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INGATESTONE, ESSEX: HIGH STREET VISUAL AUDIT

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SECTION 1.0

INTRODUCTION

1.1 PURPOSE AND SCOPE

This report has been commissioned by Ingatestone and Fryerning Parish Council to assess the appearance of the Ingatestone High Street Conservation Area with a view to commissioning or encouraging enhancements and to facilitate funding applications.

Whilst the report covers the whole Conservation Area, there is greater focus on the High Street itself. It considers the buildings, other structures and boundary demarcations together with different elements of hard landscaping and street furniture. The report has been prepared to be read alongside the Conservation Area Appraisal and therefore does not repeat information regarding the history, special interest or site analysis that is included in the Appraisal.

1.2 STATUTORY CONTEXT

The Conservation Area is a designated heritage asset under the *Planning (Listed Buildings and Conservation Areas) Act* 1990 and its special interest, together with an overview of its history and an analysis of the area, is set out in the Conservation Area Appraisal (2008). The Appraisal also identified issues relating to shop fronts and advertisements as well as car parking, surfaces, and streetscapes as areas for management or development.

The Conservation Area contains within it over 30 listed buildings, including one at Grade II* (98 High Street) and one Grade I (Church of St Edmund and St Mary). These are also designated heritage assets.

In 2020, Ingatestone and Fryerning Parish Council published a draft Neighbourhood Plan covering the period 2020-2033. It is a guide to shape the future development of the area, and since adoption, is the statutory Development Plan. Among other things it addresses, heritage, accessibility, housing, the High Street, transport and wellbeing.

Brentwood Borough Council is in the process of developing its new Local Plan, which includes draft policies relating to Conservation Areas and Listed Buildings as well as policies regarding the creation of walkable streets and successful places.

1.3 DOCUMENT OVERVIEW

The main body of the report comprises the visual audit, which provides mostly follows the structure set out in Historic England's Prepare a Street Audit guidance.⁰¹ This section provides a summary of each topic and is illustrated with diagrammatic plans and photographs. Recommendations for improvements are included in the next section.

An audit of each building in terms of its condition, contribution to the Conservation Area and specific observations or recommendations.

1.4 AUTHORSHIP

This report was prepared by Purcell, a practice of architects and heritage consultants, specifically by Peter Buist, BA(Hons) MArch PgDip RIBA, Partner and Architect; Rowenna Wood, MA(Cantab) MA IHBC, Associate and Heritage Consultant; and Edward Davis, BA(Hons), Assistant Heritage Consultant.

⁰¹ Historic England, 'Prepare a Street Audit', <https://historicengland.org.uk/advice/caring-for-heritage/streets-for-all/what-you-can-do/street-clutter-audit/> accessed 5 October 2021.

SECTION 2.0

VISUAL AUDIT

2.1 HERITAGE INTEREST

The High Street approximately follows the line of the old Roman road from London to Colchester (the Great Road). Although the main Colchester-London Road (A12) has been routed around the village, the High Street acts as a relief road when the A12 is blocked.

The High Street layout has changed relatively little since it was first illustrated on a map in 1600. The road has always widened around the junction with Fryerning Lane and Stock Lane and these streets have intersected the High Street since medieval times. Star Lane also is a medieval street and some of the other narrow alleys and yards are probably medieval also. There was a major addition to the street plan which was captured on a map of 1777. This was the creation of the Market Place and Bakers Lane. The location of the medieval market place can still be seen in the widening of the road outside the Bell but there is no interpretation to explain this. Whilst there were small changes, such as the laying out of Clifton Terrace in the late nineteenth century, most of the

changes occurred in the twentieth century. The laying out of Norton Road with terraces of small, neat houses and creation of part of Post Office Road had occurred by 1921. The 1960s saw significant changes including the removal of buildings in front of the church so that the churchyard opened onto the High Street and the widening of the street in front of the Co-operative supermarket to create parking, a reflection of the rise of the car. At the centre of the village, the buildings where the large bus shelter now is were demolished after 1921, probably after the Second World War, and the area was an open car park until the construction of a building set back from the street in the 1970s. The building on the south side was replaced in the mid-1960s. The changes created a modern centre to the ancient village. The Limes to the south was built in the 1970s. Bell Lane and, more recently Crown Mews, were built after the 1980s. Older buildings are generally built on the street line where as more recent ones are set back.

The High Street has a high concentration of listed buildings with a few further listed buildings along Bakers Lane. The Church of St Edmund and St Mary is Grade I listed, making it amongst the most important historic buildings in the country. No.98 is Grade II* listed and 33 other structures are Grade II listed, including the K6 telephone box by the Community Centre. These listed buildings contribute importantly to the historic character of the High Street and the Conservation Area. They are of a variety of dates, styles and materials but broadly they reflect a local vernacular interpretation of the polite or fashionable architecture of their respective periods. The church's scale make it the dominant landmark building in the Conservation Area. Most of the other buildings are of a fairly uniform two to three storey scale but the location on the junction lends the Library Restaurant a landmark quality whilst the cupola draws the eye to the Community Centre, Neither of these two buildings are listed.

The High Street has long accommodated a range of retail, commercial and hospitality uses as well as residential use. Its position on the main road to London meant that Ingatestone had a high concentration of public houses. Even in the late nineteenth century, the OS map named seven but today only The Bell and The Star remain as pubs. There are, however, a range of restaurants and cafes in addition to these although they have a less distinctive built form.

Amongst the shop fronts, the better examples are those which have retained their historic frontages with minimal alteration and have appropriately sized signs. Examples include Nos.19 and 21, No. 66, No. 68, Nos 39 and 39a and No. 53. Although only bow windows, Nos. 25 and 100 represent a typical, discrete shop front often associated with a converted house. Similarly, No. 49 on the square is characteristic of the third quarter of the twentieth century. No. 57 is a modern shop front but is an attractive and successful design. Further analysis of shop fronts can be found in section 2.3.



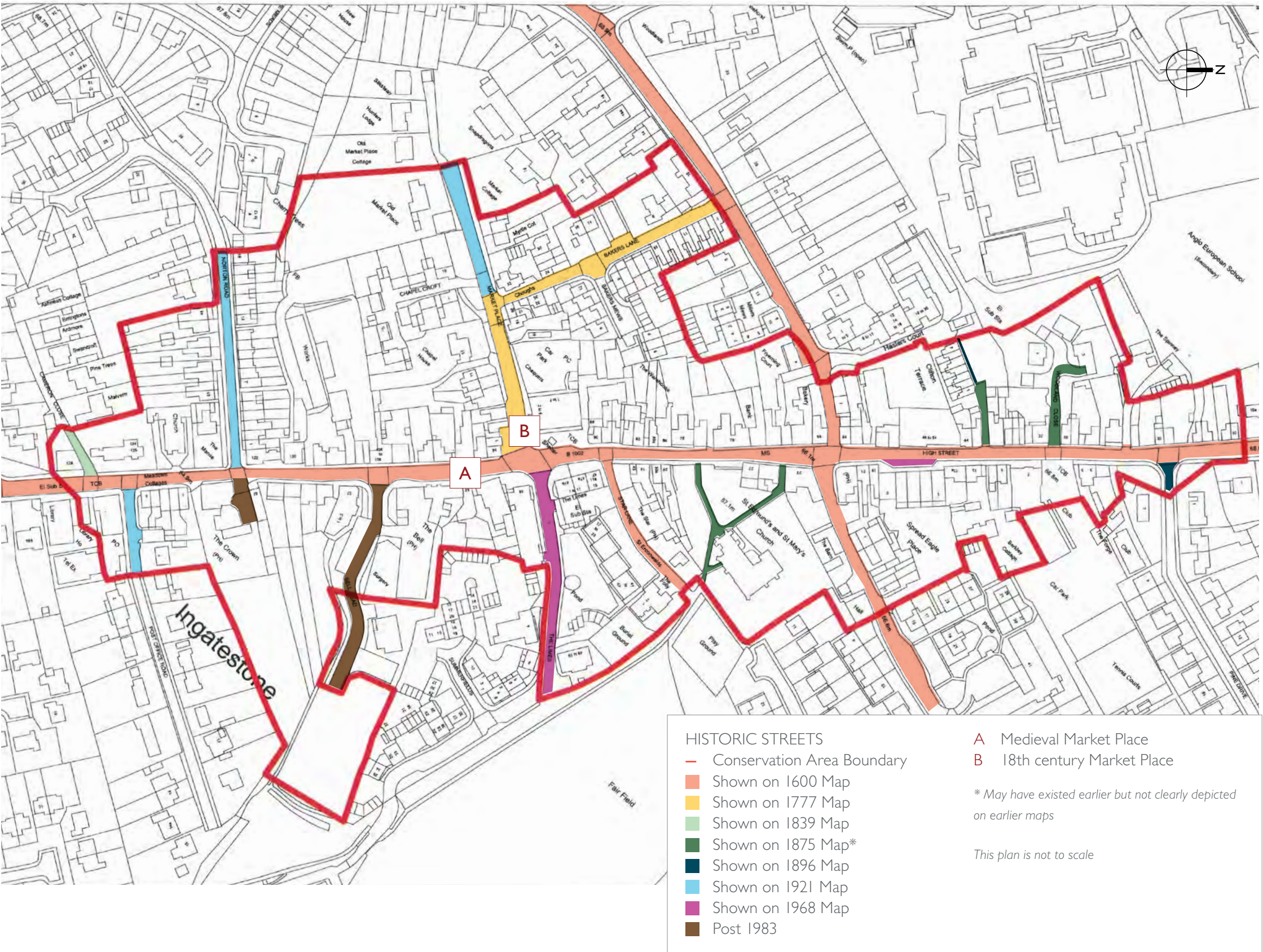
100 High Street with bow windows forming a shop front

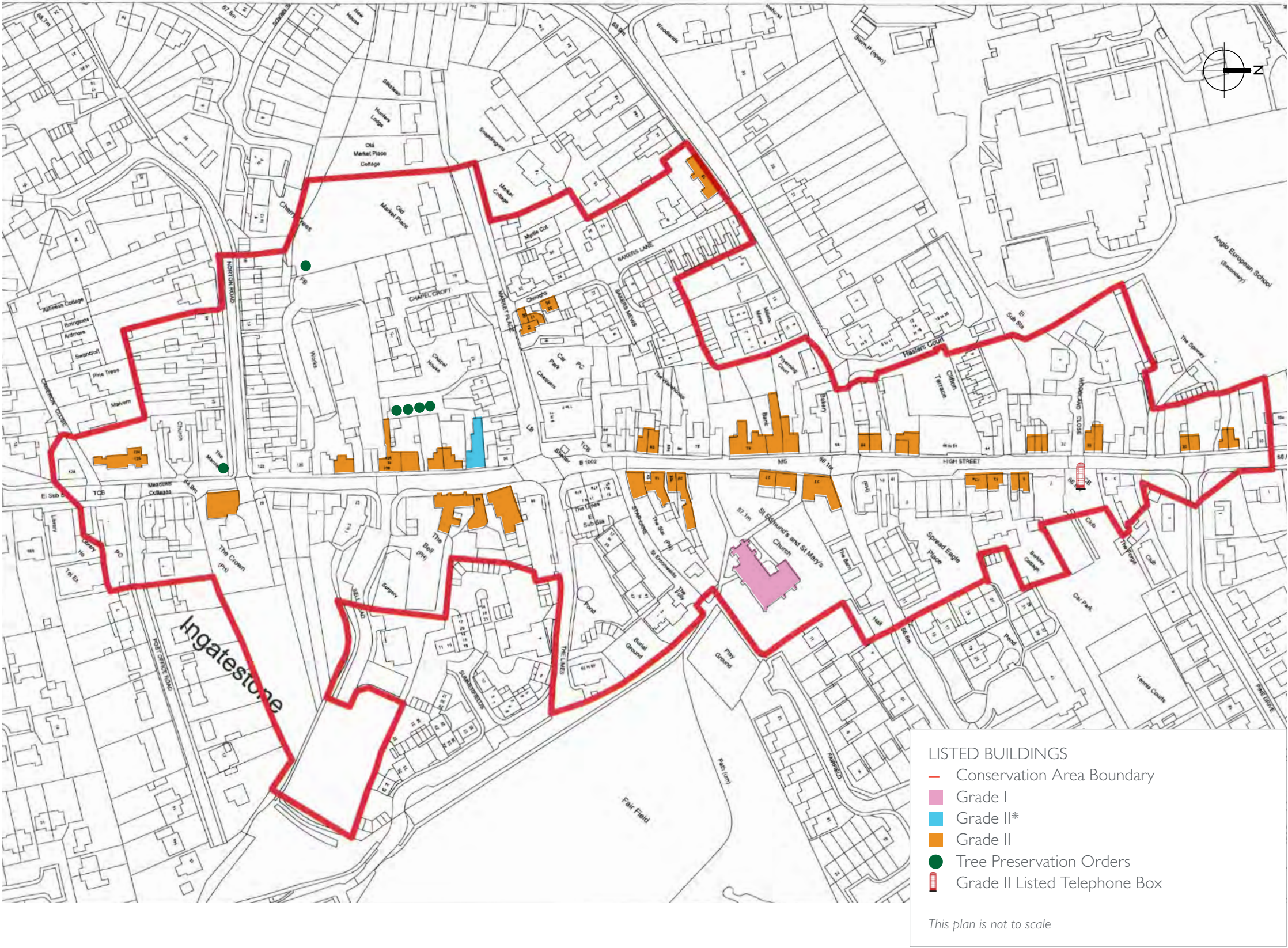


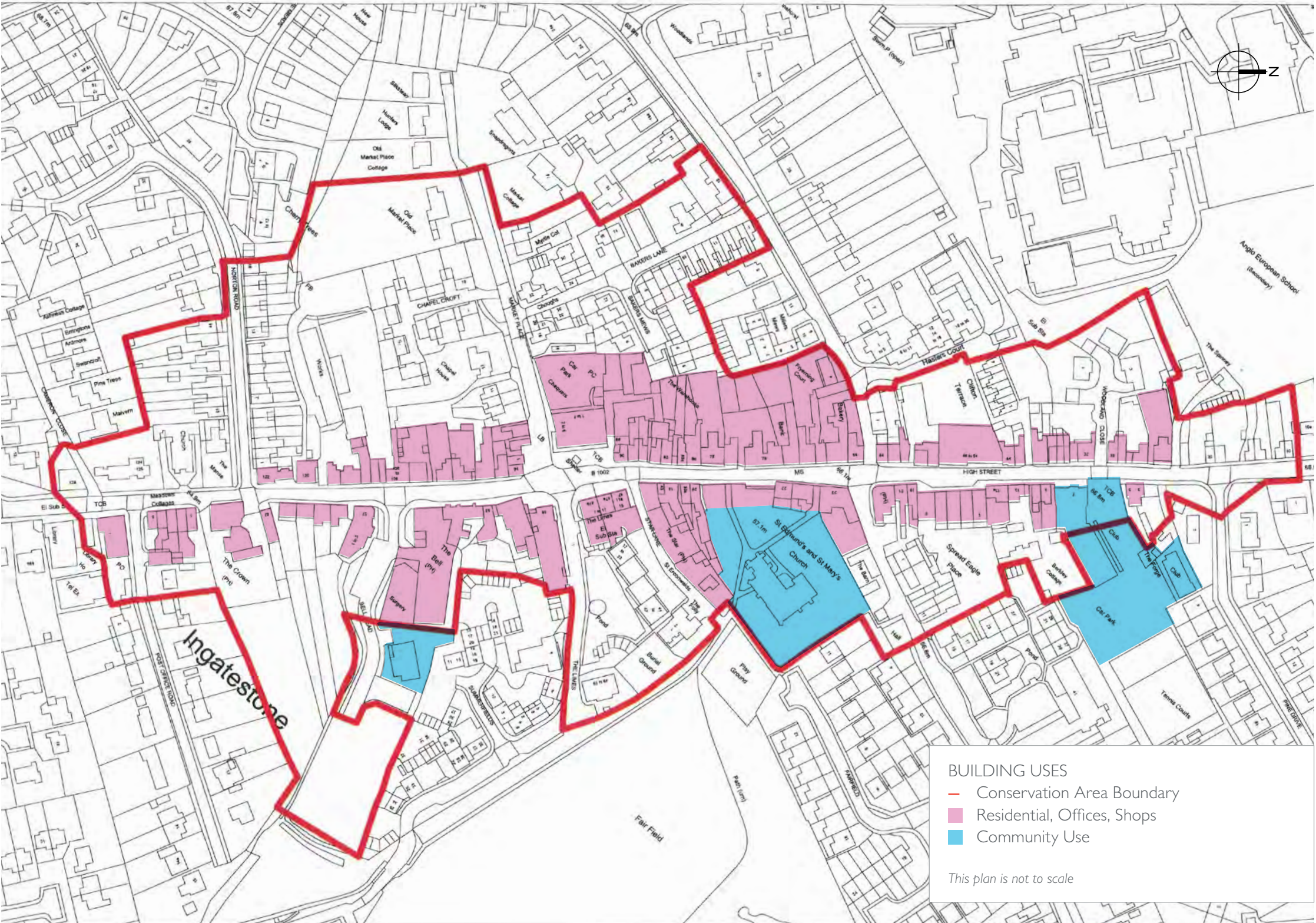
The Bell Inn Public House is one of two left in the village and reflects its historic location on the main London road



View of the Market Square looking southwest towards 51 High Street, a Grade II former 16th century house now empty restaurant.







