



Matching Conservation Area

Character Appraisal and Management Plan

March 2007



**Epping Forest
District Council**

Planning Services

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1. Introduction

1.1 Definition and purpose of Conservation Areas

A conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning [Listed Buildings and Conservation Areas] Act 1990). A conservation area may be, for example, the historic centre of a town or village, an older unspoilt residential area, or an important country house in large landscaped grounds.

The designation of a conservation area introduces special controls, including the requirement of consent from the council to demolish any building or part of a building or to carry out works on unprotected trees. These restrictions aim to ensure that the special architectural or historic interest of an area is retained for future generations and that the character and special interest of the area are preserved for the benefit of local residents, businesses and visitors.

1.2 Purpose, scope and nature of character appraisals

Following conservation area designation, local authorities also have a statutory duty to formulate and publish proposals for the preservation and enhancement of their conservation areas, and to consult the local community about these proposals. A conservation area character appraisal is partly intended to fulfil this obligation. Its main aims are to:

- Define the character and special architectural and historic interest of the conservation area;
- Review current conservation area boundaries, so that that they reflect what is considered to be of special interest;
- Increase public awareness of the aims of conservation area designation and

encourage community involvement in the protection of the character of the area; and

- Identify measures that need to be taken to preserve the character and appearance of the conservation area and put forward proposals for its enhancement.

It is hoped that this document will provide a management framework to control and guide change in Matching Conservation Area and that it will form a basis for other planning decisions that affect the area.

It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space does not imply that these are of no interest.

1.3 Extent of the Conservation Area

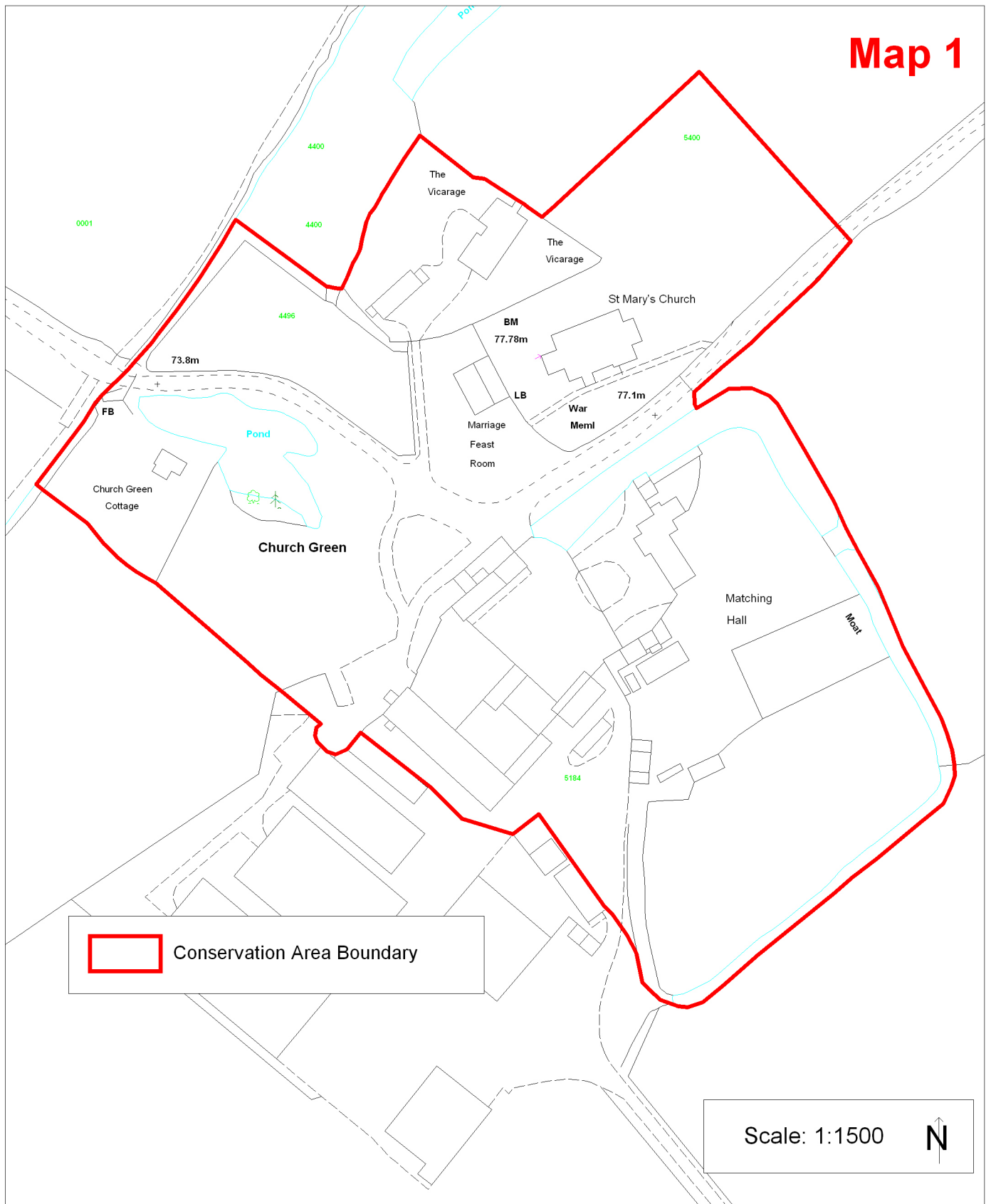
Matching Conservation Area, which encompasses the small hamlet of Matching, was originally designated in 1977. The precise conservation area boundaries are illustrated in Map 1.

1.4 Methodology

This document was compiled between September 2006 and February 2007. In putting together the appraisal, the conservation area was surveyed and photographed in detail, a range of historic maps was consulted and documentary research was carried out. A draft version of the appraisal was put out to public consultation between November 2006 and January 2007 to allow the comments and suggestions of local residents and businesses to be taken into account and a public meeting was held in December 2006 to discuss the content of the appraisal.

Matching Conservation Area

Extent of the Conservation Area



2. Planning Policy Context

2.1 Local Plan Policies

Conservation areas were first introduced by the Civic Amenities Act of 1967. National guidelines concerning government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment are set out in Planning Policy Guidance Note Number 15 – “Planning and the Historic Environment” (Sep. 1994).

The council’s current policies relating to conservation areas are set out in the Epping Forest District Local Plan. This plan was originally adopted in 1998 and has recently been

partially reviewed. Alterations were adopted in July 2006, although policies concerning conservation areas have not been changed.

The council has already begun work on the new system of local policy plans that will replace the existing local plan – this will be known as the local development framework. At this stage, the council cannot say for certain how conservation area character appraisals will fit into the new system, but it is expected that they will become advisory policy documents that will support the main development plan. (Further information can be found on the Planning Services section of the council’s website)

3. Summary of Special Interest

3.1 Definition of special architectural and historic interest

Buildings of architectural and historic interest

- The 13th century church (Grade II* listed)
- Matching Hall and The Marriage Feast Room, both of which date to the 15th century (Grade II* listed)
- The Vicarage, a large timber-framed barn and a historic dovecote, which date to the 17th and 18th centuries (all Grade II listed)

The special architectural and historic interest of Matching Conservation Area derives from the historic layout of the settlement and the high proportion of historic buildings, six of which are statutorily listed. The conservation area is also unusual in being relatively untouched by modern development.

3.2 Definition of the character of Matching Conservation Area

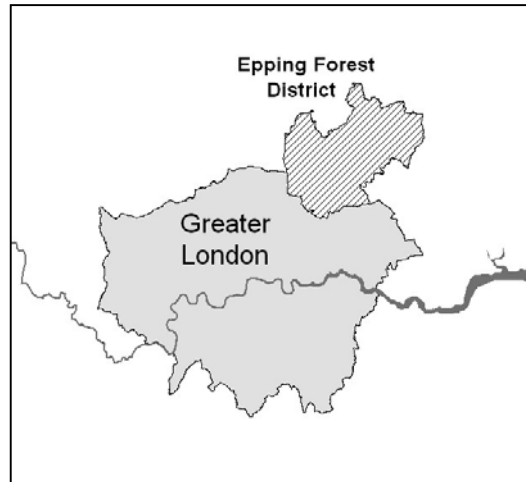
The character and appearance of Matching Conservation Area derive from the interaction of a number of different factors which are set out below. It is important to ensure that these characteristics are maintained in order to preserve the character and special interest of the conservation area.

