 The need to build cheaply, especially in the case of second homes, with often marshy ground conditions and poor roads led to a heavy reliance on timber- framed construction. These frames were minimally sized softwood and would often be clad in weatherboard, or in later years corrugated tin, textured rendered lath or even asbestos. Roofs were hung with Welsh slates, or later with corrugated tin or asbestos tiles.

7.1.14 Painted timber casement windows predominate, with some timber sashes surviving on late nineteenth century houses. Steel “Crittall” frames were use from the 1920s onward, and subsequently windows have been renewed in plastic, aluminium or stained hard wood.
Details

7.1.15 With the end of local sourcing of materials and individual manufacture of components such as windows there is little scope for the survival of indigenous building practices and details, although here in the individually built bungalows there is more chance of a variety of detail to barge boards, finials, balustrades or other “one off” features.

Some early twentieth century bungalows borrow motifs from traditional houses, such as tall brick stacks, dominant gables and steeper roofs. In contrast, larger areas of glass in horizontal arrangements were introduced to allow extra light into the house.
7.2 Case Studies

CASE STUDY 1: SALT HOUSE, TINNOCKS LANE, ST. LAWRENCE

Overview

7.2.1 The site is in the core of the maritime settlement close to the sea wall and in a line of one and two storey houses, most of which are timber framed and date from the late nineteenth and early twentieth centuries. The chance to redevelop the original bungalow with a two storey house related to its neighbours to the east presented the opportunity to gain extra living accommodation and views of the river over the sea wall.

Site Plan

Layout and Form

7.2.2 The layout follows the footprint of the previous house, although it fills the full width of the site. It also retains a garage, which was rebuilt, on the opposite (south) side of the narrow access road an arrangement that echoes its neighbours. The deep garden leading to the seawall has been retained, although the area closest to the house is covered with a timber deck. Timber boarded screens enclose the small front garden.

Massing

7.2.3 The new house has a height that exceeds that of any of its immediate neighbours. This is partly accounted for by the increased height of slab level required to take account of flood risk, but also the internal volumes are generous in comparison with those on the modest farmed houses nearby. Furthermore the roof form adopted, whilst emulating a traditional hipped type, albeit skewed and without the eaves overhang has a central raised light at its apex above an atrium. The shape of the external envelope is irregular with canted walls giving faceted elevations. Some first floor overhangs give shadowed recesses. Openings are irregular, with solid walls dominating except on the north, riverward face.

Details and Materials

7.2.4 The whole exterior with external screens and the detached garage are hung in horizontal timber boarding. This is an obvious reference to local practice, except that an untreated tropical hardwood rather than painted softwood is used. The roof is in reconstituted slate. Glazing is in extremely simple large modules with minimal detailing the surrounds or subdivisions.
Conclusions

7.2.5 Criticism of this infill scheme can be levelled at the bulk of the building, which sets a precedent for larger forms and loss of external space around dwellings. The overall concept however borrows much from antecedents in riverside settlements including the apparently non-domestic forms, informal disposition of openings and lightweight materials. The use of untreated timber is not without precedent of boat sheds etc. but on houses is unusual. The apparent “blurring” of distinctions between building types, however, continues a strong theme in these settlements which have generally been the first location for experimental or imported building styles.
7.3 THE EDGE OF VILLAGE

7.3.1 Because the maritime settlements grew out of a different economic and social background to the agricultural settlements, the original core is visually and physically not as dominant. In some villages, such as Maylandsea, the original starting point for development has been all but subsumed in the later growth which followed on swiftly and yet unevenly from the first waterside elements.

7.3.2 In the plotland areas, pieces of land which were intended for development would often lie “fallow” for many years. When, especially after World War Two, their economic value was suddenly apparent new houses would be built amongst the earlier structures. Similarly, those plots that had initially been used for building small second homes were later redeveloped for a permanent, usually much larger dwelling.

7.3.3 In many cases, the late twentieth century developments are replicas of the speculative houses being built in towns, and have no intrinsic character of their own. However, some positive attempts to draw upon the maritime vernacular of the past have been made when building new houses on existing plots.

Houses from the late twentieth century, which express simple geometric shapes akin to boat sheds.

Key Characteristics

7.3.4 Until the late 1800s few chose to live in the low-lying estuarial parts of Essex. The main reasons for doing so would be economic and related to marine related occupations. The houses would be of light-weight construction, usually timber framed, and suited to land that was marshy and still liable to flood.