VISUAL AUDIT

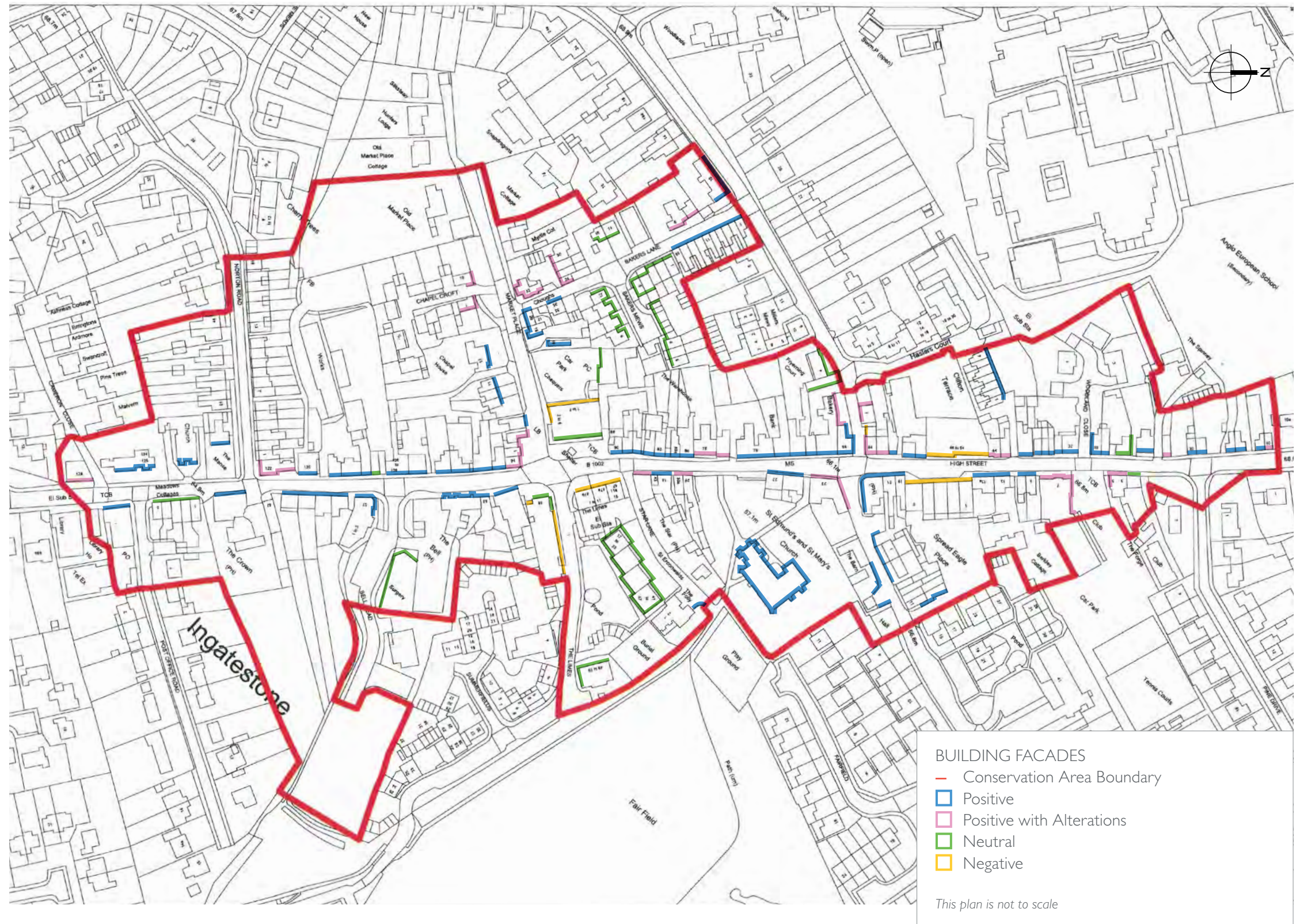
2.2 BUILDING FAÇADES

The High Street has developed piecemeal but many of the historic buildings have high quality frontages that were intended to reflect the wealth of their owners or the quality of the goods and services being sold. Their design and detailing also reflects the different periods of their creation. More detail on the facades can be found in the Conservation Area Appraisal.

A variety of materials are used in the façades of buildings in the area. Most common on older buildings is red brick in Flemish bond. (East Anglia was heavily influenced by building and textile styles from the Low Countries). Some brick façades are painted or plastered, and occasionally have decorative brick cornices and other decorative elements. Weatherboarding is not uncommon, a tradition widespread in the county (usually in black). More modern buildings such as the twentieth century ones in the market square or the two supermarkets, use lighter colour bricks and stretcher bonds.

There is a great mix of types of fenestrations, particularly down the High Street with bow, bay and oriel being used. Many of the buildings have sash windows of various periods from the earlier examples with flush boxes found on buildings such as Nos. 98 and 100 to the recessed early nineteenth century examples with their fine glazing bars, as on No. 57, to the later larger paned sashes, such as on Nos. 86 and 88, which also have decorative spandrels. Casement windows are similar found in a variety of styles including the mullioned examples on No.84, the thin horizontal glazing bars on the old police station, the Arts and Crafts ones on the Library restaurant, the leaded examples on the Community Centre and the good quality replacements on No. 96. The modern buildings on the Square have either retained their aluminium frames or have been replaced with uPVC.

Many of the historic façades of shops and houses have loose or irregular wiring on the main elevations which detracts from their appearance and from the streetscape. The metal brackets used for supporting Christmas trees remain empty most of the year. Aerials, many of which may be obsolete, are found on the tops of buildings. There are few satellite dishes but where they can be found, they can detract from the character of the streetscape.



VISUAL AUDIT



106-108 High Street, obscured by scaffolding. Grade II



104 High Street, also known as Brooke House. Grade II listed.



Front elevation detail and shop front of 20th century main Market Square Building



102 High Street, also known as Cranwell House. Grade II.



The Barn on Stock Lane fronts onto the road with no pavement or verge



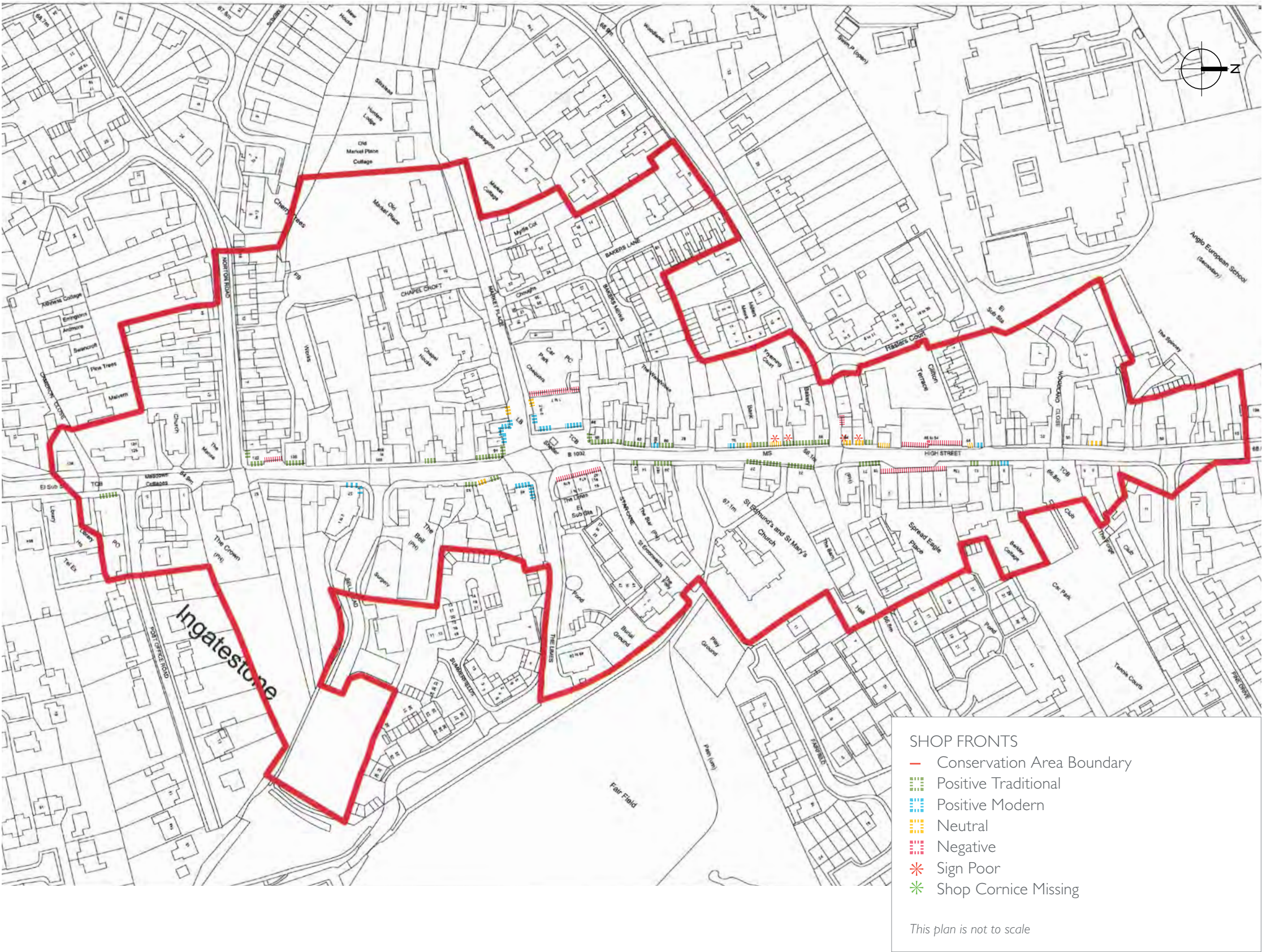
Shopfront of No.47, an empty bathroom suppliers.

2.3 SHOP FRONTS

Positive shopfronts are ones that are of a good quality of design, whether traditional or modern, and use good quality materials. Shops such as Nos.66, 80 or 88, use existing fenestration as a platform to boldly show off their services in an engaging way with colourful window displays, signage or shop awnings. Negative shopfronts are ones of poor design and materials. Disuse, especially where rubbish can be seen, detracts from the shopfront. Steel shopfront roller shutters, while good for security, they are particularly damaging to the character of an area.

The two supermarkets and Kennadys have large windows that are screened with film. This can detract from the streetscape, especially where the supermarket windows extend to the ground.

Many shops also have hanging shop signs suspended from brackets at first floor level. These generally contribute to the liveliness of the street. The Library restaurant has a particularly attractive historic bracket that is not in use whilst a modern bracket of indifferent design quality has been added next to it.



VISUAL AUDIT



19-21 High Street are good examples of traditional shopfronts with decorative console brackets and small scale signs.



57 High Street is an example of a well designed modern shop front



The plain shop front at 122a High Street is marred by rubbish



66 High Street at the crossroads with Fryerning Lane and Stock Lane



An empty shop front on Fryerning Lane, to the rear of 66 High Street.



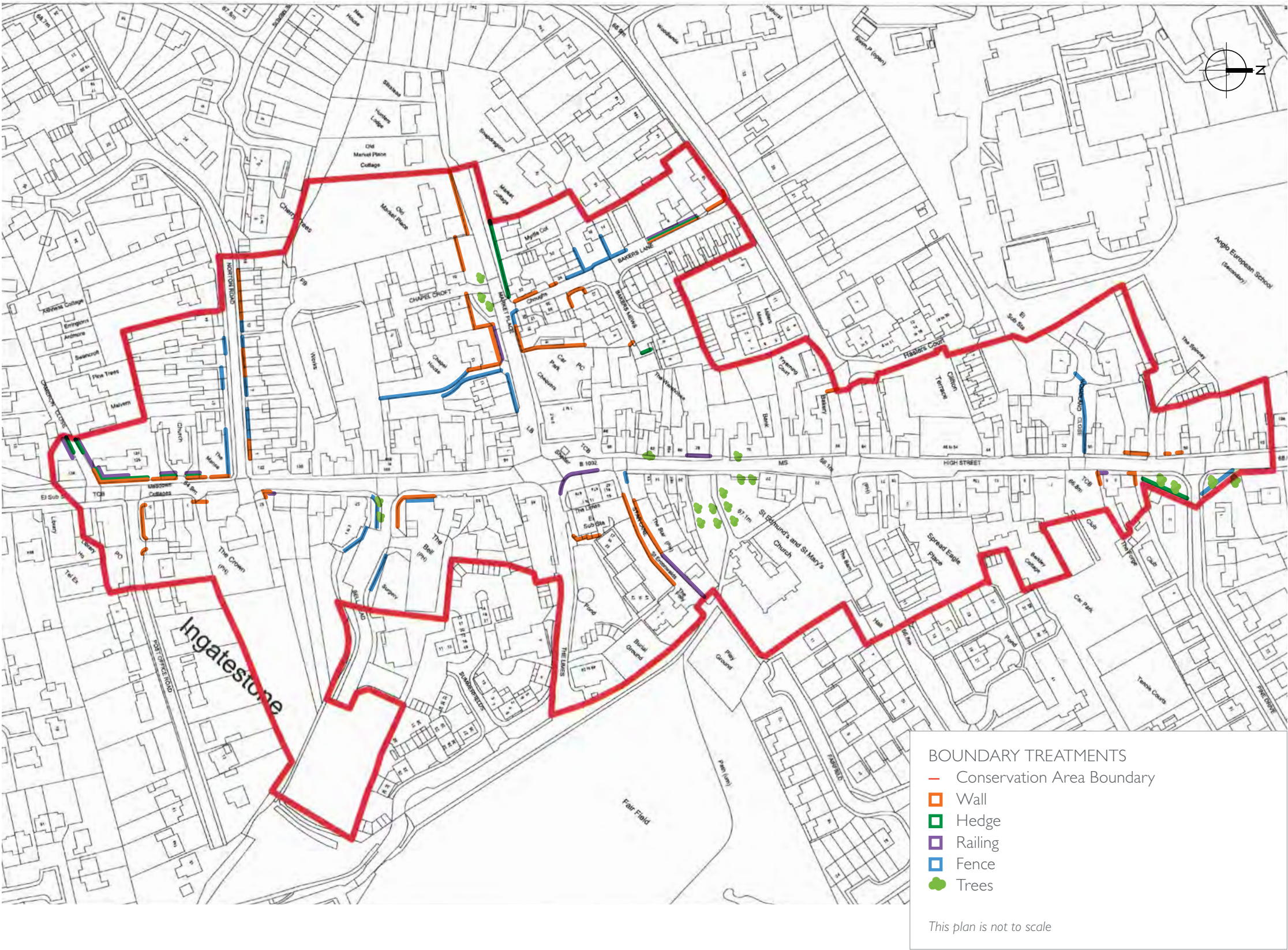
68-70 High Street. Bakery and Estate Agents shop fronts.

2.4 BOUNDARY TREATMENTS

On the High Street there are few boundary demarcations as the buildings are generally built up to the street line. The main exception is the former police station that has some railings in front of it which appear to be modern and of indifferent quality. At the northern and southern extremities of the High Street, where there are more residential properties there are boundaries, usually walls, sometimes combined with railings and/or hedging.

Boundary demarcations are more common on the side streets as the High Street is narrow and there are very few gaps, aside, from roads between the buildings. Some of the older brick walls are in need of repair.

Where railings are used, in some cases, they are reproductions mimicking nineteenth century cast iron railings. Most of the fencing is low picket fences that reflect the village location. At the north end of the area around Pine Drive, there are taller boarded or woven fences. These have a more suburban character but their impact is diminished by the prominent pine trees in front of them.



VISUAL AUDIT



Modern railings on 78 High Street.



Timber wattle fence on Cameron Close.



White picket fence along High Street besides Crown Mews.



Low brick wall, railings and hedge bounding the United Reformed Church.