Factors contributing to the character of the conservation area

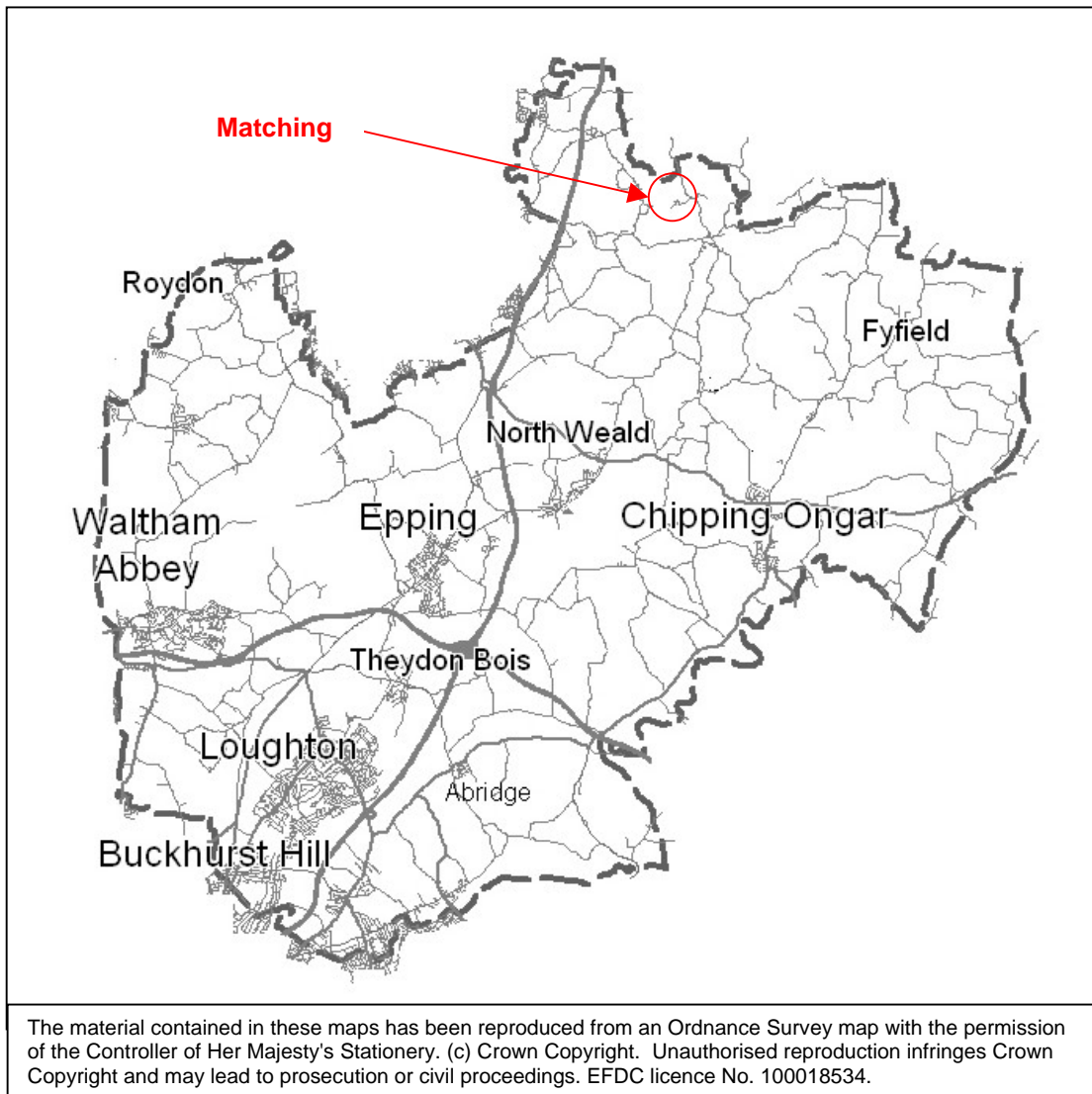
- The compact group of traditional buildings – Matching Hall and its associated farm buildings, St Mary’s Church, the Marriage Feast Room, the Vicarage and Church View Cottage, all of which are unspoilt by unsympathetic development.
- The rural setting of the hamlet.
- The historic layout of the settlement which consists of a small number of buildings spread out around a central green.
- The range of architectural styles including medieval Gothic, local traditional and Victorian.
- The colour, texture and variety of traditional building materials.
- The large amount of grassed open space and the numerous mature trees, hedges and ponds, all of which contribute to the hamlet’s rural character.
- The quiet secluded nature of the hamlet.

4. Location and Population

Matching Conservation Area is situated in the parish of Matching in the north of Epping Forest District in Essex. It is approximately 4 miles east of Harlow, 7 miles northeast of Epping and 20 miles northeast of the centre of London. Matching is located at the end of a small country lane leading off Downhall Road. At the time of the 2001 census, Matching Parish had a population of 635.



Location of Epping Forest District



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Location of Matching within Epping Forest District

5. Topography and Setting

Matching is situated within a gently undulating landscape of farmland consisting of fields, hedgerows and small patches of woodland. The hamlet is surrounded by trees which screen most of it from the surrounding landscape. There is a large pond to the northeast of the conservation area that is fed by a chalybeate spring. The area has good quality soils that mainly consist of boulder clay with areas of glacial loams. Matching and its surrounding landscape lie within the Metropolitan Green Belt.

There are a number of attractive views of the surrounding countryside from the conservation area. There are also good views of St Mary's Church from some distance away to the north and south of the hamlet, which serve to emphasise the importance of the wider landscape setting of the conservation area.



View of Matching Church from Matching Tye Road to the south



View into the conservation area on the approach from the northeast



Landscape view from the centre of the conservation area, facing southwest.



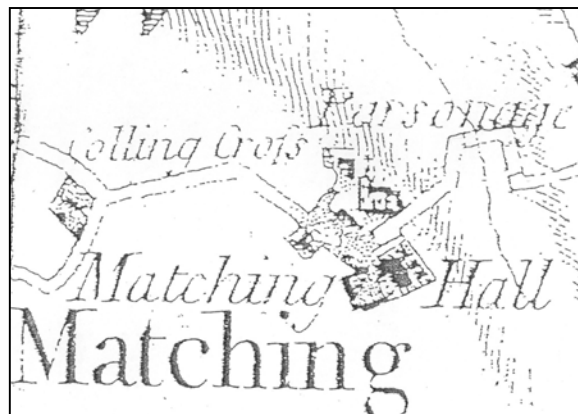
Matching Pond to the north of the conservation area

6. Historical Development and Archaeology

6.1 Origins and development

Matching is an early medieval settlement whose name derives from the Saxon people of 'Moecca' (Match) that settled in an area of open pasture, denoted by the suffix 'Ing'. This was probably about 700AD when the Saxons conquered and colonised most of England.

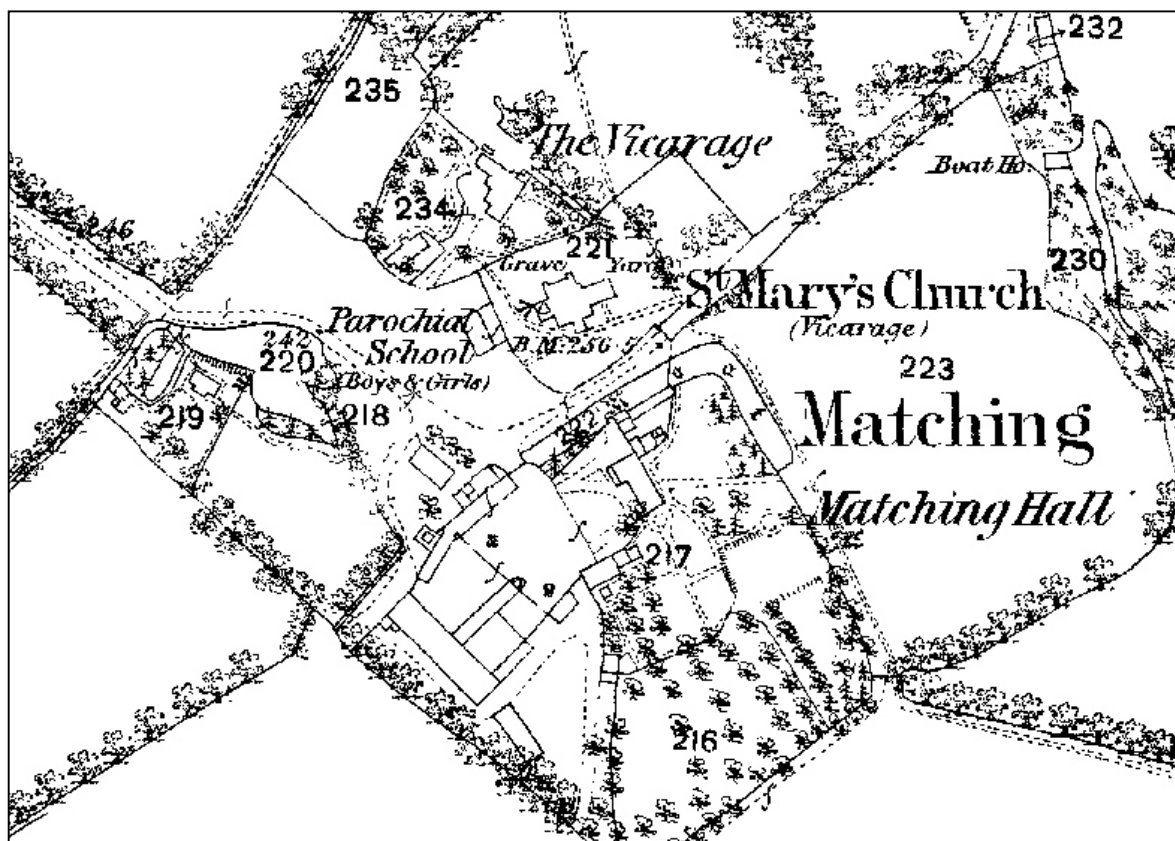
By the time of the Domesday survey (1086) there were many manors in the parish, including Matching Hall which is situated in Matching. Although Matching Hall was known to exist in 1086, the current manor house dates to the 15th century. However, part of the original medieval moat surrounding the property still survives to the north and west of the manor house. The earliest recorded owner of Matching Hall was Edmund, son of Algot in 1086. At this time, the Matching Hall Manor was relatively poor with declining numbers of stock. The property was later passed to Richard de Montfichet, Lord of Stansted Mountfichet and was subsequently passed down his family line until the 13th century. Since then it has changed family ownership a number of times and the manor house was completely rebuilt in the 15th century.