7.3.5 Many of these settlements maintained a sense of isolation and “other worldliness”. From the early twentieth century onwards these characteristics attracted new residents who wanted ready access to an unspoilt saltwater milieu. This lifestyle of escapism was partly reflected in the earliest summerhouses and plotland bungalows, which gradually spread inland from the sea walls. These were on the whole modest structures that again used lightweight methods of construction. They echoed the earlier houses of bargemen and fishermen except that they were more likely to be single storey and generally sat in spaces apart from each other.

7.3.6 The traditional houses for riverside work places and those for new settlers are linked also by shared visual references to riverside non-domestic buildings with shallow pitched roofs, and simple claddings such as weather board, imported slate or corrugated iron. They are also “pared down” to what it is necessary for shelter, but sometimes enlivened by whimsy or imported ideas that could be easily reproduced by the amateur builder or artist.
Threats to these characteristics

7.3.7 Increased car ownership and improved wages have allowed many more people to live in the Riverside-Maritime settlements whilst commuting long distances to work. The expectations of new houses built here are that they should provide all the amenities that one would find in urban housing, as well as taking full advantage of the often large plot size which in theory allows houses of considerable size, bulk and scale. Where more than one house is to be built on a plot, the density and massing is often increased to that of established urban areas which, whilst leading to a more economic use of land also leads to increased traffic and other problems relating to sustainability as well as the potential for the erosion of the special character of these settlements.

7.3.8 These threats can be summarised as:
- A loss of traditional scale and increased bulk due to the wholesale application of modern conventions of floor space, ceiling heights and optional accommodation.
- Larger footprints of buildings resulting in loss of space between buildings.
- Incursion of car parking, drives and wider roads leading to loss of grass verges, trees and other vegetation.
7.4 Case Studies

> CASE STUDY 1: SALTCOTE MILL, NEAR HEYBRIDGE BASIN

Overview

7.4.1 Saltcote Mill with its attached malting was established close to a landing place on the north bank of the Blackwater near Heybridge Basin and Mill Beach. The nineteenth century maltings became redundant and by the 1980’s were derelict. Permission was granted for their conversion to residential units, and the area on the three landward sides were laid out with new houses. The whole site adjoins the sea wall, and some upper floors have views across the estuary.

Site plan

Layout and Form

7.4.2 The development is fortunate in have the three storey maltings as a centrepiece. The houses are grouped around the central space in a semi-formal manner. The lack of enclosed front gardens unifies the space and lessens its domestic feel. This helps the new buildings to relate to each other, and evokes the openness of a boat yard or other working riverside space.

Massing

7.4.3 The scale of the buildings is also more akin to marine buildings such as boatsheds or sail lofts. The three storeys of some units is emphasised by the gables, simple outlines and deep openings, which appear sometimes to light the full height of a floor and suggest loading doors to upper levels. The corner windows in conjunction with expanses of weatherboard again emphasise the semi industrial, apparently “framed” character of the buildings.
Details and Materials

7.4.4 The use of white weatherboard, mainly yellow stock brick and slate coloured tiles gives a crisp and maritime texture to the elevations. Detailing is simple but strong with well considered features such as robust looking doors, small projecting windows and some jetties to upper floors that give shadow and weight.

Conclusions

7.4.5 This scheme breaks away from many of the conventions of domestic detailing and elevational treatment. In doing so it is reflecting the character of many of the dwellings in the riverside settlements, where either through choice or due to a lack of traditional materials or skills that were available “inland”, a simplified design approach had to be taken. The spaces around the buildings are also simply detailed and free from unnecessary fences or planting. The overall effect is bold and well suited to a marine environment.
7.5 Specific Policies

> Edge of Village or ‘Plotland’ sites

POLICY 7/1 – Roads
Unadopted roads should be narrow and laid out in a grid pattern. Surface dressing to create an informal appearance or the use of a surfacing material such as bound gravel will be encouraged. New access drives should be kept to a minimum width. The Local Authority will, in negotiation with the Highway Authority, encourage developers to follow this policy guidance for adopted roads.

POLICY 7/2 – Landscaping
Unadopted roads should be lined by verges and small trees and front gardens should be enclosed by hedges, screening the properties from the street. The planting should form an integral part of the overall design. The Local Authority will, in negotiation with the Highway Authority, encourage developers to follow this policy guidance for adopted roads.