2.5 ACCESS AND SAFETY

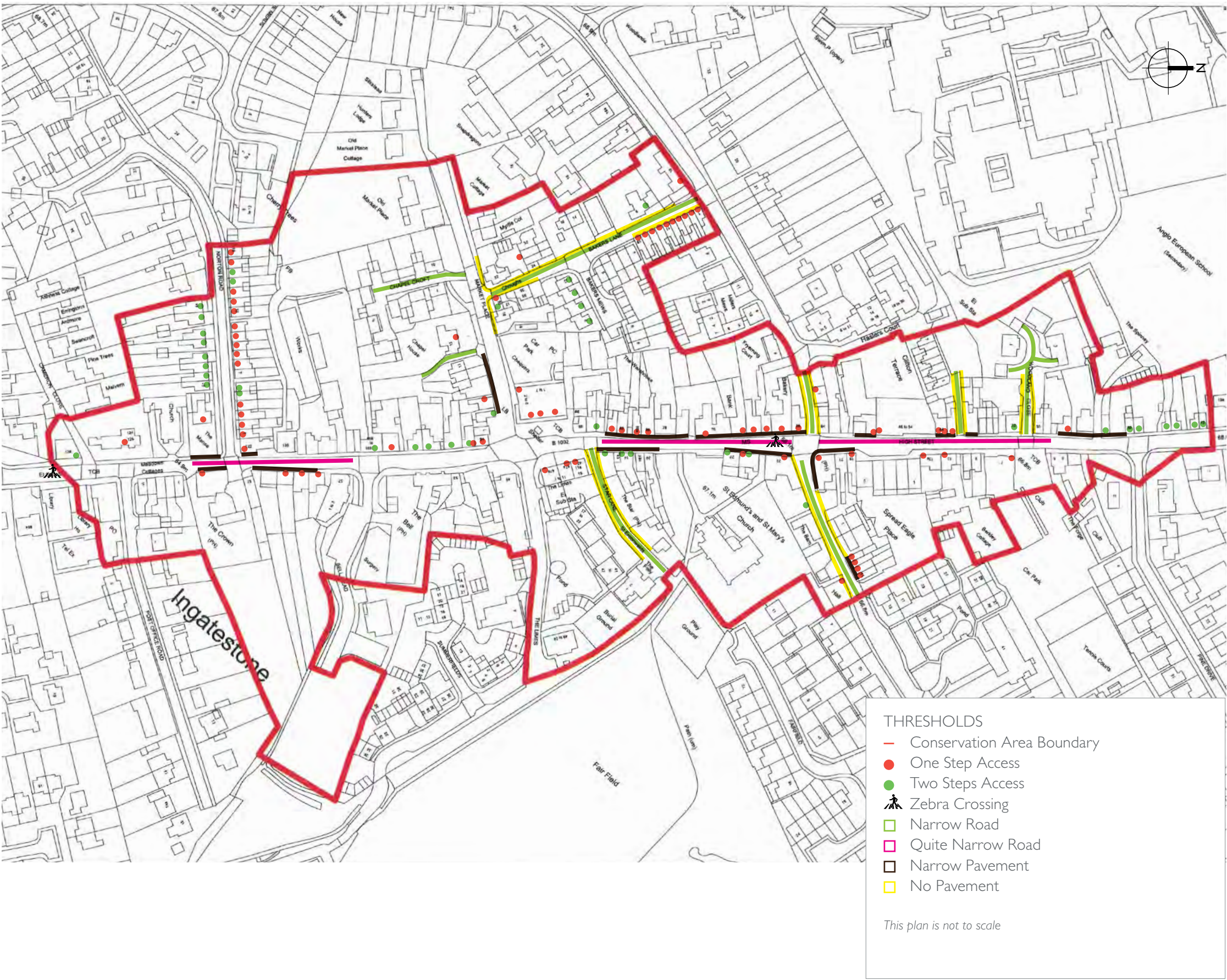
The pavement in central parts of the High Street is very narrow – barely enough to get a wheelchair or buggy through – and, with the volume of traffic pouring through the street at rush hours, it difficult or unsafe to walk two abreast. Bollards, although perhaps intended for safety or to deter parking, further narrows the pavement, especially near the church, in front of Meadow Cottages and at different points along the High Street.

There are three zebra crossings along the High Street although pedestrians cross at all points along the street. The crossroads at Fryerning Lane and Stock Lane is particularly dangerous, especially when lorries require several point-turns in the road to make it down the tight lanes without damaging themselves or the buildings. The pavement on the High Street is especially narrow around the junction with Fryerning Lane, there are no pavements along Fryerning Lane at the junction and the visibility is poor for drivers until the front of the car is beyond the line of the High Street buildings. The stones and bollards that are intended to protect buildings and pedestrians further distract pedestrians as they try to cross.

In parts of Market Place, Bakers Lane, Stock Lane and Fryerning Lane, there is no pavement owing to the narrowness of the streets. There is a particular risk in the former two because of the number of children using it as a route to the nearby Anglo-European School and the level of automobile traffic.

Many of the older shops have one or two steps up into them and some have narrow doorways, as set out in the Accessibility Audit previously carried out. Whilst part of the historic character, these can limit accessibility. However, the width of the pavement means there is rarely the potential for permanent ramps. Raised thresholds also pose a potential hazard for some people.

Cyclists are not specifically catered for and there is no space to create dedicated cycle lanes. The narrowness of the road at some points and the crossroads represent particular hazards.



VISUAL AUDIT



Extremely narrow pavement outside the Star PH.



Narrow pavement outside 72-74 High Street.



Zebra crossing in the Market Square



One step-up access into the former Crown PH.



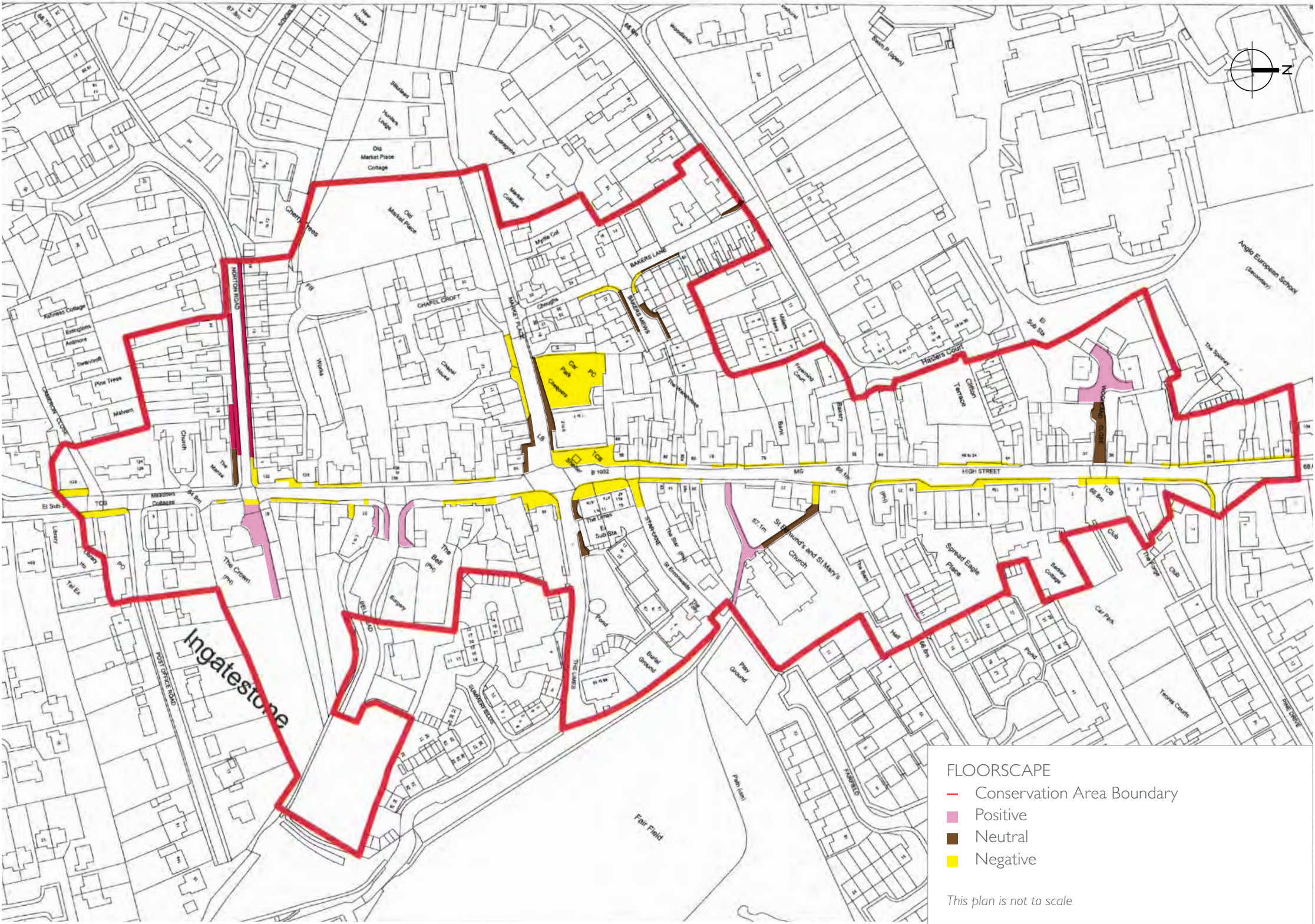
The sharp turn entrance into the narrow Bakers Lane, with no pavement.

2.6 PAVING AND DRAINAGE

Floorscape makes an important contribution to the appearance of a historic street. The pavements are mostly dark bituminous surfacing with granite or concrete kerb stones. There is a small amount of concrete paving slabs near Meadow Cottages along Post Office Road and the new development at Crown Mews has attractive cobblestone marking the change from public to private land.

The pavement surface generally is in poor condition as a result of being repeatedly dug up for service trenching so that most of the pavements have a patchwork appearance. In a few isolated areas, the joints are deteriorating between different surfaces but the main cause of the pavement surface breaking up is caused by vehicles mounting the pavement and causing the pavement surface to break up near the kerb stones.

Though there are many drains, drain covers, and water mains and electrical access points, none of these are currently a cause for concern.



VISUAL AUDIT



Damaged curb and patched repair to walkway in Market Square



Modern cobblestones at the entrance to Crown Mews



The point where the pavement disappears on Stock Lane.



Varous pathces and repairs on deteriorating pavement outside 41-43 High Street



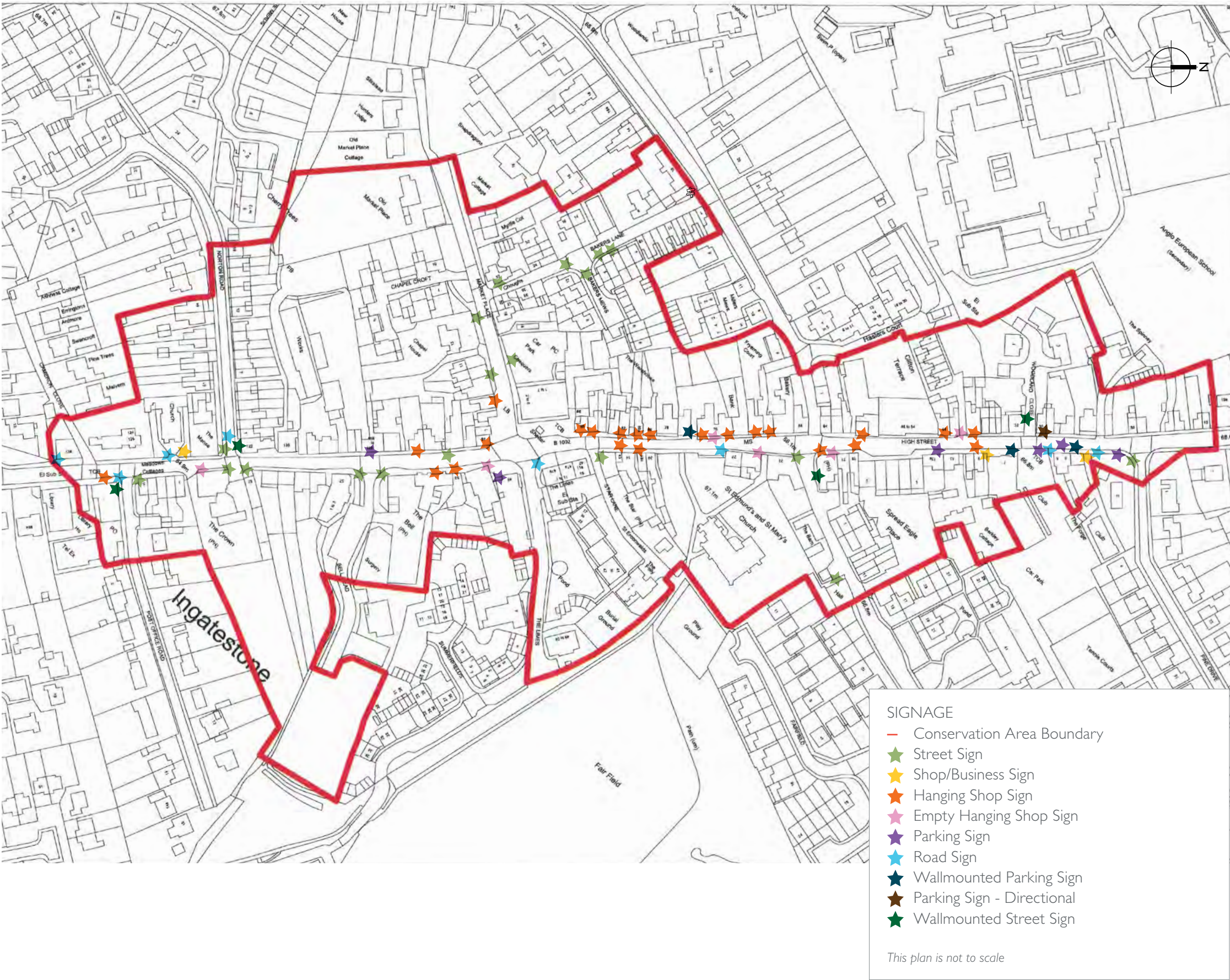
Varous patches and repairs on deteriorating pavement outside 41-43 High Street

2.7 SIGNAGE

There are a variety of signs in Ingatestone but generally they are appropriate in scale and number. There are simple street name signs that are either mounted on two posts or wall mounted on buildings. There are standard road signs that are generally modest but there is one overly prominent sign near the church.

There are a small parking signs, either on posts or wallmounted to control parking where there is on street parking. There is also a defunct directional parking sign for a car park that no longer exists which could beneficially be removed.

Shop signs form a separate category and are discussed in more detail in the section 2.5.



VISUAL AUDIT



Brackets where pub signs used to hang.



Historic bracket that has become partially detached from the wall



Disused signpost.



Branded shop awnings.



Commandeered signpost.

2.8 STREET FURNITURE

There is little street furniture of historic significance in Ingatestone. There is an attractive metal framed bench outside the Post Office that commemorates the Queen's Silver Jubilee. Some of the other timber benches along the High Street commemorate local individuals. There are few benches along the High Street with a pair outside the church and a pair outside the Community Centre. A low board in the mound by Pine Drive is not an adequate seat for most adults.