Chapman & Andre, 1777

The current church of St Mary's was built in the 13th century, but a church probably existed on this site as early as 1150 when a dean of Matching was first recorded. Vicars are recorded in Matching from 1274 onwards. Between 1433 and 1553 there were at least 15 vicars, of whom 12 left by resignation, perhaps due to Matching's isolated location. The current vicarage dates to the early 17th century.

First Edition Ordnance Survey map, c1873



The Marriage Feast Room was built in the late 15th century at the instigation of a benevolent local resident named William Chimney, for poor people of the parish to use for their wedding festivities. It is apparently the only building of its kind left in Essex. By the 18th century, it was being used as an almshouse for poor relief.

The Chapman and Andre map of 1777 shows the layout of the hamlet much as it is today with the Church, the Vicarage, the Marriage Feast Room and Matching Hall all in place. Interestingly, the map also shows a large building where the 19th century Church View Cottage now stands.

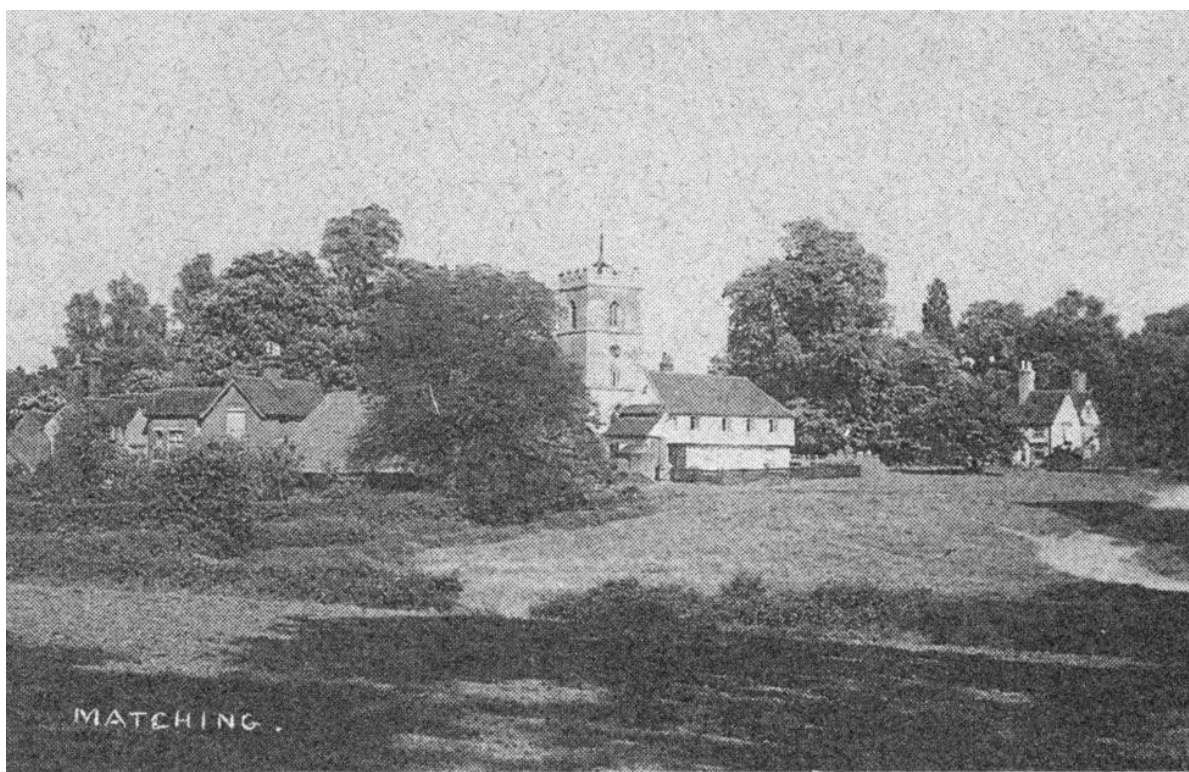
In 1824, a Church Sunday school was being held in the Marriage Feast Room and in 1832, a church day school was opened which was maintained by pupils' contributions. The school was run by a governess and overseen by the vicar and in 1839 there were 97 children on the school roll. The school is marked on the First Edition Ordnance Survey map of c.1873. Other buildings to note on this map are Church View Cottage, which had been built in 1862 (replacing the earlier building), and a small building on Church Green which may have been an outbuilding belonging to Matching Hall.

In 1875, the school moved to a new building about 500 metres north of Matching Tye,

because by this time the Marriage Feast Room was considered to be inconveniently placed for the children of the parish and the facilities were deemed to be poor. In a record of 1843, the building was described as consisting of two unoccupied tenements with gardens. In 1897, the building was restored and used as a church hall. The large oak tree in front of the building was planted in 1887 to mark the Golden Jubilee of Queen Victoria. In 1919, the inaugural meeting of Matching Women's Institute was held in the Marriage Feast Room and following this, a village library was run by the institute from the building. During World War II, the Marriage Feast Room was used by wartime evacuees and in the 1970s, it was used as a dwelling by the church organist. It is now used once again as a church hall.

6.2 Archaeology

To date, there have been no archaeological excavations at Matching. However, evidence of prehistoric activity has been found in the local area between Matching Tye and Hatfield Heath. On the basis of comparison with similar settlements, archaeological deposits and features can be expected to be found within Matching Conservation Area.



Postcard of Matching c1900

7. Character Analysis

7.1 General character and plan form

Matching Conservation Area is a small rural hamlet which has remained largely unchanged since the late 19th century. The layout of the hamlet consists of a small number of buildings spread out around a central green. The buildings, all of which date to the 19th century or earlier, vary considerably in plan-form and are built in a variety of medieval Gothic, local traditional and Victorian styles. The church tower is three storeys high but in general, the buildings in the hamlet are two storeys high with single-storey outbuildings. A large proportion of the conservation area is made up of trees, hedges and grassed open space.

The conservation area can be roughly divided into three sub-areas (see Map 2). The first section comprises the area to the north of the green which contains St Mary's Church and churchyard, the Marriage Feast Room and the Vicarage; the second section comprises the area to the southeast of the green which contains Matching Hall and its outbuildings and the remaining section comprises the area to the west of the green which contains Church View Cottage, a small pond, some trees and Church Green.

7.2 Key views



View of St Mary's church from the west

St Mary's Church and the Marriage Feast Room are the most visually prominent buildings in Matching and the various views of them from the west and the south are an important part of the character and appearance of the conservation area (see Map 2). These views are accentuated by the gentle rise of the land on which the church and the Marriage Feast Room are built.



View from the south of St Mary's Church

7.3 Buildings of Architectural and Historic Interest

Matching Conservation Area contains six statutorily listed buildings (see Map 3) which range in date from the 13th to the 18th century (see Map 4). The traditional external appearance of these buildings is another important characteristic of the conservation area.