POLICY 7/3 – Density
Densities in the range of 12 to 15 dph are likely to be acceptable in new development proposals. Densities higher than this must demonstrate that they are in accord with the characteristics and policy guidance of the Design Guide.

POLICY 7/4 – Building Form
Properties which follow the simple ‘plotland’ dwelling form of a square or rectangular plan and rise no higher than 1.5 storeys are likely to be acceptable. Buildings should not fill the width of the plot and roof pitches should be shallow, sometimes lower than 30º with hipped ends. Verandahs and open store areas should be an integral part of the building’s design.

POLICY 7/5 – Materials
New dwellings should use traditional building materials such as weatherboarding or rendered textured lath and slate for roofs. Where a contemporary approach is proposed, materials must be of high quality and either respect the traditional materials or create a successful contrast with them.

POLICY 7/6 – Windows and Details
Irregular window patterns and large openings, including French windows are likely to be acceptable as are painted timber casement windows. Individual features such as barge boards, finials and balustrades must relate to the overall architectural composition of the building and should not dominate modestly scaled buildings.

> Village Core or Sea Wall sites

POLICY 7/7 – Building Form
Properties should be non-domestic in character and reflect the form of the traditional boatsheds and store buildings associated with marine and riverside occupations. New dwellings should generally be of no more than 2 full storeys in height with shallow pitched roofs and should be clustered to form small attached groupings and include some single storey elements.

POLICY 7/8 – Materials
Traditional lightweight building materials such as weatherboarding for walls and slate for roofs are likely to be acceptable. Modern materials such as steel sheeting will be encouraged in areas where non-domestic structures dominate.
POLICY 7/9 – Windows and Details
Windows should be of timber with a vertical emphasis and reflect the traditional sliding sashes or casements, although irregular shaped or sized windows may be acceptable where they already occur on nearby non-domestic buildings. Designs that express existing random or other prevailing patterns of openings, sill positions and varied eaves lines or overhangs will be encouraged.

Individual features such as barge boards, finials and balustrades must relate to the overall architectural composition of the building and should not dominate modestly scaled buildings, but roof features will be encouraged where they add to the varied skyline in river views.

POLICY 7/10 – Density
A density of c.20dph is likely to be acceptable in new development proposals. Densities higher than this must demonstrate that they are in accord with the characteristics and policy guidance of the Design Guide.
8.0 ARCADIAN SETTLEMENTS

8.1 Key Characteristics

8.1.1 These villages are grouped on the highest contours of the district where small outcrops of sandy soil interrupt the overlying clays. They are unusual for their dispersed pattern; they are not nucleated villages with a core street or green at their heart. Instead the church and hall stand away from the nineteenth and twentieth century concentrations of growth and there are various dispersed groupings or hamlets each with its own specific, but fairly small historic core. There are small farmsteads, with cottages and modern houses along rural lanes especially in the east of the area. Nowhere within these settlements is there the scale and sense of enclosure approaching an almost urban configuration that is found in the centres of some of the agricultural villages.

8.1.2 The undulating landscape gives many long distance views, but is also notable for the dominance of trees and hedges along roads and in large swathes of woodland that were enclosed by the eighteenth century. Some areas of heathland survived until that period and where subsequently encroached upon by sporadic development in the last century.

8.1.3 The nineteenth century saw the building of some larger houses and villas for business people from Maldon and other Mid Essex towns and increasingly for London commuters using the station at Wickham Bishops or nearby Witham. Some were designed in an Arts and Crafts style by architects such as Arthur Mackmurdo, but most were speculative. Even so there was an appreciation of the soft landscape character of the area, and existing trees were usually retained and augmented. The house sat within its planted setting, and often became hidden from public view.

8.1.4 More recent development has seen areas of higher density housing evolve as incremental small scale developments have crept along and between the existing lanes, with new cul-de-sacs and the loss of the overall dominance of trees and soft landscape.

Layout, Density and Orientation

8.1.5 Buildings are spread along the original network of lanes, but are often set well back behind substantial front gardens. The roadside hedges, trees green verges and ditches were usually retained. Deep gardens to the side and rear were generally retained with well planted boundaries. The density can be as low as six to the hectare. Buildings were orientated toward the road or access lane, but on larger plots the disposition is more random and aligned with views, trees or other boundaries.
Size, Forms and Plans of Dwellings

8.1.6 The size of dwellings is random, with larger houses predominating, but with examples of small bungalows still found, located in large gardens. The earlier houses still follow traditional forms and roof spans with additive compositions of wings and ranges sometimes at right angles to the main house. Plans can also be varied, with no predominant arrangement of entrances or main windows.