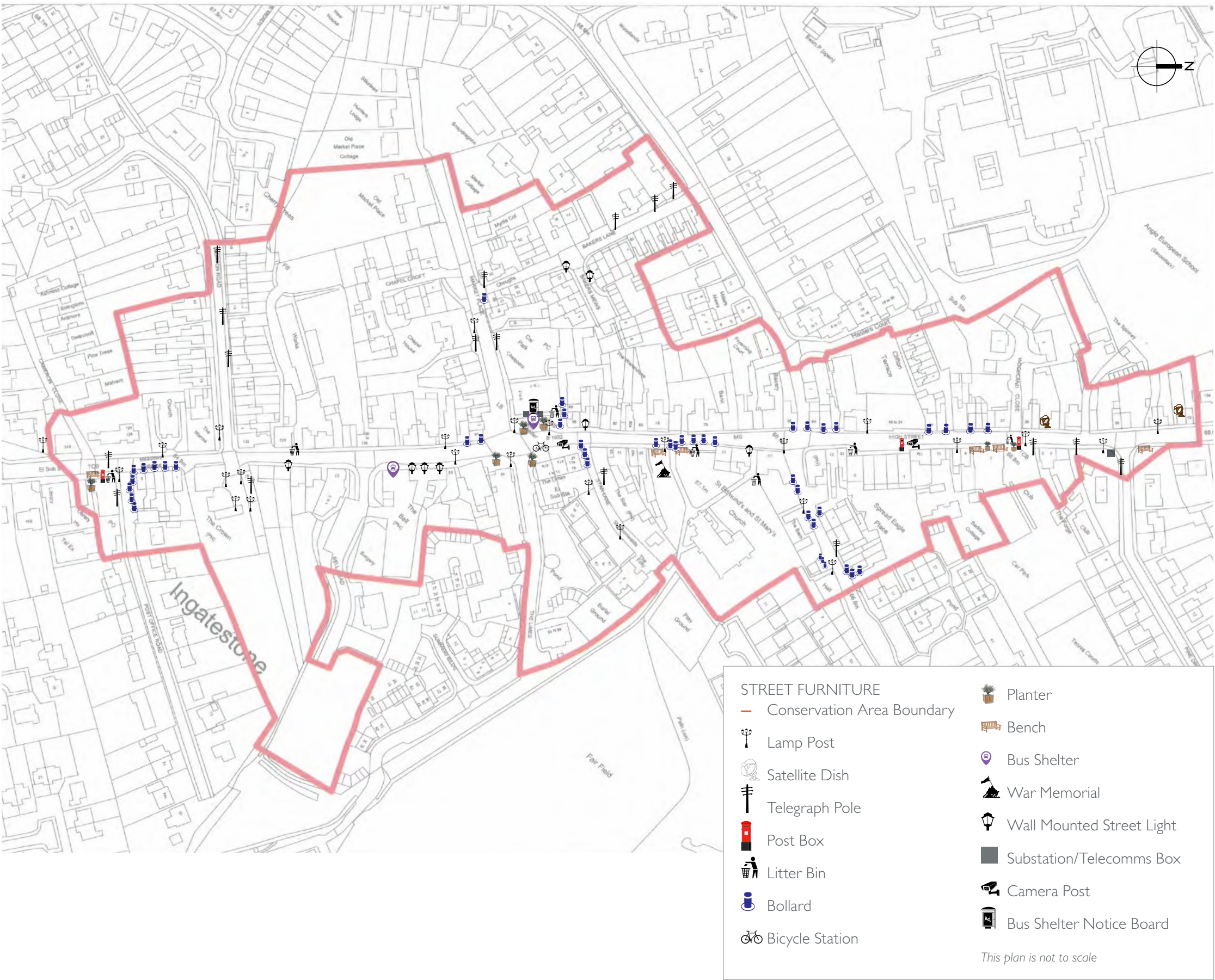
The only telephone box is by the community centre car park. It is in relatively satisfactory condition, although, as a Grade II listed feature, and now a historic piece of the community. It would benefit from repainting.

There are two bus shelters. The larger of the two in the Market Square has a hipped tiled roof and timber framed walls on brick plinths. It is quite attractive in itself but represents a bulky addition in the square and one that is at odds with the modern buildings around it. A smaller bus shelter south of the bell has a cantilevered tiled roof and a simple timber structure.

There are several litter bins along the High Street of varying designs. Some are owned by the parish Council and some by the Borough Council. The designs are generally inoffensive but do not contribute positively to the character of the streetscape, especially where the bins are plastic.

There are a variety of planters along the High Street, some of which are owned by the Council and some are owned by building owners. The large Council planters in the Square are plastic and make little aesthetic contribution whilst providing an obstruction. The planted beds in front of the church could also be improved. Planting can enhance an urban streetscape and considered planting should be encouraged but it should be co-ordinated to avoid blocking the pavements.

The historic milepost between Nos.74 and 76 High street is in poor condition. A cast iron milepost, the structure is rusting and requires cleaning and painting. If this does not occur, the structure could corrode at the base and become unstable.



VISUAL AUDIT



K6 Telephone Kiosk



Silver Jubilee bench at the Post Office



Plastic Bin



High Street bench with back to the church yard.



Large planter in Market Square, obscuring shops and obstructing pedestrians



Market Square planter railings and bike rack

VISUAL AUDIT

2.9 PUBLIC ART

The most prominent piece of public art is the mural in the square and commemorates the visit of Elizabeth I. There is little other visible public art but potential for some to be on the windows of the supermarkets. Other places where there might be an opportunity for public art is the community centre or its car park, the telephone box, or the churchyard.

Whilst not public art, there are two boulders at the junction with Fryerning Lane that are reputed to be the stones after which Ingatestone is named. There is no interpretation with these.



Philippa Threlfall's ceramic mural, *The Chequers*, High Street depicting scenes from the village's history.



Stones at the junction with Fryerning Lane

VISUAL AUDIT

2.10 STREET LIGHTING

In the Square and going up the Market Place are street lamps that appear to be late nineteenth or early twentieth century cast iron street lamps with square lanterns made by DW Windsor of Hertfordshire. These are rusting at the bases and need maintenance works.

Similar modern street lights have been introduced in the Crown Mews development. These have delicate brass tops and acroterion details.

A historicist street lamp of a different style with the lamp supported on a bracketed arm is found outside the Community Centre.

There are also a variety of modern lamp posts found throughout the Conservation Area that do not contribute positively. There are also some lamps fixed to walls.

Generally the coverage of street lighting is poor with some areas well lit, such as Crown Mews and others with areas of darkness. Along the High Street, lampposts reduce the width of pavements whilst the listed status of many of the buildings mean that further wall mounted street lights are not desirable. There is also little lighting on Baker's Lane.



Historic cast iron lamppost in the Square



Reproduction lantern streetlamp on Crown Mews



Perpendicular streetlamp at the Community Centre car park



Wall mounted street lamp at 88 High Street



Wall mounted street lamp



Examples of modern street lights



2.11 SERVICES

Services are essential to the functioning of buildings but they can detract from the appearance of buildings or the streetscape as a whole. There are many buildings with surface mounted wiring, security alarm boxes and other services boxes that detract from the appearance of the buildings, especially when not adequately fixed.

The High Street has few telegraph poles and these generally do not intrude on the streetscape. Along Norton Road, there appears to be a profusion of wires serving the many small houses.

There are few electrical or telecomms boxes along the High Street with one by the bus shelter in the Square and one by Pine Drive.



CCTV camera and pole



Untidy and potentially dangerous wiring on shop fronts.



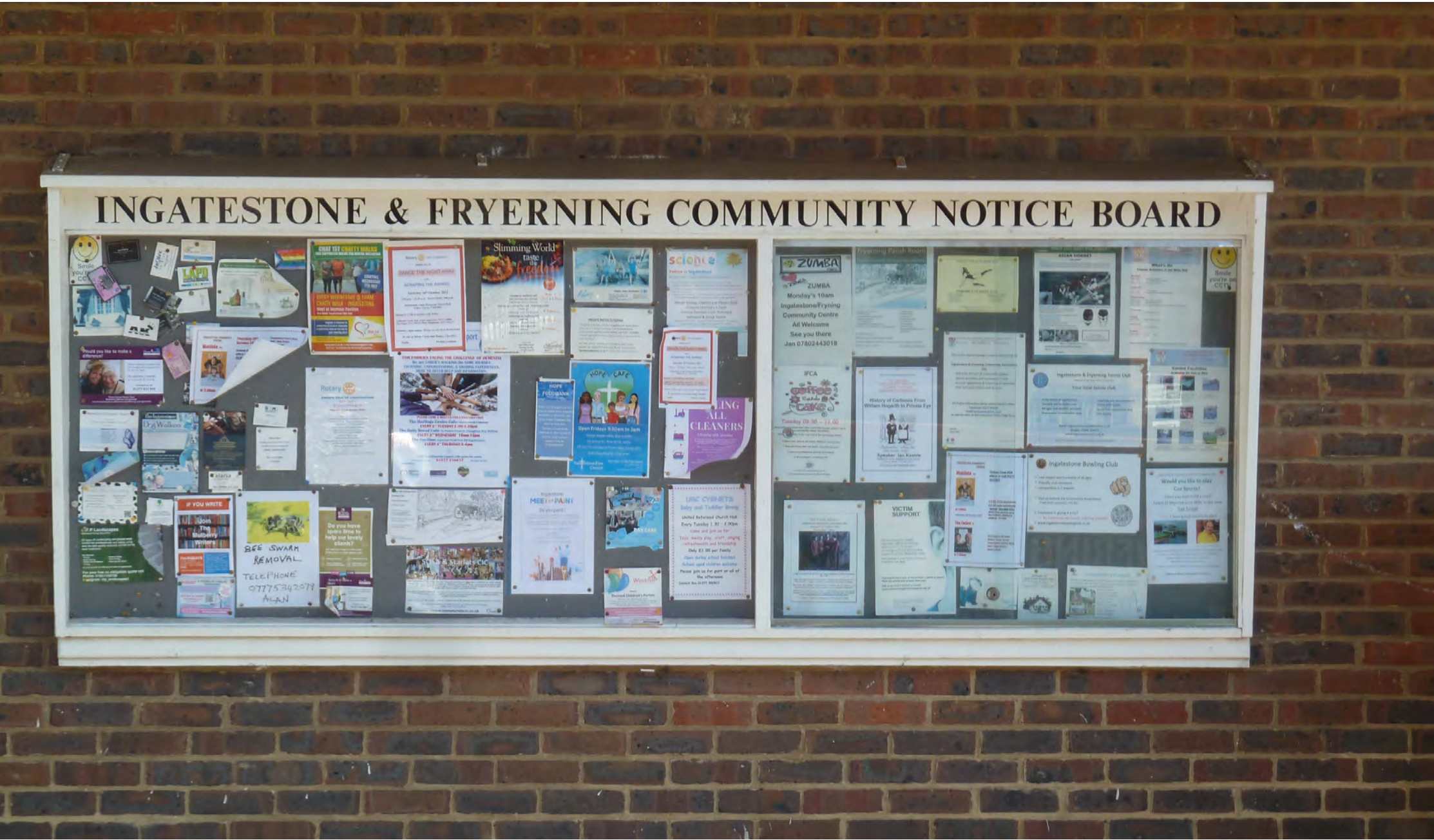
Telecomms box by Pine Drive



Spider's web of telegraph poles and wiring on Norton Road

2.12 ADVERTISEMENTS

Apart from temporary estate agents' boards, there are few advertisements in the village. There is the village notice board on marketplace, which though very prominent, is not actually on the market square and so is easily missed but its location does allow people to read the notices without blocking the pavement. The Church noticeboard is far more prominent being closer to the main thoroughfare and having space around it



Notice board on Market Place

2.13 MOTOR TRAFFIC, ROAD SURFACING AND CAR PARKING

Ingatestone High Street is a designated relief road for the A12 when it is blocked. As such the road width needs to be maintained and traffic calming measures and overhead banners are not permitted.

Motor traffic is particularly busy from 7:30-9:30am and 3:15-6:00pm owing to the village's position in the commuter belt and access to rail links, as well as the Anglo-European School bordering the Conservation Area. The busy crossroads often has vehicles queuing at it and this diminishes the air quality in this area especially.

Overall, the quality of the road surface is generally good with only one area of patched service trenching on the High Street. However, in places in Market Place and Bakers Lane are particularly worn. The road access to Clifton Terrace is fairly poor.

On street parking on many of the side streets is for residents as many properties do not have driveways. On the High Street, there is short-term (1 hour) parking available outside the supermarkets for convenience, but they are also used for the takeaway shops too. In the evenings these parking bays are used by residents or by those attending restaurants in the area.

The car park at Market Place is free although has some designated corporate spaces. It is commonly used for parking while people shop, and it sometimes hosts a market. The other car park is at the Community Centre, which partially runs of the proceeds of the parking spaces in its car park. Both of these car parks are open surface car parks with poor boundary demarcations along the street.

Although there is parking provision, this is not necessarily where people want it and there are particular issues associated with people collecting takeaways or prescriptions from the chemist who park outside and cause hold-ups.



View of the Car Park at the Community Centre

SECTION 3.0

RECOMMENDATIONS

3.1 INTRODUCTION

The recommendations made in this section have been developed following the assessment of the High Street Conservation Area. They have been divided into “quick wins” and temporary improvements in Phase I to align with immediate funding opportunities for temporary installations and initiatives. These are followed by a series of longer-term projects in Phase 2. The latter includes major improvements to the main public spaces as well as the floorscape alongside other public realm improvements and a series of recommendations for building owners/tenants that would improve the appearance of the High Street. Grants may be available to assist with some of these improvements.

PHASE I

Recommendation 1.1

A project to mark the Jubilee could be instigated. This might focus on the provision of new benches.

Precedents

- Leigh Green Golden Jubilee Bench
- Red benches on the southbank, London

Proposals/Detail/Materials

Benches located at key locations along the high street, positioned where public and visitors may wish to pause. This may include the replacement or refurbishment of existing benches with higher quality benches/seating:



Jubilee Bench on Leigh Green, Kent

Locations (from south to north) may include:

- Outside the Library
- Outside the Post office (replacement)
- Opposite the United Reformed Church
- The junction with Bell Mead or outside the Bell Public House
- Market Square
- Outside the Church (Replacement or refurbishment of existing benches)
- Outside the Co-operative Store
- Outside the Ingatestone and Fryerning Community Association (Replacement or refurbishment)
- On the corner of Pine Drive

The new benches are to be made from robust recyclable materials (e.g. recycled plastics) and are comfortable to sit on.

The benches are to be unified in some way either through suitable inscriptions or all finished in the same bright colour.



Red benches and installations on the South Bank, London

RECOMMENDATIONS

Recommendation 1.2

Creation of a heritage trail that tells the story of Ingatestone's past and draws visitors through the High Street

Precedents

- Sheffield City 'Gold Route' (example of metal studs and street furniture used to demarcate a trail)
- Montgomery canal QR code plaques
- Harwich Maritime Heritage Trail (example of a digital online trail that enables visitors to navigate through the town)
- Shepton Mallet Audio Trails App (links to an online interactive app)

Proposals/Detail/Materials

The creation of a digital, online heritage trail that catalogues and describes the history and development of Ingatestone through a journey or trail along the High Street.

The trail could be demarcated within the physical fabric of the High Street, linking back to the interactive digital trail, such as QR codes located on metal plaques on the buildings or street furniture, or more subtle installation of brass studs within the pavement to follow along the trail.

Recommendation 1.3

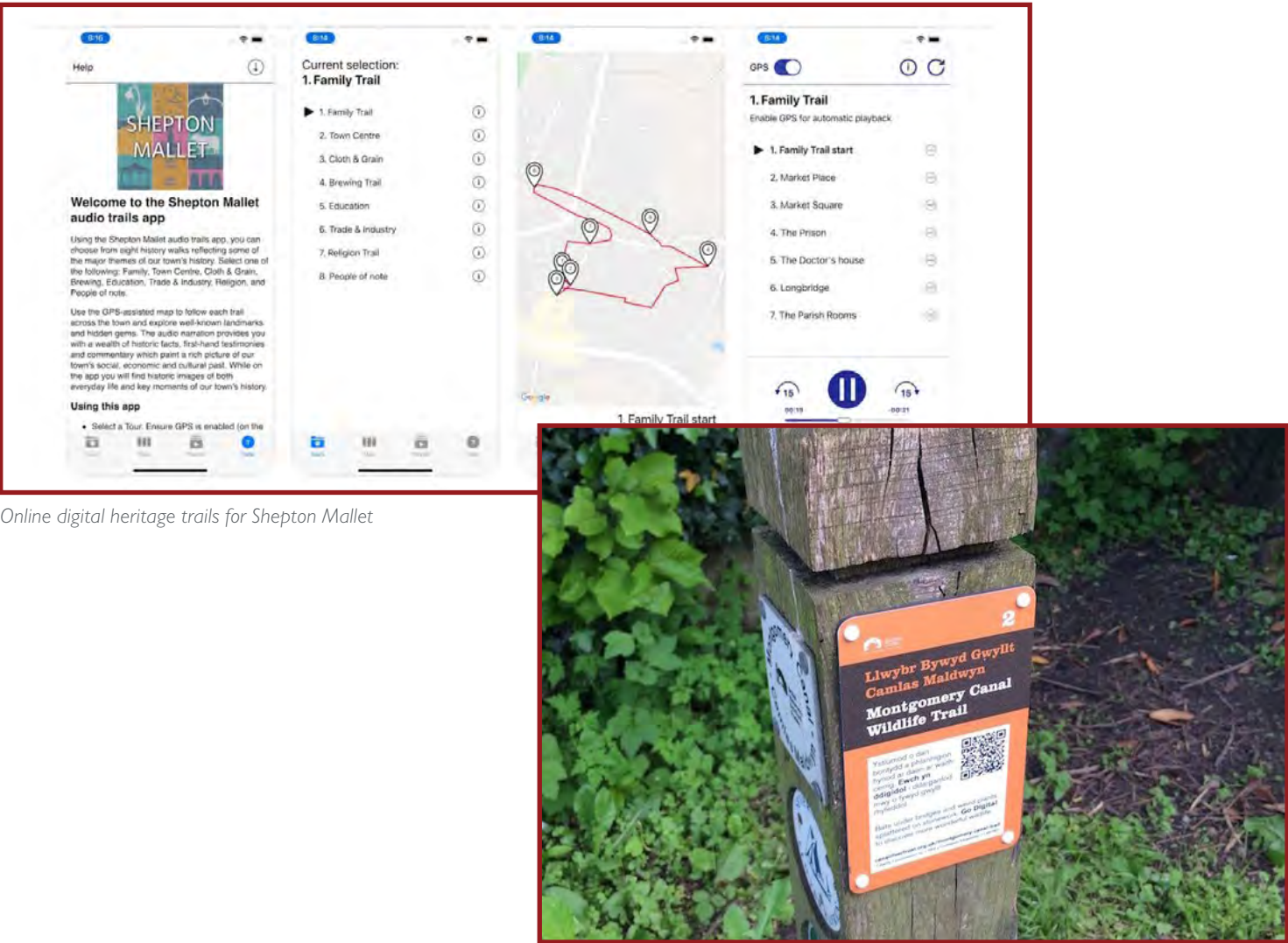
Commemorative Project/Installation focused on one of the three public areas (by the Church, the Market Square and the open space adjacent to the Ingatestone and Fryerning Community Association).