Buildings of Architectural and Historic Interest

Grade II* listed

- Parish Church of St Mary
- Matching Hall
- Marriage Feast Room

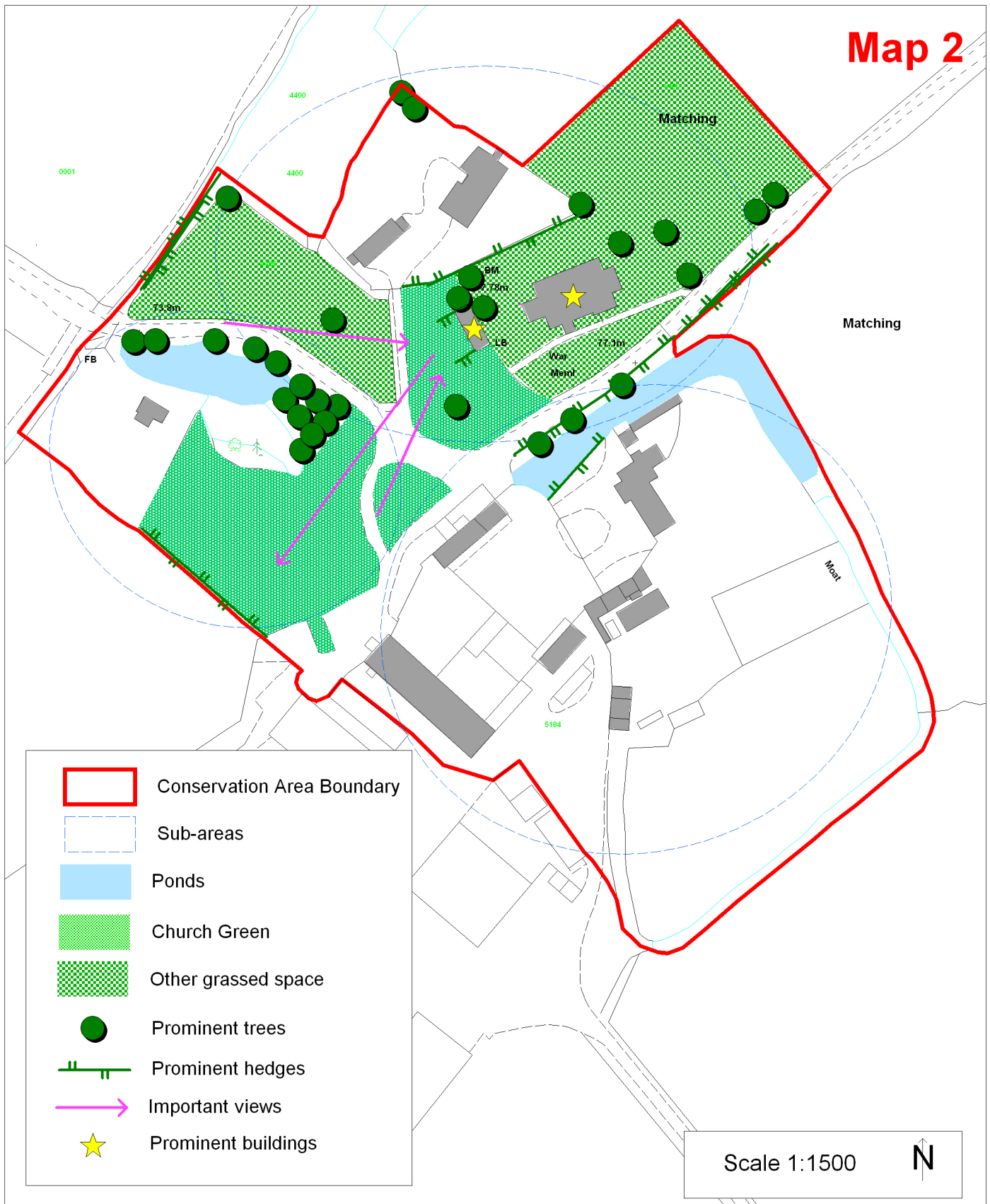
Grade II listed

- Dovecote at Matching Hall
- Barn at Matching Hall
- The Vicarage

The oldest building in the conservation area is the Grade II* listed St Mary's Church, which dates to the early 13th century. The aisle was widened in the 14th century and the west tower was added in the 15th century. The building was also extensively restored in the late 19th century by Sir Henry Selwin-Ibbetson, later Lord Rookwood of the Downhall Estate. As part of the restoration, the old chancel was completely rebuilt and the nave and aisles were lengthened. The church is an important visual and cultural landmark in the conservation area.

Matching Conservation Area

Character Analysis





St Mary's Church, Grade II listed*

To the north of the church is the Vicarage, a Grade II listed timber-framed house dating to the early 17th century with 18th and 19th century extensions. A will belonging to Nehemiah Holmes, vicar at Matching from 1662 to 1685, mentions several different rooms which still exist in the present house. On the Chapman and Andre Map of 1777 and the 1873 Ordnance Survey map, the Vicarage is depicted as a large L-shaped building. However, in the late 19th century, the northern wing was removed and the current red brick frontage was added at the southern end.



The Vicarage, Grade II listed

To the west of the church is the Marriage Feast Room, a Grade II* listed timber-framed building dating to the late 15th or 16th century with a number of 19th and 20th century alterations. The jetty (overhanging upper storey) indicates that it was an important building as jetties were usually a sign of wealth and status. The fact that the jetty faces away from the church probably confirms the building's secular origin because similar buildings that have been designed as meeting places for religious guilds are usually jettied towards the church. Morant, writing in 1768, described the building as: "A house, close to the churchyard, said to be built

by a man named Chimney and designed for the entertainment of poor people on their wedding day". Over the centuries, the building has been used as an almshouse, a school, a dwelling, a library and (presently) a church hall.



*The Marriage Feast Room, Grade II**

Matching Hall is recorded in the Domesday Book (1086) but the present Grade II* listed timber-framed manor house dates to the 15th century. The building underwent extensive reconstruction in the late 16th and early 17th centuries and was extended in the 20th century. Part of the original medieval moat surrounding the property still survives to the north, east and west of the hall.

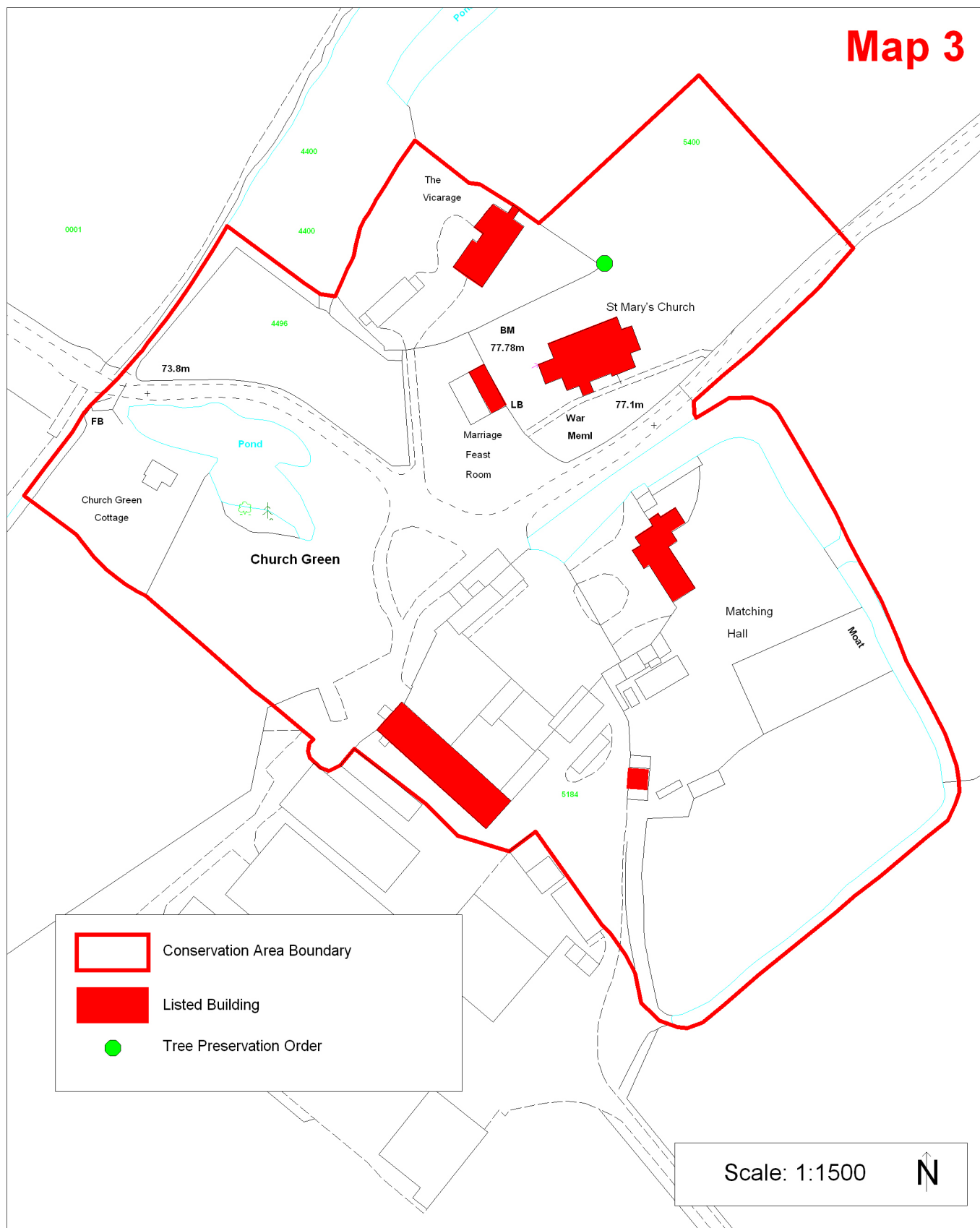
To the south of the building are a dovecote and a large weatherboarded barn, both of which are Grade II listed. The dovecote, which dates to the late 17th or early 18th century, is built in brick with a pyramidal roof. The large timber-framed aisled barn dates to c1600.



Matching Hall, Grade II listed*

Matching Conservation Area

Listed Buildings and Protected Trees





Timber-framed aisled barn, Grade II listed

7.4 Traditional building materials

The variety of traditional building materials in Matching Conservation Area contributes a great deal of colour and texture to the hamlet. The main traditional materials used are timber, brick, hand-made plain red clay tiles, thatch, slate and stone, although it should be recognised that stone is not a common building material in this part of Essex.

Traditional Building Materials

- **Walls: timber weather-boarding, brick, render**
- **Roofs: plain clay tiles, slate & thatch**
- **Windows: timber & cast-iron**
- **Doors: timber**
- **Boundaries: timber fences, brick walls**

Walls

The conservation area contains a variety of external wall materials. The Marriage Feast Room, Matching Hall and the northern part of the Vicarage are timber-framed and rendered in cream-coloured plaster. The timber-framed outbuildings of the Vicarage and Matching Hall (within the conservation area) are weatherboarded, a traditional finish that is usually feather-edged, and in the case of outbuildings, finished in black. This is not to be confused with modern 'shiplap' boarding which is flat and characterless. Several other buildings in the conservation area are built in brick. The dovecote of Matching Hall is built in red brick, Church View Cottage is built in yellow brick with red brick banding and the southern section of the Vicarage is built in red brick with polychromatic brickwork detailing. Brick was

becoming increasingly common in the 17th and 18th centuries and was usually sourced from local quarries. However, in the 19th century, it became much more widely available with the advent of cheaper forms of transportation such as the canal and the railway. Like other medieval churches in the local area, St Mary's Church is built of flint rubble stone with decorative cut-stone dressings.