Heights, Roof Lines and Silhouettes

8.1.7 Even away from the original farmsteads and houses, all of which follow traditional storey heights and roof forms, there was until the mid twentieth century a tendency to follow the precedents of pitched (often steep) roofs, with chimneys. Other loosely Arts and crafts features such as turrets and clock towers were introduced alongside vernacular roof features. These lines are often blurred by the surrounding trees, but none the less visually anchor buildings in the landscape and provide interesting glimpses of otherwise hidden houses.

Solid to Void

8.1.8 The area of solid wall is usually more dominant than that of the openings; however windows form a strong visual element. The earlier vernacular houses generally have smaller windows that reflect the lower height of the internal spaces. The emphasis on openings is usually vertical, with vertical subdivisions, but with the Arts and Crafts influences came the use of strings of lights, later superseded by horizontal openings.

Materials

8.1.9 The complete range of local materials is found- timber frame with render or weatherboard, soft red and gault bricks with imported yellow stocks. The use of render with mock applied timbers is popular on some of the larger individually designed houses and reinforces the Arts and Crafts and other external influences. Roofs are hung in red clay plain tiles, with some pantiles. Imported slate is common on shallower pitches.
Details

8.1.10 The vernacular details are augmented by later details that have been imported from other areas, including heavy timber barge boards, mock timbers, false jetties and heavy mullion windows.

Threats to this character

8.1.11 The infilling of gaps between houses, the rebuilding of houses with a larger footprint than their relatively modest predecessors and the addition of large groups or small estates to the edges of these villages has helped to gradually erode much of the original Arcadian character. Where care has been taken to retain trees or planting within the site, the need to create new vehicular accesses, footways and parking areas has caused the removal of soft verges and hedges, so that the sense of soft enclosure and in some cases seclusion has gone.
8.2 Case Studies

CASE STUDY 1: LAND AT KELVEDON ROAD, WICKHAM BISHOPS

Overview

8.2.1 Kelvedon Road is an area of ribbon development away from the main part of the village. There is open countryside to the rear of most houses, and there are trees and surviving remnants of hedgerows along much of the road frontage. The development is however almost continuous and the site in this study was a rare surviving open plot capable of taking infill development.

Site plan

Layout and Form

8.2.2 Three new houses have been inserted in this gap. Like their neighbours they face the road and take vehicular access from it. However, unlike many of the nearby houses which are semi-detached all three are detached, but with wide frontages which take up most of the plot width. As a result gaps of about four metres between buildings are comparatively narrow and the building line appears to be almost continuous in oblique views. The houses are set well back, like its neighbours and this allows the retention of some substantial trees, hedge and the roadside ditch which runs in front of the plots, except where driveways need to cross it.

Massing

8.2.3 The forms are simple and repetitive in-line side gable two storey houses with end chimney stacks. Roof pitches are relatively shallow. Eaves are continuous with no cross wings or other projections except for some gabled entrance porches and projecting ground floor bays.

Details and Materials

8.2.4 Red brick is used throughout and roofs are in modern pantiles with red on two units and grey on the third. Strong sill projections and generous eaves overhangs give a
reasonable amount of relief and shadow. The uniform window style and depth emphasises the horizontal character of the elevations.

Conclusions

8.2.5 The setback from the road and retention of existing landscape elements helps to reinforce the original character of the country lane and lessen the overall impact of the built forms. However, the repetitive forms, uniform alignment and lack of variations to roofs, eaves lines or materials have lost an opportunity to evoke the variety of forms found elsewhere in the village. The use of at least one end on block, with perhaps some hipped roofs could have avoided the narrow gaps between flank ends and even allowed some planting between the individual houses.
8.3 Specific Policies

POLICY 8/1 – Context Appraisal
In addition to the requirements of Policy 4/1, design statements for the development of sites within Arcadian settlements should have special regard to:

- The relationship with adjoining houses, open spaces and the countryside. Long and short distance views of the site and its impact on these.
- Road Frontages – the relationship with the street including existing roadside features which may be outside the immediate curtilage, but which might be affected by the development such as verges, ditches/watercourses, hedges, existing walls, fences or other boundary structures, existing entrances/gateways.
- The Existing character of the site within its boundaries with regard to existing buildings, existing trees, hedges and other significant planting, other surface features such as changes in levels, hard landscape, and water features.