Precedents

- The fourth plinth in Trafalgar Square that accommodates a programme of temporary installations.

Proposals/Detail/Materials

The commissioning of an art installation within one or all of the public spaces along the high street will generate interest and local pride. Engagement with local community groups, schools or colleges could provide opportunities and ideas for these installations. Whilst the installations themselves may be temporary the creation of a permanent plinth that may accommodate the installation would encourage the regular renewal of such installations.



Online digital heritage trails for Shepton Mallet

QR code links to digital heritage trails located along the Montgomery Canal



Temporary art installations on the fourth plinth in Trafalgar Square, London

RECOMMENDATIONS

Recommendation 1.4

A series of flags/banners reinforcing Ingatestone's identity

Precedents

- Kippax Parish Council Flag Initiative
- Falmouth
- Teddington

Proposals/Detail/Materials

Flags could be installed to mark different occasions throughout the year that could be fixed into the Christmas tree holders so that these are not empty for eleven months. The flags should not be used all the time so that the historic appearance of the street can be appreciated and so that the flags do not quickly deteriorate.

Possible engagement with local schools and colleges to design new flags.

The installation of flags could also lead to celebratory bunting or canopies being installed with support from local business and shops through sponsorship opportunities.



Flags located along Kippax High Street



Flags along the High Street in Teddington



Bunting suspended above pedestrian routes in Falmouth

RECOMMENDATIONS

Recommendation I.5

Provide evening lighting within the Market Square, in particular lighting of the mosaic

Precedents

- Ashworth Laboratories, University of Edinburgh
- Jumbo Water Tower, Colchester

Proposals/Detail/Materials

Installation of lighting to the mosaic and other selected building facades will improve legibility of the mosaic in the evenings (particularly through the winter) and create a welcoming and safe environment around the market square during the darker hours of the day.



Coloured lighting at Jumbo Water Tower, Colchester



Subtle lighting of buildings and ground plane and public realm at the Ashworth Laboratories, Edinburgh

RECOMMENDATIONS

Recommendation I.6

Repaint (and repurpose) the telephone box

Proposals/Detail/Materials

There are many examples of the refurbishment and repurposing of old telephone boxes to improve their contribution to the surrounding public realm and community. Uses might include:

- Housing an automated external defibrillator
- A book share library
- Repurposed as a planter
- Display and interpretation of Ingatestone's heritage (perhaps as part of a heritage trail)



Examples of repurposing telephone boxes to enhance the public realm and community engagement



Recommendation I.7

Removal of unnecessary or poorly positioned modern road signage and replacement where necessary with more sensitive conservation style signage

Precedents

- Guidance provided by Historic England for public signage in conservation and historic settings.
- Example of heritage wayfinding signage in Chawton, Hampshire

Proposals/Detail/Materials

Removal and/or replacement of signage within the market square and in front of the church with more subtle conservation signage



Conservation signage in Chawton, Hampshire

RECOMMENDATIONS

PHASE 2 (MAJOR PROJECTS)

Recommendation 2.1

Relandscape the open space between the High Street and the Church to provide a better setting for the most significant historic building in the village. The area should be landscaped to incorporate benches and also integrated traffic control measures that are not as obtrusive as the existing ones.

Proposals/Detail/Materials

The indicative proposals show the widening of the hard landscaping area integrated seating and improved access to the memorial. Wayfinding and street signage will be reposition and the church noticeboard relocated. Seating and planting to be provided to define a noticeable threshold between the street and the church yard but enabling a sense of openness and views between.



Reimagined landscaping in front of the Church. The proposal widens the pavement and creates integrated seating and planting that better connects to the war memorial and creates useable and pleasant public space.

RECOMMENDATIONS

Recommendation 2.2

Redevelop the Market Square to create an attractive focal point to the village. It would be worth exploring the possibility of a shared space with traffic control that make it single lane when the High Street is not being used as the A12 relief road but can revert to two lanes when it is.

Precedents

- Exhibition Road, London,
- Leonard Circus, Hackney

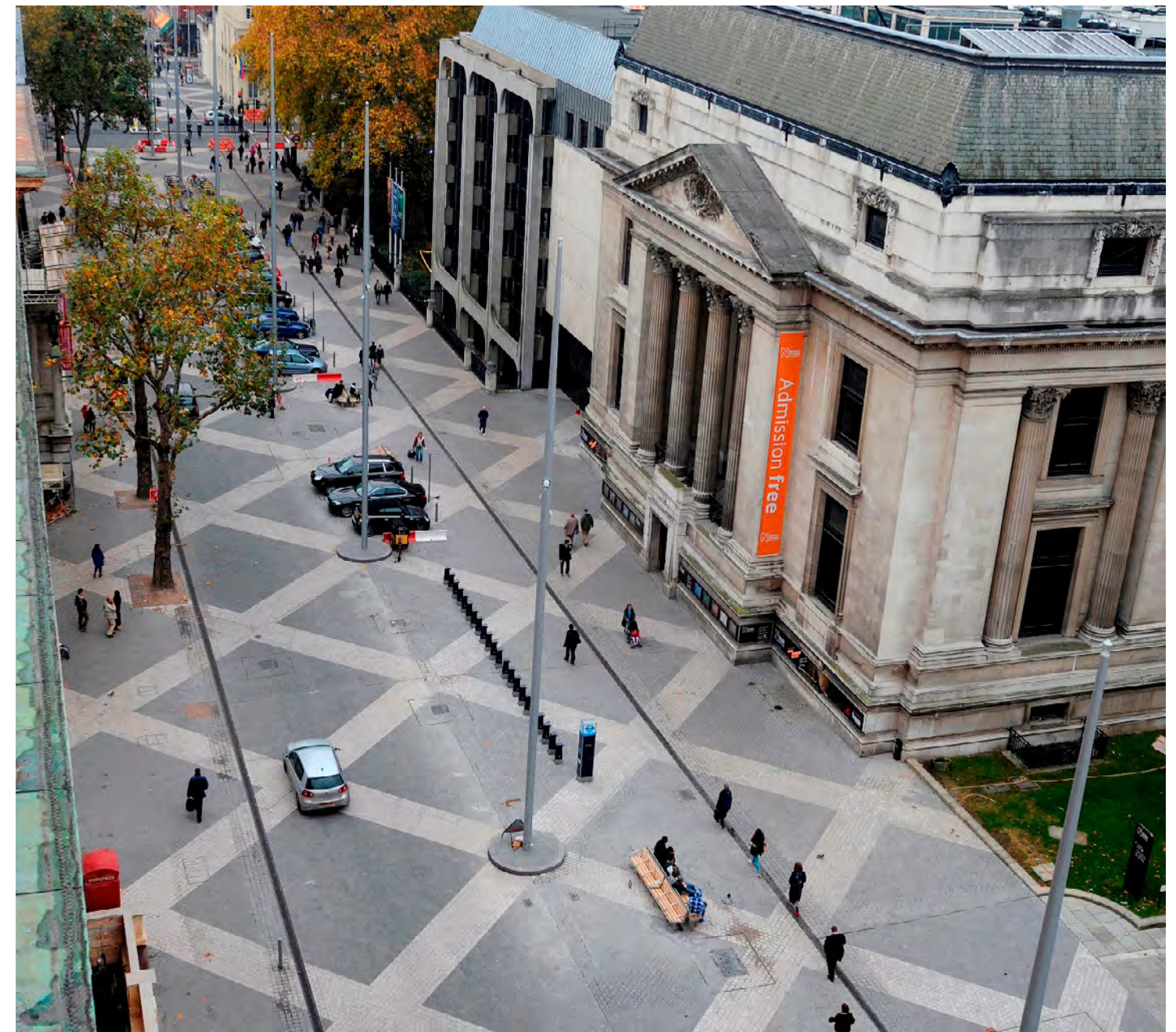
Proposals/Detail/Materials

Proposals might include:

- The repositioning of the shelter
- High quality seating
- Removal of railings and replacement with bollards appropriately position for safety
- Improved planters and planting that are integrated with the landscape
- Upgraded lighting
- New surface treatments to include York Stone paving flags or cobbles and resin bound gravel.
- New and better located refuse bins
- Bicycle racks positioned to the perimeter of the space to avoid them being chained to railings



'Shared space' creating a public square at Leonard Circus, Hackney



'Shared space' landscaping along Exhibition Road, London.

RECOMMENDATIONS



Relandscaping, paving and resurfacing of the market square will provide natural traffic calming and open up the space between the buildings

RECOMMENDATIONS

Recommendation 2.3

Redevelop the area adjacent to the Community Centre that still accommodate vehicular travel into the car parking to the rear but improves this area as a valuable public realm.

Precedents

- Sketch Proposal

Proposals/Detail/Materials

Proposals for the regeneration of these spaces might include:

- Resurfacing with high quality materials to more subtly define pedestrian and vehicular movement.
- Restoration of the telephone box
- Repositioning of bicycle racks
- Improved signage and advertisement displays
- Integrated planting/planters that provide screening and interest for seating areas
- External seating areas



Reimagined space adjacent to the community centre that creates a third piece of public realm for seating and community use. The repurposing of the telephone box will add a community-based focal point

Recommendation 2.4

Resurface the pavements as a whole, with a high quality surface that is flexible and robust enough to withstand vehicles.

Precedents

- Uckfield High Street

Proposals/Detail/Materials

The resurfacing in bound gravel to the pavement will improve the setting of the high street, create a more consistent and softer surface finish for pedestrian movement

Paving within the three public spaces (by the Church, the Market Square and the open space adjacent to the Ingatstone and Fryerning Community Association) would be enhanced by applying areas of York stone paving and kerbs to the wider areas of pedestrian public realm



Resurfacing in stone paving along Uckfield High Street

RECOMMENDATIONS

Recommendation 2.5

The street lighting should be reviewed in a lighting study to create a more even arrangement of lighting.

Proposals/Detail/Materials

The historic cast iron street lamps on the Market Square should be retained and refurbished but the modern street lights elsewhere could be replaced to create greater cohesion to the High Street. These could be of a similar design to the ones in Market Square or could be a high quality contemporary design. A black finish would reduce their visual impact.

Recommendation 2.6

Widening of Pavement in areas where it is too narrow with demarcated crossing points.

Precedents

- Putney High Street
- Colchester High Street

Proposals/Detail/Materials

Locations for pavement widening would focus on those areas where the pavement on both sides is particularly narrow and therefore difficult to navigate with push chairs, trolleys and wheelchairs. Localised pavement widening is to be accompanied by improved demarcation of existing cross points and introduction of additional crossing points.

In each case a widening of only 300mm into the road would deliver significant benefit to the pavement and pedestrian realm.

Areas for consideration:

- Outside the Star Public House (which would create a narrowing of the roadway to the benefit of Market Square)
- To the front of nos. 25 and 27 High Street
- Widening of the pavement near the junction of Fryerning/Stock Lane and improved pedestrian crossing point across Stock Lane.



Colchester High Street where pavement widening has been successful



Putney High Street where pavement widening has been successful and allows temporary seating and planting

RECOMMENDATIONS

Recommendation 2.7

Undertake a community research project on some of the key historic buildings to better understand their history and significance and make this information publicly available to increase appreciation and understanding of the village's heritage.

Proposals/Detail/Materials

Integration with a digital heritage trail or provision of interpretation boards at key locations along the high street.

PHASE 2 (OTHER PUBLIC REALM PROJECTS)

These may be part of the major public realm projects identified above, or could be undertaken as a series of phases to align with funding opportunities.

Recommendation 2.8

Remove the bollards to improve the width of pavements unless they are absolutely necessary for safety.

Recommendation 2.9

Remove the railings in the Market Square.

Recommendation 2.10

Directional, parking and road signage generally should be kept to a minimum and signs should be small, discrete and of high quality. Black and gold metal finger signposts could be introduced to aid wayfinding to the Community Centre, Seymour Pavilion and field, Fairfield and the public toilets. Any signage should be positioned to minimise impact on the usable width of the pavement.

Recommendation 2.11

Conserve the milepost.

Recommendation 2.12

Repaint the historic cast iron street lamps.

Recommendation 2.13

Provide interpretation to explain the significance of the stones at the junction with Fryerning Lane.

APPENDICES

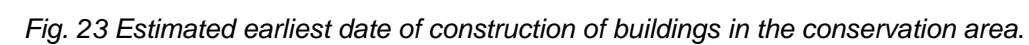
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- A: Selected Diagrams from the CAA: Date of Construction, Uses, Contribution to CAA
- B: Visual Building Audit



86-90 High Street

SELECTED DIAGRAMS FROM THE CAA: DATE OF CONSTRUCTION, USES, CONTRIBUTION TO CAA



18



25

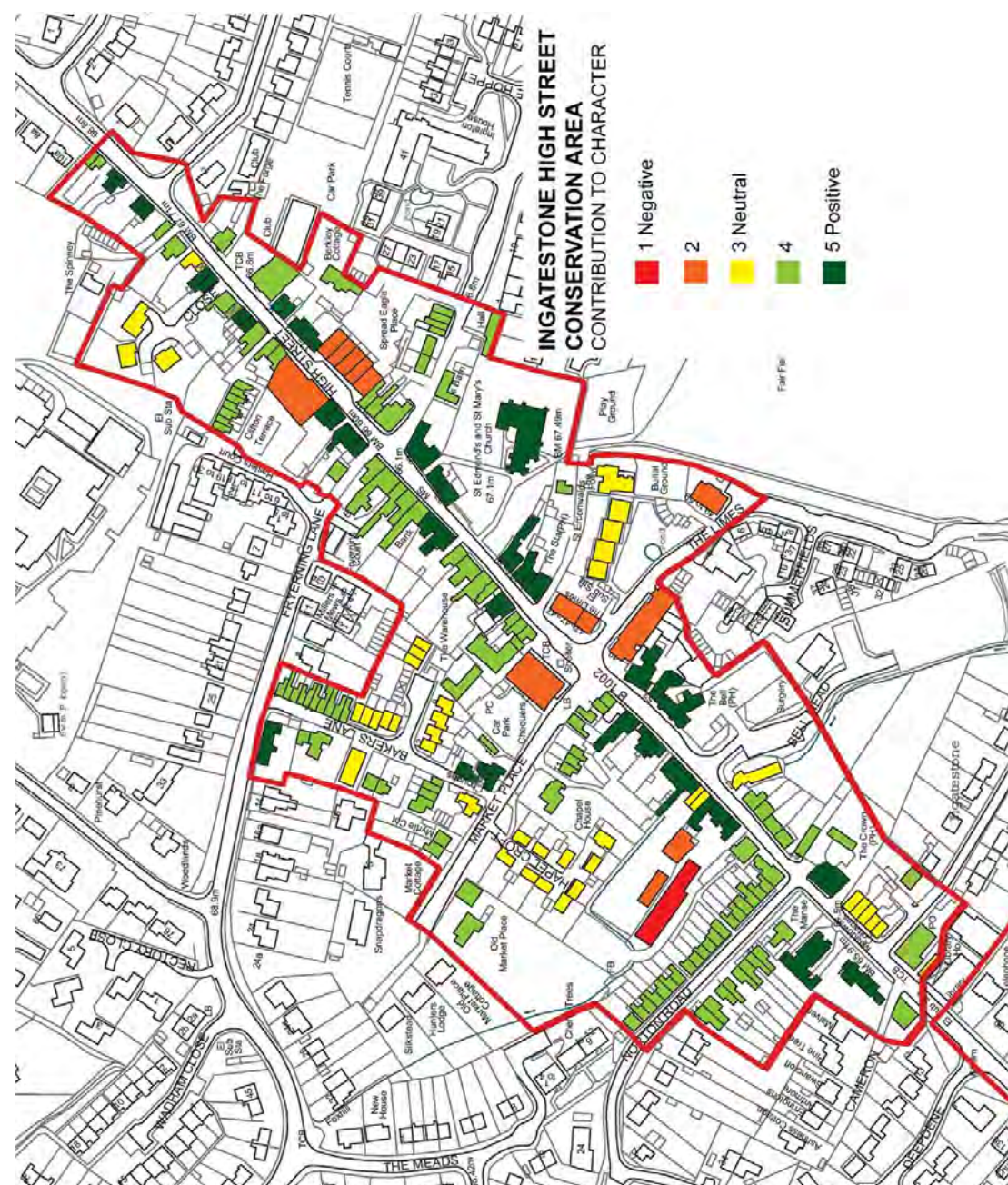











Fig. 78 Contribution of individual buildings to the character of the conservation area.