Flint rubble stone walls on St Mary's Church

Roofs

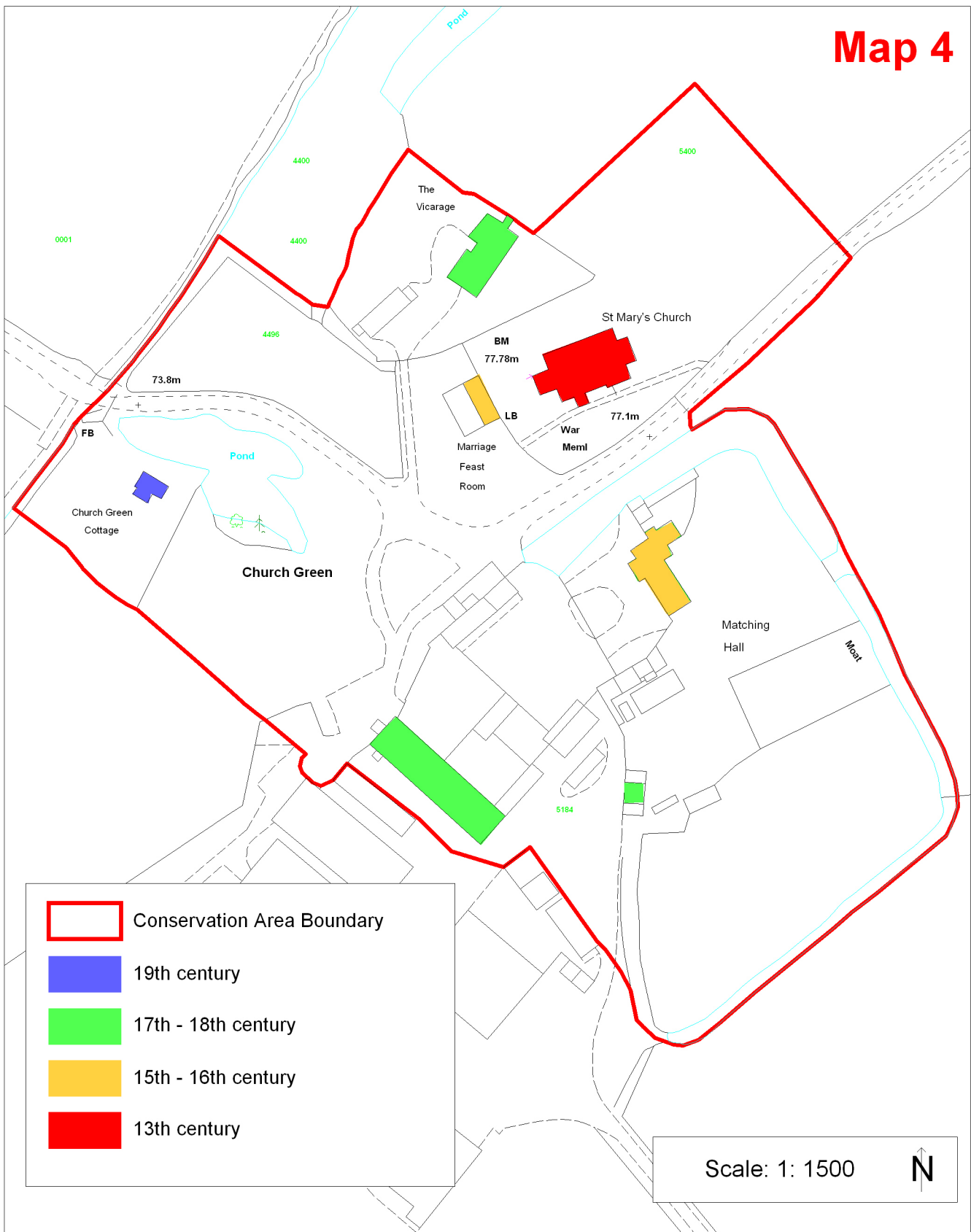
The most common roofing material in the conservation area is the red hand-made plain clay tile. In addition, pantiles have been used on the outbuilding belonging to the Vicarage and on a lean-to extension to Matching Hall. The large barn bordering the green that belongs to Matching Hall features a thatched roof. Long straw (wheat) thatch is the traditional material for thatching in this part of Essex. The only building in the conservation area that uses natural slate is Church View Cottage. Slate was another material that became widely available for the first time in the 19th century with the introduction of the railway.



Decorative brickwork banding on Church View Cottage

Matching Conservation Area

Approximate Age of Buildings





Weatherboarding and thatched roof on one of the barns belonging to Matching Hall

Doors and Windows

Timber is the main traditional material for doors and windows within the conservation area. Matching Hall and the Vicarage feature double-hung vertical sliding sash windows and the Marriage Feast Room features unusual horizontal sliding sash windows. Both the Marriage Feast Room and the Vicarage also have Gothic style cast-iron windows and the Vicarage has a Gothic style timber doorcase. The original windows on Church View Cottage have been replaced with modern iron casement Crittall windows.



Plain clay tile roof on the Vicarage



Horizontal sliding sash windows on the Marriage Feast Room

Boundary Treatment

Most of the property boundaries in the conservation area are delineated by timber fences or hedges. There are also some low brick walls around part of the churchyard and around part of Matching Hall.

Street Furniture

There is very little street furniture in the conservation area which suits the rural character of the hamlet. In particular, the traditional red cast-iron letterbox beside the Marriage Feast Room makes a positive contribution to the character of the conservation area. This letterbox features the 'ER' cipher which indicates that it was installed during the reign of Queen Elizabeth II (1952-present).



Red letterbox and cast-iron Gothic window on the Marriage Feast Room

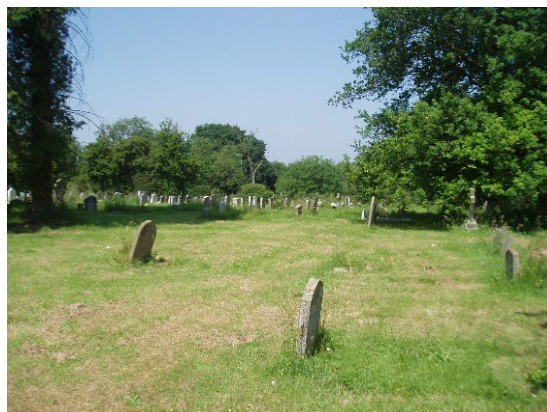
7.5 Contribution made by Trees, Hedges and Green Space



The oak tree on Church Green

Open green space is an integral part of the character of Matching Conservation Area. The many mature trees, hedges and ponds in the conservation area also make an important contribution to its rural character. The most common species of tree within the village are oak, horse chestnut, lime, yew and poplar. The trees in the village are afforded some protection by their location within a conservation area (see section 10) and the horse chestnut tree north of the church is also protected by a tree preservation order (see map 3). The large oak tree in front of the Marriage Feast Room visually dominates Church Green and acts as a focal point in the hamlet. It was planted in 1887 to celebrate Queen Victoria's Golden Jubilee. The important trees, hedges, ponds and green spaces in the conservation area are indicated in Map 2.

7.6 Activity and Movement



The Churchyard, an important public green space in the hamlet

Matching is a secluded hamlet accessed by a private road that leads off Downhall Road. The road that runs through the settlement is closed to motor traffic beyond Matching although it is open to cyclists, pedestrians and horse riders. Other footpaths and bridlepaths continue to Matching Tye and Newmans End. The Forest Way, an important footpath in the county network, runs along the western edge of the hamlet.

As Matching is made up of relatively few buildings and situated at the end of a no-through road, the level of activity in the hamlet is relatively low and the area is generally very quiet. However, Matching Hall is a working farm and services are still held at the church on Sundays. The Marriage Feast Room is used for Parish Council meetings, coffee after church, art exhibitions and, on rare occasions, for wedding receptions.

8 Opportunities for Enhancement

Areas with potential for enhancement

- **Missing public footpath sign at the kissing gate**
- **Interpretation for visitors**



Sign missing from public footpath signpost at the kissing-gate near St Mary's Church

8.1 Physical condition

The overall condition of the conservation area is very good and the buildings are generally well maintained. There are only two small elements in the conservation area in need of repair. The first of these is the broken timber fence in front of the Marriage Feast Room and the second is the public pathway signpost beside the kissing gate opposite the churchyard, which is currently missing its sign. While it would be useful to repair the public pathway sign for visitors, the broken fence does not detract greatly from the character and appearance of the conservation area.

8.2 Threats to the character of the conservation area

Most of the buildings in the conservation area are statutorily listed and thus protected by law from demolition and unsympathetic alteration. The construction of new buildings is also strictly

controlled by green belt policy which means that in general only new buildings which relate to agriculture, forestry or outdoor sport and recreation uses will be permitted (see Appendix 2). Perhaps the main potential threat to the character of the conservation area is the addition of further road signs or street furniture which could detract from the simple rural character of the hamlet. However, as the majority of the land in the conservation area is currently privately owned and the road running through the hamlet is a private road, this is unlikely to be a serious threat in the near future.



Broken fence and gate in front of the Marriage Feast Room

8.3 Capacity for change

Part of the charm and character of Matching Conservation Area is that it has changed very little since the 19th century. Consequently, there is very little capacity for change in the conservation area. Although small-scale alterations in keeping with the conservation area will be acceptable, the emphasis should be on maintaining the character and appearance of the conservation area as it is.