POLICY 8/2 – Landscape
Arcadian character is derived mostly from the dominant landscape and therefore the design of the buildings themselves is subservient to the landscape structure. The existing tree cover and vegetation, including grass verges, of the site must be retained and enhanced by new planting of native and appropriate species. Hedges or other appropriate natural boundary treatments should be used to provide enclosure to front gardens. Open plan lawns are not appropriate in the Arcadian context.

All new development proposals should demonstrate that they are capable of being built without causing a loss of any significant features that are identified in the appraisal. They should also demonstrate that the aims of maintaining an Arcadian appearance to the site and its setting whereby the landscape features including planting, open spaces, contours and boundary treatments are the dominant visual element rather than the buildings or adjoining access or parking areas are achievable and capable of being maintained.

POLICY 8/3 – Density
New developments which propose densities greater than 8 dph will only be acceptable in exceptional circumstances. Where higher densities are considered appropriate, development proposals must demonstrate that they are in accord with the characteristics and policy guidance of the Design Guide.

In cases where an increase in the footprint of existing buildings or their overall cubic content is proposed, the presumption will be against new development unless the Arcadian character is to be preserved.

Where sites have in the past lost their Arcadian character or setting, no additional development should be allowed. However, it may be that a sensitive redevelopment of the site could reinstate an Arcadian character by re-positioning buildings and implementing a comprehensive landscaping treatment, which would include a substantial planting scheme. If such a redevelopment results in an increase in site density, this would be acceptable if the overall aim of restoring an Arcadian character is achieved.

POLICY 8/4 – Subdivision of plots
The subdivision of plots will not be allowed where this will lead to:
- the loss of mature trees and/or vegetation;
- densities greater than 8 dph, except in exceptional circumstances (see Policy 8/3);
- the erosion of established front gardens; or
• the loss of ‘natural/Arcadian’ features such as verges, ditches, etc. (These features are described in the ‘Key Characteristics’ section above.)

POLICY 8/5 – Form
New dwellings should not exceed 2½ storeys in height and should be of a detached form, set back from the road behind an enclosed front garden.

POLICY 8/6 – Materials
New dwellings should use traditional building materials found in the existing village such as weatherboarding, render, or brick for walls and red clay plain tiles or pantiles or slate for roofs. Where contemporary materials are proposed, they must be of high quality and create a successful contrast with the traditional materials of the existing settlement.
9.0 REFERENCES

*Burnham-on-Crouch – Historic Towns Project: Assessment Report* Maria Medlycott (Essex County Council)


*Maldon District Local Plan* (November 2005) Maldon District Council


*Purleigh – Historic Settlement Assessment* (January 2004) Steven Potter

*Southminster – Historic Settlement Assessment* (September 2001) Essex County Council


*Tillingham – Historic Settlement Assessment* (October 2004) Essex County Council

*Tollesbury – Historic Settlement Assessment* (October 2004) Essex County Council

GLOSSARY OF TERMS

Belvedere – A small look-out tower on the roof of a house.

Building envelope – This includes everything that separates the interior of a building from the outdoor environment, including the windows, walls, foundation, basement slab, ceiling, roof, and insulation.

Burgage plot – A very long narrow plot of land, running at right angles behind a dwelling on the road frontage in a town.

Clerestory – The upper part of a wall (usually above eye level) containing a row of windows for supplying natural light into a building.

Cross-wing – A range/wing joined to the main body of a building, at right angles to the main range and roof.

Double pile house – An English C17 house plan consisting of a rectangular block two rooms deep, the two rows of rooms usually separated by a corridor running the length of the house.

Gable – The triangular upper portion of a wall at the end of a pitched roof.

Gable roof – Also known as a pitched roof which is the commonest type of roof with gables at both ends.

Gambrel roof – A pitched roof which terminates in a gablet at the ridge.

Lean-to roof – A roof with one slope only and is built against a vertical wall.

Lucam – A projecting structure in the roof of a mill containing a winch, allowing loads to be lifted clear of the building’s wall and protecting the winch from the weather.

Polite architecture – Architectural styles following national or international influences, styles, fashions or renowned architects; often used in formal town houses.

Reveal – The part of the side of a window or door opening that is between the outer surface of a wall and the window or door frame.