APPENDIX B




VISUAL BUILDING AUDIT




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|--|-------------------------|--|---------------------------------|---|---|
| SOUTH-WEST HIGH STREET | | | | | | |
| Library | <ul style="list-style-type: none"> The northern end of the library falls just inside the CA. Twentieth century red brick stretcher bond over two-storeys. Six glass and concrete oriel windows on upper storey, five bays glass fronted bays and a driveway/passage on the ground. | None | Good | Not included in CAA 3 | |  |
| Post Office | <ul style="list-style-type: none"> Two-storeys, red brick Flemish bond and plain tiled roof. Five bays, the middle gabled with arch and relieving arch on the upper and lower windows respectively. Two timber-panelled streetside doors. South-east range, gabled end, extends at one-storey on Post Office Road to enclosed yard/car park. | None | Good | 4 | Removal of the vent in the window. Space for more benches; potentially a 2022 Jubilee bench to complement the existing 1977 bench. |  |
| 128 | <ul style="list-style-type: none"> Red rick Flemish bond of two-storeys. Two central gable ended bays with extended single bay ranges on either side. Now all uPVC windows. Six panelled timber door with timber panelled wall in porch. | None | Good | 4 | |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|---|---|-------------------------|--|---------------------------------|--|---|
| Ingatestone House (Southwest Part) | <ul style="list-style-type: none">• Early nineteenth century red brick Flemish bond.• Rectangular Two-storey main range with five sash windows and a stack at each side roofed in handmade red tiles, with further single-storey wing to the left roofed in slate.• Garden wall and twentieth century Iron railings. | Grade II | Good | 5 | |  |
| 124, Ingatestone House (Northeast Part) | <ul style="list-style-type: none">• Timber framed, plastered two-storeys roofed in slate.• Large timber porch with perpendicular archway and plain pilasters and large ground floor bay window both roofed in slate.• Three upper floor windows.• Low drive/garden wall with hedges. | Grade II | Good | 5 | |  |
| 1-5 Meadows Cottages | <ul style="list-style-type: none">• Five recently built compact houses.• Window and front door on ground floor; two windows on first floor roofed in slate.• Nos.1-3 brick stretcher bond with gabled dormers.• Nos.4-5 rendered/plastered with brick garden wall stretching from end of No.5 down Post Office Road.• On site of former garage. | None | Good | 3 | Opportunity to have more decorative, greener fronts. |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|--|-------------------------|--|---------------------------------|---|---|
| Front wall of I24 | <ul style="list-style-type: none">Red brick, Flemish bond, c.1 metre | None | Poor | 4 | Bricks delaminated and corroding due to cementitious mortar. Wall should be repointed and the missing or badly damaged bricks replaced. |  |
| United Reformed Church | <ul style="list-style-type: none">Set back in church yard with black iron railings.Gothic revival, white brick Flemish bond.Gable ended pinnacles, corniced string course and seven gothic lights.Twin porches with timber pointed arch doors and brick mouldings. | None | Good | 5 | Bricks of boundary wall and piers delaminated and corroding. Wall should be monitored and the missing or badly damaged bricks replaced. |  |
| The Manse | <ul style="list-style-type: none">Nineteenth century redbrick house with plain tiled roof, two-storeys.Double sets of gable-ended bay windows either side of front door.Mostly hidden by red brick.Flemish bond wall of varying heights and large bushes and trees. | None | Good | 4 | Boundary wall requires repointing along lower half. |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|---|-------------------------|--|--|--|---|
| Former PH (The Crown Inn) | <ul style="list-style-type: none">• Timber framed now plastered.• Fifteenth century, altered in nineteenth century.• Two-storeys and attic level visible from south-west.• Single stack and plain tiled roof.• Lower, two-storey extension at rear and single-storey lean-to and brick stack visible from north-east.• Street elevation has five horned sash windows and two, six-panelled timber doors. | Grade II | Fair Disused | 5 | Consider using the empty bracket for a sign. |  |
| 122, Beresfords Estate Agents | <ul style="list-style-type: none">• Brick Flemish bond corner building.• Two-storeys with small single-storey extension to the north-east.• Six large shop windows with moulded timbers.• Large metallic/plastic signage.• Slate roof.• Decorative terracotta flower on High Street elevation. | None | Good | 4 | Air conditioning units and wires clearly visible on roof of extension from the street. |  |
| 122a, Teddy's Kitchens | <ul style="list-style-type: none">• Twentieth century red brick Flemish bond and grey slate.• Two-storeys partially boarded up.• Large shopfront window. | None | Disused Some action needed | 4 (Note this seems too high given its current appearance) | Currently disused and slightly dilapidated with rubbish very visible in the shopfront. |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|--|-------------------------|--|---------------------------------|--|---|
| 59, 61, 63 and 65 | <ul style="list-style-type: none">Two-storey red brick Flemish bond range of four terraced houses sharing two central stacks.No.59 has three upper floor windows and two at lower floor.Nos.61, 63 and 65 have two upper floor and a recessed bluff window. | None | Good | 4 | <p>Replace the wall mounted street light and remove, if possible, the junction box and cabling.</p> <p>Remove aerials if redundant.</p> |  |
| 120 | <ul style="list-style-type: none">Single-storey shop, possibly timber framed and plastered.Larger range at the rear with first floor attic and visible bullseye widow.Roofed in plain tiles.Large double shop windows with door between. | None | Disused | 4 | <p>Repairs needed to windows, sills and timber casements of shop window.</p> <p>Driveway wall partially collapsing and bricks missing.</p> |  |
| 112, 114, 116 and 118 | <ul style="list-style-type: none">Originally one house.Seventeenth or eighteenth century, altered in the nineteenth. Timber framed.Two-storey range with two attic gabled dormers.Possibly former timber framed, with single storey lean-to on to the south-west with steel support.Un-horned sash windows.Three stable doors on front elevation. | Grade II | | 5 | <p>Is the steel support able to be disguised?</p> |  |


| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|--|-------------------------|--|---------------------------------|--|---|
| 57, Glad Rags | <ul style="list-style-type: none">Twentieth/twenty-fist century red brick Flemish bond over two-storeys with plain tiles.Seemingly purpose-built shop, with partial ground and first floor glass frontage and full-length glass bay windows with similar matching oriels above. | None | Good | 3 | |  |
| 110 | <ul style="list-style-type: none">Red brick stretcher bond two-storey building between Nos.112 and 108.Upper floor of four un-horned sash windows jettied out about a smaller ground floor with vehicle access through to the back on the right. | None | Good | 3 | |  |
| 106-108 | <ul style="list-style-type: none">Early nineteenth century altered and extended in the twentieth.Two-storey timber framed, plastered and roofed in slate.Recessed porch/lobby with double doors and classical timber casement – currently obscured by scaffolding. | Grade II | Good | 5 | Evidence of damp at ground floor level. This should be investigated. It may be that the render or the paint is not breathable and needs replacing. |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|---|-------------------------|--|---------------------------------|-----------------------------------|---|
| Bus Stop | <ul style="list-style-type: none">Timber.Two bays between three curved posts supporting a tiled roof. | None | Good | 4 | Redecorate the structure. |  |
| 104, Le Brooke House | <ul style="list-style-type: none">Two-storey house, timber framed with a façade of red brick Flemish bond.c.1840 and extended in nineteenth century.Plain handmade clay tiles.Half glazed door with fanlight with rebated brick jambs and semi-circular arch, gauged brick. | Grade II | Good | 5 | |  |
| The Bell Inn | <ul style="list-style-type: none">Working Public House.Early/late fifteenth century, with additions in early seventeenth and nineteenth centuries.Large two-storey gable ended timber framed building with first floor jettied above three bay windows, plastered and weatherboarded.Twentieth century clay tiled roof.T-plan with principal long range along the High Street.Central seventeenth century brick stack of four decorated chimneys.A further brick stack at the south-west end. | Grade II | Good | 5 | Moss on the roof tiles |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|--|-------------------------------------|--|---------------------------------|---|---|
| 102, Cranwell House | <ul style="list-style-type: none">• Late eighteenth–early nineteenth century, with alterations in nineteenth and twentieth centuries.• Timber framed plastered roofed with red clay tiles.• Two-storeys and an attic with two dormers.• Ground floor bow window of 24 lights and fascia moulded cornice.• Faced with brick to top of cornice.• Modillion cornice. | Grade II | Good | 5 | |  |
| 100 | <ul style="list-style-type: none">• Late eighteenth century two-storey house.• Restored in twentieth century.• Timber framed, plastered and weatherboarded, roofed in red clay tiles.• Two steps up to floor between a pair of iron rails.• Ionic pilasters on door casement.• Fan light above door.• Partial course of dentiled cornice.• Two bow windows of 15 lights.• Stretches to the right to connect with No.98.• Two oval windows | Steps and handrails are Grade II | Fairly Good | 5 | Repaint joinery, base and leadwork. |  |
| 98 | <ul style="list-style-type: none">• Early eighteenth century, extended nineteenth/twentieth century.• Two-storeys with attic and two gabled dormers.• Timber-framed with façade of blue bricks in header bond with red brick dressings (some in Flemish bond).• Roofed in handmade red clay tiles.• Modillion cornice.• Classical timber door casement. | Grade II* | | 5 | Cementitious mortar pointing. Brick repairs urgently needed at lower level. Tidy (and paint) loose wires. Remove aerial if redundant. |  |



| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|---|-------------------------|--|---------------------------------|---|---|
| 53, The Old Forge | <ul style="list-style-type: none">Two-storey brick building with ground floor shop front with awning on the right and black timber weatherboarded vehicle passageway through to the rear on the left. | Grade II | | 5 | <p>Remove redundant alarm box.</p> <p>Repaint upper storey.</p> |  |
| 51, Piero's | <ul style="list-style-type: none">Former house now empty restaurant.Early sixteenth century extended early seventeenth and nineteenth centuries.Two-storeys, timber framed, plastered and weatherboarded, roofed with red clay tiles.Long range of four bays.Two timber cased shopfront windows and doors.North-east gable end exposed to the marketplace with two red brick external chimneys and a single-storey rear range. | Grade II | Disused | 5 | <p>Loose electrical wires and loose roof tiles. North-east chimneys may need bracing or realignment.</p> <p>Refix loose (and potentially dangerous) sign bracket.</p> |  |
| 96, The Bespoke Wardrobe | <ul style="list-style-type: none">Two-storey shop, brick with plastered upper floor.Two ground floor shop windows and two upper windows of 18 lights.Slate roof and one central brick chimney.Large triple awning. | None | | 4 | <p>Clean awning.</p> <p>Remove aerial if redundant.</p> |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|---|---|-------------------------|--|---------------------------------|---|---|
| MARKET SQUARE | | | | | | |
| 94 / I Market Place, La Pomme | <ul style="list-style-type: none">Two-storey shop, possibly two units, positioned on the corner of the High Street and the market place with a door at the corner axis, and a semi-circular step.Three large ground floor shop windows. | None | | 4 | <p>Remove redundant wiring and fix the remainder tidily.</p> <p>Redecorate upper level joinery.</p> <p>Remove vents if possible.</p> |  |
| 49, Patrick Green | <ul style="list-style-type: none">Twentieth century three-storey apartment building.Brick stretcher bond, with plaster parapet.Jettied over a glass fronted shop.First and second floor window box. | None | | 2 | <p>This is a more considered piece of design than No.47 and has a good example of a Modern shopfront.</p> <p>The uPVC windows and side door detract from the building's appearance.</p> |  |
| 47, McColl's, Teddy's Bathrooms, Co Op Ingatestone Funeral Directors | <ul style="list-style-type: none">Long twentieth century range three-storeys of eight first and second floor windows with alternating recessed fenestration and green asphalt between the levels.Slightly jettied over ground floor of three varied shop fronts. | None | Teddy's is disused. | 2 | <p>Removing the film from the shop windows of McColl's would improve the appearance.</p> |  |



| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|---|-------------------------|--|---------------------------------|--|--|
| Main marketplace range | <ul style="list-style-type: none">Twentieth century three-storey range of brick stretcher bond and concrete with plain parapet and two plastered or painted bays on first and second floors, jettied over four shopfronts (now three).Lobby and stair range protruding into market place has twentieth century mural depicting historic scenes of the village. | None | | 2 | Despite the assessment of the CAA, this is a considered piece of design. It would be improved by a better colour choice for the painted areas; magnolia looks incorrect for the period of building. Paint analysis might reveal the original colour. |  |
| Bus Shelter | <ul style="list-style-type: none">Square gazebo shaped shelter of timber frame and brick plinth.Hip roofed with plain tiles. | None | | 3 | |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|--|-------------------------|--|---------------------------------|--|---|
| NORTH-EAST HIGH STREET | | | | | | |
| 90A, Walkers | <ul style="list-style-type: none">Three-storeys perpendicular to the road, gambrel gable ended.Probably timber framed and plastered with a one-storey twentieth century lean-to on the market place side, of red brick Flemish bond.Two large ground floor shop windows on the high elevation, one on the market place elevation, each with awnings. | None | | 4 | Remove any redundant cables and securely fix and paint the remainder. |  |
| 88 and 86, Beauty and Aura | <ul style="list-style-type: none">Probably originally one house.Two-storey brick Flemish bond with slate roof.Internal porchway with two separate front doors.Timber bracketed porch roof with hexagonal slate tiles.Two large shop front windows of 24 lights and awnings.The right window is slightly bowed.The three first floor windows of two lights, decorative timber casements with trefoils in the spandrels. | None | | 4 | <p>Remove any redundant cables and securely fix and paint the remainder.</p> <p>Replace or redecorate the wall mounted street lamp and remove/relocate the junction box to a less obtrusive location.</p> <p>Remove aerial if redundant.</p> |  |
| The Star Inn | <ul style="list-style-type: none">Eighteenth century house, extended nineteenth and twentieth centuries.Now a public house.Two-storeys with two attic dormers.Plastered brick and timber framing, roofed with handmade red clay tiles.Main range is plastered/rendered brick and has central front door with three steps up and small iron railings, as well as four large first floor horned sash windows of eight lights. | Grade II | | 5 | |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|--|-------------------------|--|---------------------------------|--|---|
| 82 and 84 | <ul style="list-style-type: none">Two-storey seventeenth century, altered late nineteenth century, shop.Timber-framed with façade of painted brick in English bond and rendered at the side.Roofed in red clay tiles.Ground floor has large, curved floor to ceiling glazing (like Nos.39 and 39A) leading to two recessed doors.On first floor, two timber casement windows of eight lights in brick façade with a dogtooth course below the eaves. | Grade II | Empty? | 5 | Remove any redundant cables and securely fix and paint the remainder. |  |
| 41 and 43 | <ul style="list-style-type: none">Two shops, formerly one house.Early sixteenth century altered eighteenth and nineteenth centuries.Timber framed with façade of painted red brick Flemish bond.Roofed in red clay tiles.Ground: No.41 has two sashes of four lights and above a stone step a half-glazed door.On the first floor a sash of 10+10 lights and one of 6+6.Signs of disturbed brickwork above.Roofline of No.43 higher than No.41.No.43 has at ground a bow shop window of 24 lights. | Grade II | | 5 | Remove (or fix tidily and paint) the blue cable. |  |
| 80A, Eaton House, Period Homes | <ul style="list-style-type: none">Painted red brick Flemish bond.Two-storeys with possible carriage or walkway through to the rear framed with timber pilasters and brackets on the left.Roofed in slate.Brick dogtooth eaves cornice.Two gabled attic dormers.Two first floor sash windows of 6+6 lights.On ground a large triple shop window. | | | 4 | Remove any redundant cables and securely fix and paint the remainder. Remove the aerial if redundant. |  |




| BUILDING / STRUCTURE ELEMENT | BRIEF DESCRIPTION | BUILDING DESIGNATION | CONDITION (INCLUDING IF DISUSED) | CONTRIBUTION TO THE CA (CAA) | OBSERVATIONS / RECOMMENDATIONS | IMAGE |
|------------------------------------|--|-------------------------|--|---------------------------------|---|--|
| 80, Shadforth Pharmacy | <ul style="list-style-type: none">Two-storeys.Painted brick Flemish and English Bond.Ground floor has floor to ceiling shop windows with mostly glazed door in between with wooden rails.Two arched sash windows at first floor with 2+2 lights and key stones.Decorative stepped brick eaves cornice and remnants of lost plaster pilasters at either end. | None | | 4 | Repaint the upper storey. |  |
| 39 and 39A | <ul style="list-style-type: none">Late eighteenth/early nineteenth century, altered in twentieth century.Two-storeys with attic and dormer.Timber framed, plastered with High Street elevation fitted with façade and parapet of red brick Flemish bond.Roofed in red clay tiles.Main range rectangular with gambrel gable.Front elevation: First floor of three, late nineteenth century sashes of four lights. Two pilasters of brick at either end with ovolo stone capitals. Modillioned and moulded cornice. Brick corbel at the western corner.Ground floor: Large, curved floor-to-ceiling glazing (very similar to Nos.82 and 84).Churchyard elevation: Two first floor windows and one attic window visible. Timber and decorative plasterwork visible on main and rear extended ranges. | Grade II | | 5 | <p>Windows have very recently been replaced with uPVC windows, which harm the appearance of the building.</p> <p>Relocate security alarm from the shop front bracket.</p> |  |