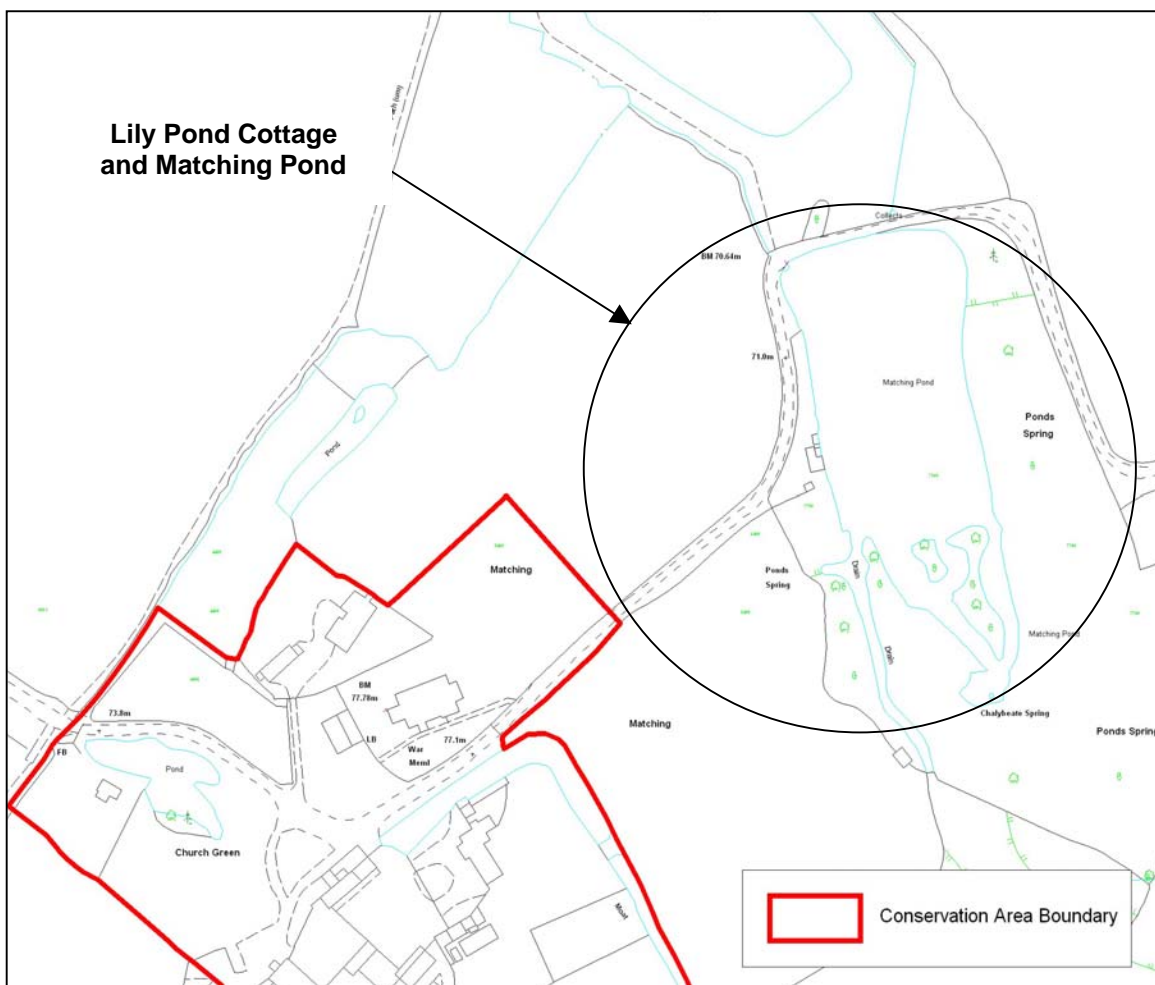
8.4 Interpretation

As there is currently no visitor information available in Matching, apart from some leaflets on display inside the church, it may be beneficial to install an interpretation panel in the conservation area to explain the history and significance of the hamlet to visitors. However, an interpretation panel would need to be maintained on a regular basis, because if it was damaged or vandalized it could potentially become an eyesore that detracted from the character of the conservation area.

9. Conservation Area Boundary

The conservation area boundary, which was originally drawn in 1977, encompasses the original settlement as it was up until the mid 20th century and excludes the modern farm buildings to the south of Matching Hall. As such, it seems to be a logical boundary as it is. The boundary could possibly be extended

northwards to include Lily Pond Cottage and Matching Pond. However, as Lily Pond Cottage is clearly set apart from Matching hamlet and already protected by statutory listing, there would be no particular benefit to be gained from including it in Matching Conservation Area.



Matching Pond and Lily Pond Cottage to the northeast of Matching Conservation Area

10. Community Involvement

10.1 Involving local people

Community involvement is an integral part of the appraisal process. The council aims to take into account the local residents' views in defining the special interest of the conservation area and formulating strategies for its improvement and management. The comments and suggestions of a number of local residents and amenity groups have been taken into account in the publication of the final version of this document. Matching Parish Council, the Friends of Matching Parish Church and Mr J Tinney, the owner of Matching Hall, were consulted on the draft appraisal and a public meeting was held in Matching Tye on 13th December 2006 to discuss its content. A copy of the draft was posted on the council's website between November 2006 and January 2007, to enable as many local people as possible to

access it and hard copies of the draft were available on request. To inform local residents of the public consultation period, an article was placed in the parish magazine and leaflets were distributed in the conservation area.

10.2 Timetable

| | |
|-------------------------------------|---------------------------------|
| August - October 2006 | Draft appraisal prepared |
| November 2006 - January 2007 | Public consultation |
| February 2007 | Finalising report |
| March 2007 | Publication |

11. General Guidance

It is the intention of Epping Forest District Council to make use of its powers to preserve and enhance the character and appearance of its conservation areas. The following is general guidance aimed at controlling and guiding change within Matching Conservation Area in order to ensure that its value is maintained both as a heritage asset and a high quality place in which to live and work. The council's local plan policies (adopted 1998) regarding conservation areas are set out in Appendix 2.

11.1 Topography and setting

It is important that the significant views both within and out of the conservation area are preserved and, where possible, enhanced. Any development in the hamlet should respect the nature of these views and contribute positively to them. Similarly, any new development in the wider area should take account of its impact on the views from the conservation area.

11.2 Architecture and building details

As set out in the council's local plan policy regarding the demolition of buildings in conservation areas (policy HC9), there will be a strong presumption towards the retention of all historic buildings that make a positive contribution to the character and appearance of the conservation area. There will also be a presumption in favour of the retention of original historic features such as traditional doors, windows, roof tiles and railings as these add a great deal of interest and value to the townscape. When historic features need replacing, a like-for-like approach should be taken wherever possible. The reinstatement of traditional features should always be based on a sound understanding of the original structure and, where possible, historical evidence.

11.3 Traditional building materials

The use of traditional materials will be encouraged in any new buildings and when repairs and extensions are made to existing buildings in the conservation area. Modern materials such as concrete, UPVC and aluminium should be avoided as these will be out of character with the conservation area and can erode its overall quality.

11.4 Trees, hedges and open spaces

Trees, hedges and open grassed spaces are an integral part of the character of the

conservation area and should be retained where possible. The council has stated in the local plan that it will not give consent to any work to trees that could be detrimental to the character, appearance or setting of the conservation area (policy HC6).

11.5 Environmental quality

It is important that the overall quality of the conservation area is maintained to a high standard, especially in the public realm. Signs and other street furniture should be kept to a minimum to preserve the rural character of the hamlet. It is the council's policy to ensure that public utility companies and the Highway Authority consider the character of conservation areas when carrying out works within them (Policy HC8).

11.6 New development

There is very little scope for any new development in the conservation area due to its location within the Metropolitan Green Belt. However, it is recognised that conservation areas must be allowed to evolve to meet changing demands and that new additions can enhance the existing fabric if sympathetic to their surroundings and of a high quality. In general, any new development should be in keeping with the overall character and appearance of the conservation area and respect adjoining buildings in terms of scale, density, massing, style and materials.

11.7 Activity and uses

At present, Matching Conservation Area is a small rural settlement consisting of a farm and manor house, a church, a small church hall and two dwellings. The council will seek to ensure that the existing land uses are maintained in order to preserve the quiet rural character of the conservation area.

11.8 Renewable energy

There has recently been increasing interest in the use of renewable energy systems such as wind turbines and solar panels. In order to preserve the character of the conservation area, permission will be only be granted for such fixtures where they can be installed in discreet and visually unobtrusive positions. It should be noted that such fixtures will rarely be acceptable on statutorily listed buildings (policy CP10, local plan alterations, 2006).

12. Management Plan

It is important that the historic fabric and rural character of the conservation area are preserved in order to maintain its special interest. The following section outlines the Council's specific objectives for the preservation and enhancement of Matching Conservation Area over the next five years.

12.1 Retention and enhancement of historic fabric

Original historic features such as doors, windows and roof coverings should be retained where possible as these are an important part of the character of the area. Most of the properties in the conservation area are listed which already protects them from unsympathetic changes due to the need to apply for listed building consent. However, technical advice and information can help to encourage repair and maintenance.