Ridge – The apex (top) of a roof.

Vernacular – Buildings in indigenous styles constructed from locally available materials following traditional building practices and patterns, and not architect designed.

Wing – A part of a building joined to the core of the structure and at an angle to it.

English Heritage’s online National Monuments Record Thesauri provide many more helpful definitions:

http://thesaurus.english-heritage.org.uk
APPENDIX 2
PLANNING POLICIES

> Essex & Southend-on-sea Replacement Structure Plan 1996-2011

*Policy CS4:* ‘Sustainable New Development’ which amongst other things requires future developments to ‘promote the principles of sustainability and respect the character and environment of the area’.

*Policy HC1:* ‘Historic Settlements’ which seeks to protect the natural and built environment from ‘inappropriate development and unsympathetic change’. This includes safeguarding the ‘special townscape character (street pattern, plot sizes, frontages, skylines, long distance views, open land-uses, historic buildings & features and archaeological sites)’.

*Policy HC2:* ‘Conservation Areas’ which requires the design of new developments to respect the setting of listed buildings and preserve or enhance the existing character of a Conservation Area.

*Policy HC3:* ‘Protection of Listed Buildings’ which seeks to protect buildings, structures and features of special architectural, historic, archaeological or townscape importance, and their settings from demolition, damage and unsympathetic change.

*Policy BE1:* ‘Urban Intensification’ which encourages higher density developments when they are compatible with the character of an area but discourages schemes which would result in over-development, unsympathetic change and loss of amenity.

*Policy H3:* ‘Location of Residential Development’ which requires development locations to reflect local circumstances, in terms of the identity, character and the setting of established settlements.

*Policy H4:* ‘Development Form of New Residential Developments’ which requires (amongst other things) high standards in design, layout and landscaping.

*Maldon District Replacement Local Plan (November 2005)*

*BE 1:* ‘Design of New Development and Landscaping’ which states that development proposals will be permitted if:-

a) They are compatible with their surroundings, and/or improve the surrounding location in terms of: layout; site coverage; architectural style; scale / bulk / height; external materials, visual impact; effect on the safety and or amenity of neighbouring properties or the occupiers therein; relationship to mature trees; relationship to important landscape or open spaces and traffic impact and access arrangements.

b) Within defined development boundaries they harmonise with the general character of the area in which they are set;

c) Outside defined development boundaries they make a positive contribution to the landscape and open countryside;

d) Measures to protect important nearby features such as trees and historic buildings during the construction process are included;

e) Landscaping is included as an integral part of the overall design;

f) Amenity space is provided appropriate to the type of development

*BE13:* ‘Development in Conservation Areas’ which states that development including extensions to existing buildings in Conservation Areas will only be permitted if all of the following criteria are met:

(a) The design is of a high standard incorporating scale, form, materials and detailing that respect the characteristics of buildings in the area.

(b) Open spaces important to the character or historic value of the area are protected.

(c) Important views within, into and out of the area are protected.
(d) Trees and other landscape features contributing to the character or appearance of the area are protected.

BE16: ‘Extensions, Alterations to and Additional Buildings in the Curtilage of Listed Buildings’ which states that such developments will only be permitted if the District Council is satisfied that the proposal would not harm the building, its setting and any features that contribute to its special architectural or historic interest.

H4: ‘Land Allocated for Residential Development’. This policy identifies development sites in Southminster, Little Totham, Tollesbury and Tolleshunt D’Arcy for housing and provides some brief requirements regarding their development.

H5: ‘Windfall Sites for Housing’ which states that within development boundaries infilling, conversions and the re-use of previously developed land for housing will be encouraged, provided that the site is not constrained by other policies within the plan.

H6: ‘Housing Density’ which states that residential development will be permitted within the range of 30-50 dwellings per hectare (net), subject to the following exceptions:

1. Development at densities of less than 30 dwellings per hectare may be permitted in those rural settlements listed in policy S1 (i.e. excluding Maldon, Heybridge and Burnham-on-Crouch) or for affordable housing schemes permitted under the terms of the Rural Exceptions Sites policy H10, where high density development would compromise the existing character and setting of the surrounding area.

2. Developments at densities of greater than 50 dwellings per hectare may exceptionally be permitted in areas of Maldon, Heybridge and Burnham on-Crouch where there is good access to public transport links to employment, education, leisure, food retailing and health facilities and an appropriate design solution can be demonstrated.