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| 78 | <ul style="list-style-type: none">Appears to be an older building with nineteenth and twentieth century embellishments.Two-storeys and an attic floor; red rick English bond on ground floor; timber and plaster/pebble dash on upper floors.Roofed in red clay tiles.T-shaped plan with right gable end facing the churchyard containing a led roofed timber oriel window.Left end has original brick stepped gabling.Left range has a twentieth/twenty-first century dwarf brick wall with metal railing around. | None | | 4 | <p>Replace the railings with higher quality railings when the opportunity arises.</p> <p>Tidy wiring.</p> <p>Relocate satellite dish.</p> |  |
| Church | <ul style="list-style-type: none">Important vista visible from the High Street.Mostly only the red brick tower is visible (c.1500). | Grade I | | 5 | |  |
| 76 | <ul style="list-style-type: none">Former House now three shops.Fifteenth century altered and added to in eighteenth, nineteenth and twentieth centuries.Two-storeys.Timber framed and partly of brick.First floor is brick façade.First floor of four sashes of 6+6 lights.Ground floor; two recessed shop fronts and a curved floor to ceiling glazed window.South-west extended range of one bay and an upper and lower sash window of 3+3 lights. | Grade II | | 5 | <p>Replace step with better matching stone.</p> <p>Remove alarm box from shopfront console bracket.</p> |  |




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| Milepost between numbers 74 and 76 | <ul style="list-style-type: none">Triangular plan.Embossed: 'Chelmsford 6', 'Brentwood 5' and 'London 23, Ingatestone'. Cary: 1790-:48. | Grade II | | 4 | Conserve. |  |
| 27 | <ul style="list-style-type: none">House.Late eighteenth/early nineteenth century, extended nineteenth and twentieth centuries.Two-storeys with attic.Timber framed and plastered with façade of plum brick Flemish bond.Front elevation near symmetrical of three windows on first floor and to at ground all with segmental arches with a carved head in relief on the keystone of each of the lower windows.All are sashes of 6+6 lights.The middle is painted imitation.Central four panelled door and classical doorcase. | Grade II | | 5 | |  |




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| 72 and 74 | <ul style="list-style-type: none">Former house, now shops.Early nineteenth century altered nineteenth and twentieth centuries.Timber framed with brick façade of red brick Flemish bond.Hipped roof of slate.Ground floor of No.72 has twentieth century shop frontage of brick stretcher and large windows.Ground floor of No.74 has an earlier form with three windows and rusticated, plastered pilasters and consoles.First floor: a pair of splayed bays set back within recessed straight heads and splayed brick jambs, between two further plainer sash windows.Moulded, modillioned wooden eaves cornice. | Grade II | Part empty? | 4 | <p>Remove redundant alarm from former bank.</p> <p>Remove redundant wiring and refix any remiaing wiring neatly ont he side of the former bank.</p> |  |
| 70A, 70 and 68 Upsticks and Ravens Bakery | <ul style="list-style-type: none">Three-storey row of two shops and residential flats, painted brick Flemish bond.Upper floors have six sash windows of 4+4 lights and two central lead roofed oriel windows on the first floor.Ground floor: left shop bay slightly recessed with two doors and shop window.Right shop: of six large shopwindows and slightly recessed glazed door with awnings overall. | None | | 4 | <p>Remove aerial if redundant.</p> |  |
| 66, Joy: Shoes and Bags | <ul style="list-style-type: none">End of row shop.Two-storey, red brick Flemish bond with some yellow brick string courses, roofed with slate.Large timber shop window casement of two doors with fan lights and two windows, an awning over the right.Two sash windows of 1+1 lights and decorative timber brackets in the eaves. | None | | 4 | <p>Remove redundant alarm boxes.</p> <p>Remove or tidy and paint blue cable.</p> <p>Repair threshold.</p> |  |




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| 25, Bella Blake | <ul style="list-style-type: none">Former house now two shops.Two-storeys with twentieth century attic dormer.Red and blue bricks Flemish bond and roofed with concrete tiles.Ground floor twentieth century bow window of 20 lights on left, at right, shopfront with central half glazed door.Recessed doorway to left of middle with semi-circle arch of gauged brick.Up two stone steps a twentieth century half-glazed door. | Grade II | | 5 | <p>Add sign into sign bracket.</p> <p>Remove redundant wiring and neatly refix required wiring.</p> <p>Replace uPVC windows in the dormer with in-keeping painted timber windows.</p> |  |
| 23 | <ul style="list-style-type: none">House now offices.Seventeenth century and extended in the eighteenth and early nineteenth centuries.Timber-framed, plastered.Roofed in red clay tiles.High Street elevation presents two-storeys with three hipped and gabled attic dormers with sashes of six lights.The ground and first floor have four sashes of 12 lights.Fanlight above the six-paneled door.A step up and a timber porch casement with Doric columns. | Grade II | Good | 5 | |  |
| Library Bar and Restaurant. | <ul style="list-style-type: none">Two-storey brick building with various hipped and gabled attic dormers.The whole building with a canted corner which has an oriel window of 40 lights above a glazed doorway. | None | Good | 4 | <p>Reuse historic sign bracket and remove the modern one.</p> |  |




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| 60,62 and 64 | <ul style="list-style-type: none">Terrace of three houses now shops and accommodation over.Early eighteenth century extended and altered nineteenth and twentieth centuries.Red and blue brick Flemish bond, roofed in red clay tiles.Side elevation of English bond.First floor has a row of nine sash windows of 2+2 lights with slightly curved arches.Under a brick string course and parapet. | Grade II | | 5 | <p>Brickwork repairs needed to parapet and elsewhere on front elevation. Cementitious mortar repairs should be removed.</p> <p>Remove redundant wires and refix and paint those that are needed.</p> <p>Remove timber signboard supports.</p> <p>Redecorate upper floor joinery.</p> <p>Remove aerials if redundant.</p> <p>Replace shop signs with better quality signas (eg painted timber)</p> |  |
| 21 and 19, Galvin Family Butchers and Jennings Bet | <ul style="list-style-type: none">Range of three shops in red brick Flemish bond, red clay tile roof and central stack – two-storeys.No.21 has three first floor 1+1 sash windows, No.19 has two windows.No.21 has a large shop window and awning with two doors either side, the left being of four panels.No.19 has four shop floor to ceiling shop windows and a partially glazed door. | None | Range of two shops | 5 | <p>Remove redundant wires and refix and paint those that are needed.</p> |  |
| Old Bank House, 56 and 58 | <ul style="list-style-type: none">Seventeenth and eighteenth century, altered in nineteenth century.Two-storeys, timber-framed, plastered and roughcast.Roofed in red tiles.At 1st floor level No.56 has two horned sash windows of 6+6 lights above a plaster moulded stringcourse.At ground floor a four panelled floor and large rectangular window with a wide sash of two lights.The jambs and arches of the door and window are rusticated in plaster.There are plaster rusticated coinings at either end of the building – two coinings are missing from the south-west end.No.58 consists of three upper floor twentieth century mullion and transomed windows and at ground, a further sash of four lights and a shop window with glazed door. | Grade II | | 5 | <p>Remove aerials if redundant.</p> |  |


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| Co-Op, 1-5 | <ul style="list-style-type: none">Long three-storey range of four unequal bays with supermarket taking entire glazed ground floor.First bay of red brick stretcher bond and four windows.Second bay gabled and of white plastic weatherboarding and five windows.Third bay plastered two rows of four windows.Fourth bay of red brick stretcher bond | | | 2 | <p>Remove film from windows and create more active frontage.</p> <p>Repair cracked render.</p> |  |
| Budgens, 46-54 | <ul style="list-style-type: none">Brick stretcher bond of two-storeys with 13 attic dormers.Supermarket with offices about in three sections.The first of seven windows sets, the second of four and the third of two. | None | | 2 | <p>Remove film from windows and create more active frontage.</p> |  |
| Berkley House, 13A | <ul style="list-style-type: none">Early nineteenth century and extended later that century.Three-storeys timber framed, stucco and roofed with slate.Near symmetrical high street elevation in three bays and a central Tuscan portico/porch with Doric columns around a six panelled door four of which are glazed.Ground floor: Two original sashes of 8+8 lights.First floor: Two similar sashes, and a similar central sash of 6+6 lights.Second floor: Two original sashes of 10+10 lights and a similar central sash of 8+8 lights.A plaster stringcourse runs between the first and second floors.Plastered pier protruding into the street at the south-west end. | Grade II | | 5 | <p>Remove aerial if redundant.</p> |  |




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| 13, Florist | <ul style="list-style-type: none">• Late seventeenth/early eighteenth century altered early nineteenth and twentieth centuries.• Two-storeys, timber-framed plastered, roofed in red clay tiles.• Carriageway through to the rear at the north-east end.• With chamfered axial beam with lambs tongue stops above.• Double vehicle gates.• Two horned sash windows on first floor with matching ones below either side of a smaller window and a half-glazed door.• A large awning over the ground floor fenestration. | Grade II | | 5 | |  |
| 42 and 44, Abigail's Lifestyle and Jewellers. | <ul style="list-style-type: none">• A range of two shops, one of three bays and one of two bays.• Red brick English bond.• A slate roof hipped at the north-east.• The first floor has five horned sash windows of 6+6 lights.• A glazed shopfront extension which covers four of the five bays springs from below a mid-height stringcourse of burnt bricks.• No.42's shopfront extends slightly further into the street.• Both have red brick plinths.• The first bay (No.44) has a timber three panel door partially glazed. | None | | 4 | <p>Remove redundant steel supports to prevent damage to the brickwork.</p> <p>Remove redundant alarm boxes.</p> |  |
| 9 and 11, Woodrange House. Ey Syte and Abigail's | <ul style="list-style-type: none">• Former house now two shops.• Eighteenth century, extended nineteenth and twentieth centuries.• Red brick Flemish bond, the upper floors to the rear, weatherboarded.• Two-storeys with two attic dormers.• Hipped roof of red clay tiles.• Moulded wooden eaves cornice which partially extends around each turn.• Each shop has a pair of first floor windows and a partially glazed door and large shop window – the right one of 12 lights. | Grade II | | 4 | <p>Repaint joinery.</p> <p>Remove redundant cables and refix and paint the remainder.</p> |  |




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| 40, Ingateston Wines | <ul style="list-style-type: none">Two-storey shop, probably brick and plaster with hipped roof of plain tiles with stack at north-east end.Timber corniced front and south-west elevations and large ground floor shop windows in timber casement, panelled at the north-east end, floor to ceiling glazing on granite plinth.Left side recessed forming a tiled alcove of three timber clad posts.Upper floor has two sash windows on street side, and a gabled corner bow window of 10 lights. | None | | 4 | |  |
| 34-38 | <ul style="list-style-type: none">Continuous block of three small houses, c.seventeenth century with nineteenth and twentieth century additions.Timber framed, peg tiled roof.Two-storeys with three gable ended dormers.Metallic fence guard along the roof line.The ground floor white weatherboarded, each house having one window and a four panelled door – each with lion and hoop door knockers.First floor: plastered with three wooded two-light casement windows.Relief of a tree in the centre of the High Street elevation. | Grade II | | 5 | |  |
| 7, Ingatestone and Fryerning Community Association | <ul style="list-style-type: none">Main range by the High Street: Rectangular plan building (late/early nineteenth/twentieth century), in red brick English bond and plaster.A plain tiled hipped roof with a cupola and weathervane in the centre towards the south-west end.Seemingly of four bays, the second from the left being a two-storey bay.The fenestration on the upper floor is lead lined and two windows have decorative timber brackets under the sills.Plaster or pebbledash on the western corner has rusticated coinings. | None | | 4 | <p>Replace windows, particularly the large blank lower floor ones and first floor windows over the door.</p> <p>Remove fairy lights.</p> <p>Remove redundant cables and refix and paint the remainder.</p> |  |




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| 32 | <ul style="list-style-type: none">Two-storey red brick house, roofed in red clay tiles.A bay window to the right.Front elevations showing 12 horned sash windows.Three stone steps up to the half glazed door. | None | | 4 | |  |
| Telephone Box | <ul style="list-style-type: none">Type K6 as designed by Sir Giles Gilbert-Scott in 1935.Cast Iron | Grade II | | 5 | Repaint metalwork and clean glass and signs. |  |
| 28 and 30 | <ul style="list-style-type: none">Pair of attached cottages.Eighteenth century, extended in nineteenth and twentieth centuries.Red brick Flemish bond roofed with red clay tiles.Two-storeys with a pair of attic dormers.Each cottage has on the ground floor one twentieth century sash of 6+6 lights and on the first floor two similar sashes, all with flat brick arches and a casement in a hipped dormer.Wooden dentilled eaves cornice on the main hipped roof.Two-storey extensions to the rear, the lower floor of brick Flemish bond, the upper floors clad in white timber weatherboarding. | Grade II | | 5 | Secure loose wiring. Remove aerial if redundant. |  |




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| 3 and 5 | <ul style="list-style-type: none">Probably nineteenth century.Appears to be a detached two-storey house of brick with a hipped roof of slate and central stack.The street elevation is of red brick English bond with two ground floor bay windows. With horned sashes, with slate roofs and dentiled cornice.The left appears to be timber and rendering, the right of brick.The building has a twentieth century lean-to extension on the south-west, with a skylight.The north-east has a two-storey black weatherboarded range that incorporates a covered driveway with access through to the rear, the lower parts of brick and plaster, the upper part black timber weatherboarded. | None | | 4 | <p>Remove aerials if redundant.</p> <p>Remove satellite dish.</p> |  |
| 26, Ingatestone Jewellers | <ul style="list-style-type: none">Twentieth century two-storey red brick stretch bond shop with hipped roof of plain tiles.Three uPVC upper storey windows.Large, recessed shop front with mosaic plinth, two large windows either side of a glazed door under a large awning.First floor extension over a covered driveway to the south-west in red brick stretcher bond. | None | | 3 | <p>Fix loose wiring.</p> |  |
| 24 | <ul style="list-style-type: none">Detached red brick Flemish bond two-storey house.Possibly late nineteenth/early twentieth century.Hipped slate roof with central decorative brick corniced stack.Cogged brick cornice around house as well as brick hood moulds over four ground floor windows, the leftmost of which has been filled in.Arts and Crafts timber window casements on an upper fanlight and three lights.Two brick high wall separates street from shall front garden. | None | Disused | 4 | <p>It is good to see this building being repaired and brought back into use.</p> |  |




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| 22 | <ul style="list-style-type: none">Detached two-storey house.Probably plastered brick with hipped plain tiled roof and central stack.Street elevation presents one upper floor uPCV window and one at ground alongside a timber six panelled door.South-west elevation black timber weatherboarded with two further uPVC ground floor windows. | None | | 4 | |  |