In order to raise public awareness on the importance of preserving and enhancing the historic fabric of the conservation area, the council intends to produce a leaflet on the repair and maintenance of historic buildings. The repair and reinstatement (where applicable) of traditional doors, windows and roof tiles will be encouraged and information will be made available on local craftsmen and suppliers of traditional building materials. A limited number of historic building grants will also be available for the repair of historic fabric on non-residential statutorily and locally listed buildings, with priority given to those on the statutory list.

12.2 Preservation and enhancement of trees, hedges and green spaces

It is important that the trees, hedges and green spaces are retained to preserve the rural character of the area. Epping Forest District council currently runs a tree warden scheme as part of a nationwide initiative. As there are no tree wardens in Matching Parish at present, consideration will be given to the establishment of a tree warden for the parish.

12.3 Improvement of public areas

In general, the public parts of the conservation area are in good condition. The main element in need of repair is a public pathway sign which is missing from a signpost at the kissing gate

near St Mary's Church. As well as bringing about the reinstatement of this sign in collaboration with EFDC Countrycare, the council will ensure that any new signs or other street furniture are kept to a minimum to preserve the rural character of the conservation area. The council will also consider the possibility of installing an interpretative panel to explain the history and significance of the hamlet.

12.4 Review

The character appraisal and management plan will be reviewed on a five yearly basis in order to compare achievements with the objectives outlined in the management plan.

The photographic survey and notes made about each building as part of the character appraisal will be used to monitor incremental change in the conservation area regarding physical condition and any loss of historic fabric or important trees, hedges or green spaces.

12.5 How residents and other property owners can help

Whilst the council can suggest improvements, and control certain types of development in the conservation area, the collaboration of local residents is vital for the successful preservation and enhancement of the character and appearance of the conservation area. The following are some of the ways in which local residents can help to preserve the character and appearance of the conservation area:

- Keeping properties in the conservation area in good condition.
- Retaining original features on historic buildings where possible and if replacements are needed, replacing features with like-for-like in terms of style and materials.
- Making sure that any additions to properties in the conservation area that do not require planning permission are in keeping with the building and the character of the conservation area.

12.6 Management plan

Matching Conservation Area Management Plan 2007-2012

1. Proposals for the retention and enhancement of historic fabric

- In order to encourage the retention of traditional architectural features, the council intends to produce an information leaflet on the repair and maintenance of historic buildings and provide information on local craftsmen and suppliers of traditional building materials.
- A small number of historic building grants will be available for the repair of historic fabric on non-residential statutorily and locally listed buildings, with priority given to those on the statutory list.
- The council will make sure that any new development is sympathetic to the character of the conservation area in terms of scale, massing, style and materials.

2. Proposals for the preservation and enhancement of trees

- The council will encourage and facilitate the establishment of a tree warden for Matching Parish.

3. Proposals for the enhancement of the public realm

- The council will replace the public pathway sign at the kissing gate near St Mary's Church, in conjunction with EFDC Countrycare.
- When resources become available, the council will explore the possibility of installing an interpretative panel for visitors in the conservation area.
- The council will make sure that the conservation area remains free from unnecessary road signs and street furniture which could detract from its simple rural character.

13. Bibliography

- The Victoria History of the County of Essex Volume VIII, Essex County Council, 1983
- A History of Matching, Marion Scantlebury, July 2000

Appendix 1. Listed Buildings in Matching Conservation Area

Parish Church of St. Mary

Grade II*

Parish church, early C13. S aisle widened later C14. W tower added C15. Chancel, N organ chamber, S transept, S porch, N aisle and easternmost bay of nave and aisles added or rebuilt 1875. Flint rubble with stone dressings, tower cement-rendered, S porch timber framed, roofs of handmade red clay tiles. The nave has N and S arcades each of 4 bays; the easternmost is C19, the remainder have 2-centred arches of the C13, of 2 chamfered orders springing from round columns with moulded abaci, capitals and bases; the W responds are attached half-columns, that on the W side partly restored. The S aisle has in the E wall a C19 archway to the S transept. In the S wall are 3 windows: the easternmost is C19; the second is late C14, partly restored, of 3 cinquefoiled lights with tracery under a square head with C19 label; the westernmost is C19 except the splays and chamfered rear-arch which are C14; between the westernmost and middle windows is the S doorway, later C14, partly restored; it has continuous moulded jambs and 2-centred arch with a moulded label. There is a piscina with trefoiled head and quatrefoil drain, late C14. There are 3 C14 grotesque corbels and 2 C19 head corbels. The roofs are all C19. The C15 W tower is of 3 diminishing stages with a chamfered plinth and C19 parapet. The tower-arch is 2-centred and of 2 orders, the outer moulded and continuous, the inner chamfered and springing from semi-octagonal responds with moulded capitals and plain-chamfered bases. The W window is C19 except the splays and chamfered 2-centred rear-arch. Across the NW angle is the doorway, with moulded jambs and 2-centred head, to the stair turret. The second stage has in the S and W walls a narrow pointed loop with moulded label, partly restored. The bell-chamber has in each wall a restored window of 2 trefoiled lights under a 2-centred head with moulded label. The S porch is mainly C19, but retains one cranked tiebeam with deep arched braces over the door, C15. The font has an octagonal bowl with moulded under-edge and base, on each face a quatrefoil panel containing flowers, shields, etc; stem panelled with trefoiled and cinquefoiled heads to the panels. The pulpit is octagonal with panelled sides, each side with 3 panels, the upper panels enriched with arabesque strap-ornaments and central boss, C17, partly restored. There are 6 bells, the fourth dated 1615, the sixth 1640, both by Robert

Oldfield. In the N aisle there is a brass on the N wall to John Ballett, 1638, with figures of man and wife in civil dress and kneeling figures of 2 sons and 6 daughters with achievement of arms; and on the W wall a white marble tablet to William Dearing, 1790.

The Marriage Feast Room

Grade II*

Public hall, C15/16, with later alterations. Timber framed, plastered, roofed with handmade red clay tiles. 4 equal bays aligned approximately NW-SE, aspect SW. Inserted chimney stack inside NE wall in second bay from NW end, C19. Lean-to extensions at NW end, C19 and C20. 2 storeys. SW elevation jettied, brackets missing. 2 plain boarded doors, 4 windows with horizontally sliding sashes of 16 lights each, late C19, on each floor, and one C20 casement window on first floor. NE elevation (towards parish church), ground floor, 2 small C20 casement windows, first floor 4 C19 Gothic cast iron casement windows. Roof hipped at SE end. Tiled pentice on NW gable. Some framing exposed internally. On ground floor, at the NW end a stair rises from one external door to the first floor, C19. At the SE end an original studded partition separates one bay from the remainder; a later partition divides it into 2 service rooms; the rest is open. Transverse and axial beams plain chamfered except in service end (axial beam missing in second bay from NW), joists lathed and plastered to soffits. Grooves for sliding shutters. First floor is open from end to end and to collars. Jowled posts, cambered tiebeams with arched braces. Plain crownposts with axial braces, much restored. Grooves below wallplates for sliding shutters on both sides of each bay, but varying in length. Edge halved and bridled scarfs in wallplates. This building was built as 2 halls, entirely open on the first floor, open except for partitioned service room on the ground floor. It has been used as a school and as an almshouse, with inserted partitions and chimneys; most of these have been removed later. In the course of relaying the ground floor evidence was found of an early inserted chimney stack, C16/17, in an axial position immediately SE of the middle, later removed. (Information from Jonathan Howarth, April 1983). This would account for the missing axial beam in this bay, and alterations to the central crownpost. A notice displayed at the entrance states that the building was built by William Chimney in 1480, but the source of this information has not been traced.

Morant wrote in 1768: 'A house, close to the church yard, said to be built by one - Chimney, was designed for the entertainment of poor people on their wedding day. It seems to be very ancient, but ruinous', without supplying a Christian name or date (II, 499). The design is plain, consistent with construction in the late C15 or early C16. The fact that the jetty faces away from the church tends to confirm this secular intention, for buildings of similar form designed as the meeting places of religious guilds are usually jettied towards the church. A guild is recorded at Matching (Calendar of Letters Patent, 12 Elizabeth 268). In the tithe award of 1843 this building was described as 2 tenements with gardens, belonging to the parish of Matching, both unoccupied (Essex Record Office D/CT 236).

The Vicarage Grade II

Vicarage of lobby entranced form, c.1600 extended in C18 and C19. Timber framed, roughcast rendered, roofed with handmade clay tiles. 4 bays aligned approximately NE-SW, aspect SE, with axial chimney stack in second bay from SW, forming a lobby entrance. Service wing to NW of NE bay, probably contemporary. Stair tower to NW of chimney stack, and C18 gabled extension between it and service wing. External chimney stacks at NW and NE. 2 storey flat-roofed extension at NE end, C20. Late C19 crosswing at SW end with central chimney stack, extending NE to meet stair tower. 2 storeys. Gothic door under shallow hood with mixed Gothic and classical ornament, C19. 4 casement windows, C19, of which 3 have Gothic tracery. On first floor, 4 similar windows, all with Gothic tracery. Hipped roof, wooden parapet. Late C19 crosswing has one tripartite sash window at each floor, and a band of polychrome brickwork following the arch of the ground floor window. C19 grouped diagonal shafts on axial and NE stacks. Interior fully plastered, and beams boxed in. C18 stair with pine rail and 3 slender turned balusters to each tread, some missing or damaged. Early C19 cast iron gates in 2 upper rooms, each side of axial stack. Edge halved and bridled scarf in SE wallplate. Roof of clasped purlin construction, with curved wind bracing, originally hipped at SW end, altered to a hip at NE end. Partitions of original wattle and daub present in roof. A terrier of 1610 describes the vicarage as 'A Dwelling House having a Hall, a Parlour and Entry floor'd with Board, also a kitchen, with four other little rooms, four Chambers, a Study and two pairs of Stairs' (Newcourt, II, 410). The will of Nehemiah Holmes, vicar from 1662 to 1685, bequeathes long lists of domestic articles in 'the Chamber

over the Parlour', 'the hall chamber', the chamber over the dayry' and 'the old study' (Essex Record Office D/ABW 71/236). The first 3 can be identified as the upper SW room of the present house, the next room to the NE and the upper room of the NW service respectively. Muilman wrote in 1771 'The vicarage has been almost entirely new-built by the present incumbent (p.102), but this must be simply his way of describing superficial alterations, for structurally the present building is certainly much older. A photograph dated 1861 in the possession of the vicar shows the house from the west before the present Victorian wing was added.

Matching Hall Grade II*

Manor house, C15, altered in C16, C17 and C20. Timber framed, plastered, roofed with handmade red clay tiles. Aligned approx. NW-SE, aspect now SW formerly NE. 2-bay crosswing at NW end, C15, with central chimney stack, C17. 2-bay crosswing at SE end, c.1600. 2-storey hall block between them, c.1600. Chimney stack at junction with SE crosswing, late C16, forming a lobby entrance to NE. At N corner of NW wing, square service building with pyramidal roof, 2 storeys, C17. Single storey extensions with pitched roofs to NE and SE of it, C20. Second square building with pyramidal roof, 2 storey, NW of the first, linked to it by a wall, date uncertain. 2 storeys with attics. SW elevation, ground floor, gabled porch, 4 double-hung sash windows. First floor, 3 double-hung sash windows. Façade gable in middle of hall block, with double-hung sash windows in this and the gable of the SE crosswing. Grouped diagonal shafts on axial chimney stack. Some framing exposed internally. Axial beam in SW of NW crosswing plain chamfered with step stops. Axial beam in hall block plain chamfered with bar stops. Roof of NW crosswing of crownpost construction, much altered, originally with gablet at SW end, altered to a gable. Crownposts and collar-purlin missing, some original collars present. Roof of SE crosswing of clasped purlin construction with curved wind braces. Roof of hall block of joggled butt purlin construction, with façade gables both sides. Like many medieval houses this has undergone extensive reconstruction in the period of agricultural prosperity and rapid social change in the late C16 and early C17. Originally it has an open hall in the place of the present hall block, with the present NW crosswing forming a parlour and solar.

Dovecote approx. 50 metres SSW of Matching Hall**Grade II**

Dovecote, late C17/early C18. Red brick, Flemish bond, with flared blue headers, roofed with handmade red clay tiles. Square with pyramidal roof. C20 brick buttress outside N wall. Lean-to garage to S weatherboarded with roof of C20 Roman tiles. Nest boxes missing, but remaining evidence, clearest inside the W wall, indicates that the sides were constructed of projecting bricks, edge upwards, and the ledge of tiles. RCHM 6.

Barn 75 metres SW of Matching Hall**Grade II**

Aisled barn, c.1600. Timber framed, weatherboarded, base walls of red brick, roofed mainly with handmade red clay tiles, some machine-made red clay tiles. 7 equal bays aligned NW-SE with midstreys to NE in bays 2 and 6. Jowled posts, near-straight braces to tiebeams with spandrel struts. Thin straight braces from heads of each arcade post to middle of wallpost, tenoned into aisle tie. Primary straight bracing in walls. Arched braces to arcade plates. Queen strut roof, clasped purlins with curved wind bracing. Joggled butt purlins in aisle spans. All original sill present, mounted on base walls approximately 1 metre high x 0.45 metre thick, bond various, tarred on the outside.

Appendix 2. Relevant National Legislation and Local Plan Policies

National Legislation

There are several special restrictions that apply to conservation areas. These are in addition to normal planning controls:

The size limit for extending your home without obtaining planning permission is 50m³ or 10% of the house's original volume, up to a maximum of 115m³.

Consent must be obtained from the District Council for the demolition of any building within the conservation area – this may also include gates, walls and fences.

You must give the District Council six weeks notice in writing before felling or cutting back any tree unless the tree is:

- dead, dying or dangerous;
- causing a nuisance in law;
- a cultivated fruit tree;
- less than 236mm (9.5") in girth around the trunk when measured 1.5m (4' 10") above the ground.

Some additional restrictions apply to the siting of advertising hoardings or other advertisements and satellite dishes.

Epping Forest District Local Plan Policies (Adopted January 1998)

POLICY HC6

Within or adjacent to a conservation area, the council will not grant planning permission for any development, or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area.

POLICY HC7

Within conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should:

(i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;

(ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the conservation area;

(iii) be composed of facing materials chosen from the traditional range used in the district;

(iv) have facades which:

(a) provide an appropriate balance between horizontal and vertical elements, and proportions of wall to window area;

(b) incorporate a substantial degree of visual intricacy, compatible with that of the facades of historic buildings; and

(v) where applicable, be of a scale compatible with any adjacent historic buildings.

POLICY HC8

The council will seek to ensure that all public utility companies and the highway authority have regard to the need to preserve the character of conservation areas when considering works within them.

POLICY HC9

The council will only grant consent for the demolition of a building in a conservation area where the building does not make a significant contribution to the character and appearance of that area, or where the redevelopment proposal preserves or enhances that character or appearance. Any consent may be subject to:

(i) planning permission having already been granted for the redevelopment of the site; and

(ii) a legal agreement that the building is not demolished before a contract for the redevelopment of the site has been made.

POLICY HC10

The council will not give consent for works to the interior or exterior of a listed building which

could detract from its historic interest or architectural character and appearance.

POLICY HC11

The Council will not give consent for the demolition of a listed building unless it can be shown, to the satisfaction of the council, that there are very exceptional circumstances as to why the building cannot be retained and returned to an appropriate use.

POLICY HC12

The Council will not grant planning permission for development which could adversely affect the setting of a listed building.

POLICY HC13

The adaptation or conversion of a listed building to a new use may be permitted where:

- i) This can be shown to be the only way to retain the special architectural or historic interest of the building;
- ii) Any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and
- iii) The immediate and wider landscape settings of the building are respected.

Substantial reconstructions or extensions, and sub-divisions into more than one unit will not be permitted. Conditions may be imposed to control land use or development rights associated with the converted building.

POLICY GB2A

Planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the green belt unless it is appropriate in that it is:

- (i) for the purposes of agriculture, horticulture or forestry or
- (ii) for the purposes of outdoor participatory sport and recreation or associated essential small-scale buildings: or
- (iii) for the purposes of a cemetery or
- (iv) for other uses which preserve the openness of the green belt and which do not conflict with the purposes of including land in the green belt or
- (v) a dwelling for an agricultural, horticultural or forestry worker in accordance with policy GB17A; or
- (vi) a replacement for an existing dwelling and in accordance with policy GB15A; or in accordance with another green belt policy
- (vii) a limited extension to an existing building that is in accordance with policy GB14A; or
- (viii) in accordance with another green belt policy.

Appendix 3. Townscape Analysis

| No. | Name of Building | Address | Age of building (century) | Statutorily listed | Impact on CA* | Modern replacement windows |
|------------|-------------------------|----------------|--------------------------------------|---------------------------|----------------------|---|
| 1 | St Mary's Church | Matching | 13th | Y | P | |
| 2 | Marriage Feast Room | Matching | 15th | Y | P | |
| 3 | The Vicarage | Matching | 17th | Y | P | |
| 4 | Church View Cottage | Matching | 19th | | P | • |
| 5 | Matching Hall | Matching | 15th | Y | P | |

*P=Positive, O=Neutral, N=Negative

Appendix 4. Glossary of Terms

| | |
|---------------------|---|
| Bargeboard | A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect. |
| Casement | Side hinged window. |
| Chalybeate | Containing iron |
| Cinquefoil | An ornamental foliation in panels or tracery so called because it is arranged around five intervals, known as foils or cusps, that describe the outlines of five leaves or petals. |
| Flemish Bond | Brickwork with alternating headers (short ends) and stretchers (long sides) showing. |
| Gable | The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'. |
| Gablet | A small gable above a hipped roof. Also used ornamentally, such as on a buttress or over a niche. |
| Gothic | A 19th century style that imitated medieval Gothic, marked by thin, delicate forms. |
| Jettied | An upper floor is extended out over the floor below, usually on timber joists. |
| Pantile | Curved, interlocking roof tile of S-shaped section usually made of clay or concrete. |
| Pargetting | The use of external lime plaster in a decorative manner with incised or moulded surfaces, especially timber-framed houses of the sixteenth and seventeenth centuries. |
| Quatrefoil | In the shape of a four leaf clover or circular with four foils enclosed. |
| Rendering | The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (fine lime plaster), usually with a grainy texture. |
| Sash window | A window that slides vertically or horizontally on a system of cords and balanced weights. |
| Solar | A first-floor chamber, often serving as a parlour, bedchamber or private room, in a medieval house. Also a loft, rood-loft or garret. |
| Stock brick | A traditional clay brick commonly used in house construction; often called London stocks because of the frequency of use locally. May be yellow or red in colour. |

Contact Details

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Planning Services