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| 18 and 20 | <ul style="list-style-type: none">Formerly one house now two.Late seventeenth century altered and extended in nineteenth and twentieth centuries.Timber-framed, roughcast rendered, roofed with handmade red clay tiles.Central red brick stack.Two-storeys with entrances at either ends of the south-east elevation.Twentieth century single and two-torey extensions to the sides and rear of the building, (south-west weatherboarded with gabled porch and red brick garage) and red brick driveway/ enclosure walls. | Grade II | | 5 | Remove aerial if redundant. |  |
| 14 and 16 | <ul style="list-style-type: none">Pair of attached cottages.Late eighteenth century altered in twentieth century.Timber-framed plastered and partially weatherboarded.Roofed in red clay tiles.A brick chimney at either gable end.One-storey with twentieth century sashes of 6+6 lights and six panel timber doors with top two glazed, three steps above street level with wrought iron railings.Battered plinth of red brick Flemish bond about one metre high. | Grade II | | 5 | Remove aerials if redundant. |  |
| 10 and 12 | <ul style="list-style-type: none">Pair of attached cottages.Single-storey with two attic dormers, the left one gabled. Probably timber-framed, brick infill and plastered.High brick Flemish bond plinth exposed on No.12 with timber steps and rail rising to door.Single-storey extensions to the rear.South-west elevation partially weatherboarded.Driveway wall of red brick Flemish bond.Roofed in plain tiles. | None | | 5 | Remove aerial if redundant. Repoint garden wall. |  |




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| STOCK LANE | | | | | | |
| Rear portion of Library restaurant | <ul style="list-style-type: none">Three extended ranged issuing from the rear of the main building, each decreasing in size.First is two-storeys of brick stretcher with the upper floor white weatherboarded.The second is one-storey with a weatherboarded hipped dormer. Each roofed in plain tiles.The third is a single-storey room which also acts as a balcony to the second extension range with metal railings around it. | None | Good | 4 | |  |
| 2 and 3 | <ul style="list-style-type: none">Semi-detached two-storey cottages of painted brick, hipped roof of red clay tiles and three central decorative brick stacks along with a pair of black timber weatherboarded porches.Each with two ground floor windows of 24 lights and relieving arches.A pair of small loops on the first floor.Two narrow arched lights (or loops) either side of chimney stack.Enclosed by c.8ft high red brick Flemish bond wall with slight arch over timber gate.To the south a wide red brick garage with clack timber door and rendered gable end. With white weatherboard and gabled dovecote (?), roofed in red clay tiles. | None | Good | 4 | Remove aerial if redundant. |  |
| Arrol Cottages | <ul style="list-style-type: none">Terrace of four houses.Painted pebble dash, hipped roof of slate and two central brick stacks.Metre high plinth still visible around building.Each door has two steps up from the pavement.Each house has one sash window on both ground and first floor. | None | Good | 4 | Remove aerials if redundant. Remove or relocate prominent wiring if possible. |  |




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| The Hall | <ul style="list-style-type: none">Single-storey red brick Flemish bond with red tile hipped roof.Five windows of 16, 24, 24, 24 and 16 lights.Small brick buttresses either side of centre window.Double doors with two panels and glazing of 16 lights. | None | Good | 4 | |  |
| The Barn and garage | <ul style="list-style-type: none">Two single-storey barn ranges in L formation with diamond pattern red and burnt brick, partial black timber weatherboarding and render, roofed in red clay and plain tiles. | None | Good | 4 | |  |
| 2B | <ul style="list-style-type: none">Two-storey house of brick stretched plinth, weatherboarded or plastered walls and grey tiled roof. Jettied car port at the rear on stock lane elevation two ground windows, one first floor and two skylights. | None | Good | Not included in CAA as new 3 | |  |




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| MARKET PLACE | | | | | | |
| 3, Gallery | <ul style="list-style-type: none">Two-storey red brick stretcher bond house, the upper floor plastered and painted.A single-storey gabled shop extension extending perpendicular to the street with two pairs of show windows and canted corner glazed door. | None | Good | 4 | |  |
| 5, Dentist | <ul style="list-style-type: none">Two-storey red brick Flemish bond gable ended barn-like structure perpendicular to the street with decorative brick cornice and corbeling and vent or loop in the gable.First floor oriel window of 40 lights, two oriels at ground of 28.Plain tile roof. | None | Good | 4 | Remove aerial if redundant. |  |
| 7, 9 and 11 | <ul style="list-style-type: none">Row of three, two-storey houses.Probably formerly one house.Probably timber frame and brick now plastered.Roofed with clay tiles with two central brick stacks.Each with gabled and tiled porch. | None | Good | 4 | Remove aerial if redundant. |  |



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| 13 | <ul style="list-style-type: none">Detached two-storey house with attic, red brick and possibly timber framed.Main range lower floor is weatherboarded and upper floor looks rendered or pebble dashed framed with timber boards, roofed in red clay tiles and with two attic dormers of 12 lights.Front elevation, three first floor sash windows and two second floor windows of 6+6 lights.A panelled front door with two lights. | None | Good | 4 | |  |
| 2, All Things Cute | <ul style="list-style-type: none">Shop. Rear single-storey extension of main market building.Red brick stretcher bond.One, two-light window to the right of metallic shop cover. | None | | Not included in CAA 2 | Poor quality building. |  |
| Car Park | <ul style="list-style-type: none">Tarmac car park surrounded on three sides by a wall, further private parking enclosure, public toilet block and rear range of the main market place building. | None | | 2 | Tarmac decaying in places with some small potholes and faded paint. |  |





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| 16 | <ul style="list-style-type: none">Two-storeys, long, barn-like structure.Probably timber framed, now plastered and partially weatherboarded at the eastern end.Three, two-light windows visible on the upper storey from the car park.Some timber posts visible in the attic level from the road. | None | Good | 4 | Remove aerial if redundant. |  |



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| Private end: Market Cottage, Myrtle Cottage and Old Market Place | <ul style="list-style-type: none">Three visible two-storey brick buildings with potential attic conversions.One is a semi-detached house.All roofed in plain tiles. | None | | 4 | |  |
| CHAPEL CROFT | | | | | | |
| I-8 | <ul style="list-style-type: none">Cul-de-sac of eight, two-storey buildings of red brick with some rendered and some with the upper storey in black timber weather boarding.Roofed in plain tiles.Porches of timber posts and plain tiles. | None | Fairly Good | 3 | |  |
| BAKERS LANE | | | | | | |
| 10 | <ul style="list-style-type: none">One-storey thatched house with converted attic.Probably timber framed now plastered and with two brick chimneys.Two ranges in L shape form.Long range has five windows of 12 lights with external timber shutters and a timber door.Attic level has one window of four lights.Brick stretcher bond double garage to the side with driveway enclosed by mid-height brick wall. | Grade II | Good | 5 | |  |




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| 1, 3 5, 7, 9, 11, 13, 15, 17 and 19 | <ul style="list-style-type: none">• Range of 10 terraced two-storey houses.• Four brick Flemish bond, four plastered and painted, two weatherboarded and painted.• Each with a first floor and ground floor sashed window.• One step from street to doors.• Some six panelled doors. | None | Good | 4 | <p>Remove aerials if redundant.</p> <p>Paint cables to match wall colour where facade is painted.</p> |  |
| 1-5 Bakers Mews | <ul style="list-style-type: none">• Rear of No.5 twentieth century two-storey houses, recessed from the pavement, two recessed further back with first floor extension range over the pavement of Bakers Mews creating covered walkway.• Each with two sash windows of two lights on upper and lower floors.• Brick stretcher bond with attic level partially weatherboarded.• Roofed in plain tiles. | None | Good | 3 | |  |
| 6 | <ul style="list-style-type: none">• Two-storey brick and plastered house with large ground floor bow window.• Roofed in pantiles with brick stacks at either end on the main range with plain cornices.• Extension range connecting to the garage with garage attic conversion window of 24 lights.• L-shaped formation with a lean-to on the market place side.• Twentieth century conservatory at the rear. | None | Good | 4 | <p>Remove aerial if redundant.</p> |  |




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| 10 and 12 | <ul style="list-style-type: none">A pair of two-storey semi-detached houses, entirely weatherboarded and roofed in pantiles.Each with two bay windows and roofed and gabled porches over half glazed four panelled doors. | None | Good | 3 | |  |
| 14 and 16 | <ul style="list-style-type: none">A pair of semi-detached brick and plastered houses, roofed in red plain tiles with like garages alongside.Set being trees and bushes. | None | Good | 4 | Remove aerial if redundant. |  |
| 24, 26, 28 and 30 | <ul style="list-style-type: none">Range of four red brick Flemish bond houses terraced houses.Each two-storeys with a set of sash windows of 12 lights.Central window is false.Roofed in red plain tiles. | None | Good | 4 | Remove aerial if redundant. Remove or relocate satellite dish from front elevation. |  |




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| 32 | <ul style="list-style-type: none">Two-storey brick stretcher bond and patially plastered. | None | Good | 3 | | No photo available |
| 33 and 35 | <ul style="list-style-type: none">Two-storey with attic, brick fronted property with symmetrical façade of four sets of horsed sash windows of 12 lights.Roofed in red clay tiles.Large gutter coming off the parapet to the north.Brick moulded cornice on the front. | Grade II | Good | 5 | |  |
| 37, 20 and 18 (Market Place) | <ul style="list-style-type: none">Two-storey house with attic dormer, now three dwellings (including former barbershop).Mix of bred brick bonds.Three surviving sash windows and one bluff window on Market Place elevation.Single-storey extension range to the north.Rear extensions of plaster and weatherboarding. | Grade II | Good | 5 | Remove aerial if redundant. |  |



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| BAKERS MEWS | | | | | | |
| 9-12 | <ul style="list-style-type: none">Four, two-storey houses connected by recessed ranges each over a garage.Mixed brick stretcher bond with partial white uPVC weatherboarding and plain roof tiles.Each with two sash windows on first floor and one at ground with timber bracketed porches with plain tiles | None | Good | 3 | |  |
| 6-8, garaging and car park | <ul style="list-style-type: none">Three, two-storey terraced houses.Mixed brick stretcher bond with partial white uPVC weatherboarding and plain roof tiles.Each with two sash windows on first floor and one at ground with brick gable ended porches plain tiled. | None | Good | 3 | |  |
| STAR LANE | | | | | | |
| 17-47 | <ul style="list-style-type: none">Twentieth century three-storey apartment building of 30 apartments.Four connected staggered blocks of red stretcher bond brick with plastered parapet.Each floor has two pairs of different sized two light windows with uPVC weatherboarding below the sills. | None | Good | 3 | |  |
| 1 and 2 | <ul style="list-style-type: none">Brick stretcher bond house with timber and plaster façades at upper levels.L-shaped gable ended layout with extended two door garage range to the north.Roofed in plain tiles. | None | Good | 3 | |  |




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| St Erkenwald's | <ul style="list-style-type: none">Two-storey brick house with plain tiled roof.Main L-shaped gable ended range red brick Flemish bond at ground and partially plastered and horizontal red tiles – some scalloped.Single-storey range to the north with two French windows beside a separate brick garage. | None | Good | 4 | |  |
| WOODLAND CLOSE | | | | | | |
| I-3 and garage | <ul style="list-style-type: none">Three red brick stretcher bond two-storey houses roofed in pantiles each with adjacent garages and tiled and pitched porches.Two houses have the upper storey rendered and painted. | None | Good | 3 | |  |




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| NORTON ROAD | | | | | | |
| 1-6 | <ul style="list-style-type: none">Range of six, two-storey terraced houses each with two first floor sash arched windows, one at ground floor with door and fanlight.Red brick Flemish bond roofed in slate with three central stacks.Gables of second and third pair and continually slightly higher roofs. | None | Good | 4 | <p>Remove aerials if redundant.</p> <p>Remove redundant services and tidy remainder.</p> <p>Reinstate missing boundary demarcations.</p> |  |
| 7-12 | <ul style="list-style-type: none">Range of six, two-storey terraced houses each with two first floor sash or uPVC arched windows, one at ground floor with door and fanlight.Red brick Flemish bond roofed in slate with six central stacks. | None | Good | 4 | <p>Remove aerials if redundant.</p> <p>Remove redundant services and tidy remainder.</p> <p>Reinstate missing boundary demarcations.</p> |  |
| 13-19 | <ul style="list-style-type: none">Range of six, two-storey terraced houses each with two first floor sash or uPVC arched windows, one at ground floor with door and fanlight.Red brick Flemish bond roofed in slate with six central stacks.No.19 is twentieth century added extension and is wider than others.Brick stretcher bond, upper storey is plastered.Brick pair of garages to the left. | None | Good | 4 | <p>Remove aerials if redundant.</p> <p>Remove redundant services and tidy remainder.</p> <p>Reinstate missing boundary demarcations.</p> |  |

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| 44A, 44B and 45 | <ul style="list-style-type: none">Semi-detached two-storey house of red brick Flemish bond and slate roof with stacks at either end.Ground floor bay windows and doors are roofed in slate to create large porches.Two arched windows each on first floor. | None | Good | 4 | <p>Remove aerials if redundant.</p> <p>Remove redundant services and tidy remainder.</p> <p>Reinstate missing boundary demarcations.</p> |  |
| 46 and 47 | <ul style="list-style-type: none">Semi-detached two-storey house of red brick Flemish bond and slate roof with stacks at either end.Ground floor bay windows roofed in plain red tiles.Two, six panelled doors and fan lights.Two arched windows each on first floor. | None | Good | 4 | <p>Remove aerials if redundant.</p> <p>Remove redundant services and tidy remainder.</p> <p>Reinstate missing boundary demarcations.</p> |  |
| 48, 49, 50 and 51 | <ul style="list-style-type: none">Row of four terraced houses of red brick Flemish with a central stack and one at either end, roofed in concrete tiles.Each has two windows on first floor and a bay window roofed in plain red tiles on the ground floor. | None | Good | 4 | <p>Remove aerials if redundant.</p> <p>Remove redundant services and tidy remainder.</p> <p>Reinstate missing boundary demarcations.</p> |  |

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| Garage (The Manse) | <ul style="list-style-type: none">Twentieth century pebble dash with corrugated iron roof.Three windows and metallic garage door. | None | Good | Not in CAA 3 | |  |
| CROWN MEWS | | | | | | |
| Barn | <ul style="list-style-type: none">Single-storey twenty-first century barn conversion red brick Flemish bond, black timber cladding and roofed in pan tiles.French windows on near gable end.Extension to the south-east roofed in slate. | None | Good | 4 | |  |
| Garage | <ul style="list-style-type: none">Twenty-first century brick Flemish bond with room for four car ports.Roofed in pan tiles. | None | Good | Not included in CAA 3 | |  |

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| 3-5 | | None | Good | Not included in CAA 3 | |  |
| POST OFFICE ROAD | | | | | | |
| Rear of Post Office | <ul style="list-style-type: none">Long, single-storey range with attic, red brick Flemish bond.Timber double door with fanlight of six.Runs to yellow brick wall and gateway to small car park. | None | Good | 4 | Repaint side doors. |  |
| No.1 | <ul style="list-style-type: none">Two-storey with two gable ended attic dormers, red brick stretcher bond, roofed in slate with one-storey extension and a further attic dormer to the left.Partially hipped roof over a large brick porch. | None | Good | 4 | | No picture available. |

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| CLIFTON TERRACE | | | | | | |
| I-7 | <ul style="list-style-type: none">A row of seven terraced houses, two-storeys plastered, pebble dashed and painted.One window on first and second floor each.No.1 has canted corner with an upper and lower window. | None | Fairly Good | 4 | |  |
| FRYERNING LANE | | | | | | |
| Flanking stones | <ul style="list-style-type: none">Pair of sand stones flanking the entranceway to Fryerning Road from the High Street.Less than a metre tall. | Of local importance | Good | 5 | |   |

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| Rear of No.66 and Car Park | <ul style="list-style-type: none">Rear corner of No.66 in red brick with decorative yellow brick courses has corbelling.Extending from the rear of the property is a c.15ft high rendered brick wall which partially encloses six parking spaces perpendicular to it. | None | Fairly Poor | Not included in CAA 2 | Investigate failing render and remove and replace or repair as appropriate. Tidy loose wiring. |  |
| Rear of 64 and shop | <ul style="list-style-type: none">Single-storey red brick stretcher bond extension with large shop window of six uPVC lights and a uPVC double door. | None | Disused | 2 | Replace door and fenestration. |  |
| No.1 | <ul style="list-style-type: none">Two-storey plastered brick house with partial black and white timber weatherboarding roofed in red plain tiles.Gable ended porch.Cobblestone garden surrounded by brick wall and metal railings. | None | Good | 4 | |  |

