



# Matching Green Conservation Area

## *Character Appraisal and Management Plan*

March 2007



Planning Services

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# 1. Introduction

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## 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 overall environmental quality of the area is maintained to a high standard for the benefit of residents, local businesses and visitors alike.

## 1.2 Purpose, scope and nature of character appraisals

Following conservation area designation, councils 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 appraisal is partly intended to fulfill this obligation. Its main aims are to:

- Define the special architectural and historic interest of a 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 Green 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

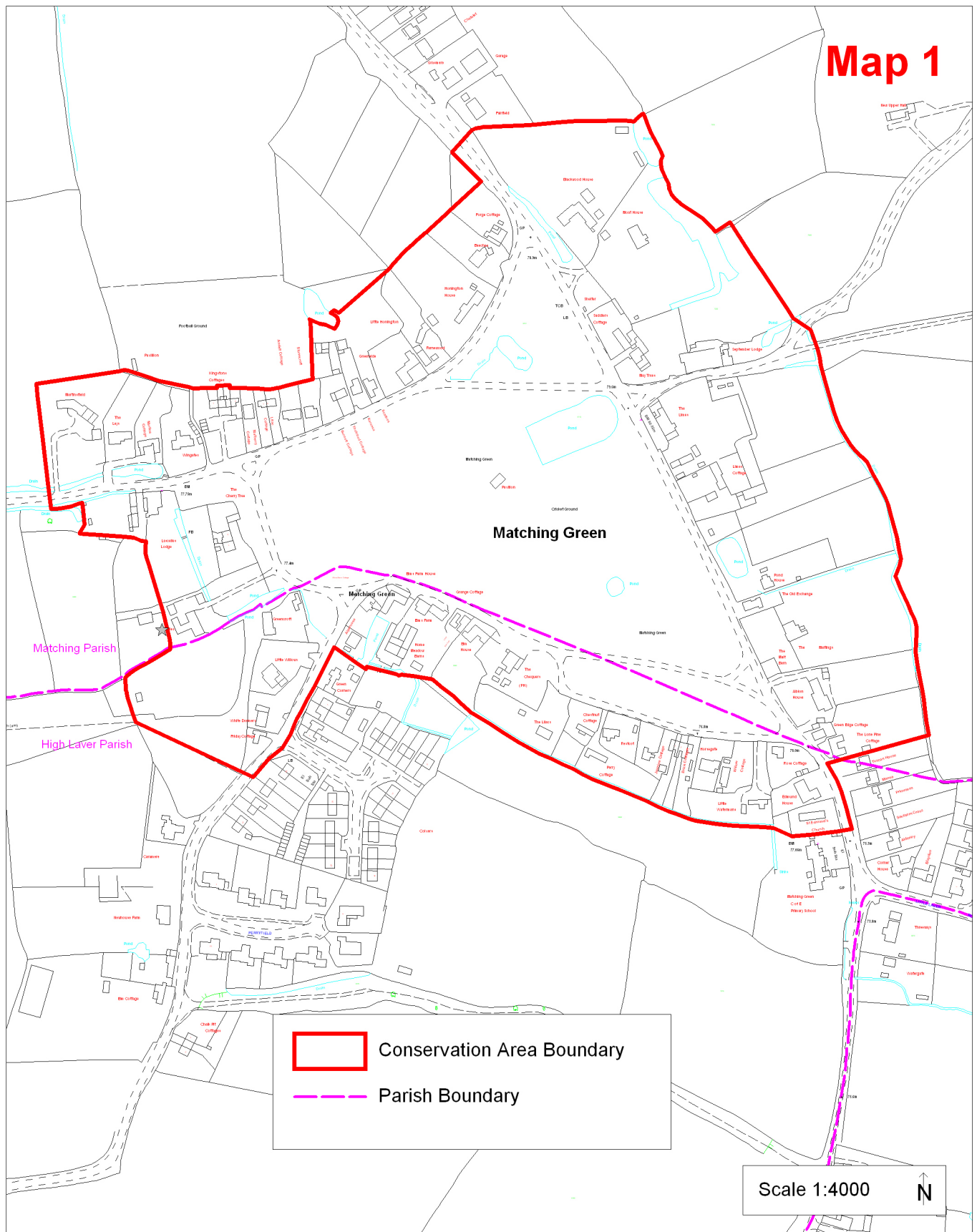
Matching Green Conservation Area, which was first designated in 1977, is a rural settlement based around a large triangular green. The precise conservation area boundaries are illustrated in Map 1.

## 1.4 Methodology

This appraisal was compiled between August 2006 and February 2007. As part of the character appraisal, the conservation area was surveyed and photographed in detail, historic maps were consulted and documentary research was carried out. This 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 incorporated into the final version.

# Matching Green Conservation Area

## Extent of the Conservation Area



## 2. Planning Policy Context

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### 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

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

The special architectural and historic interest of Matching Green Conservation Area derives from the historic layout of the settlement and the large number of historic buildings ranging in date from the 14<sup>th</sup> to the 19<sup>th</sup> centuries. These buildings include two late medieval hall houses, several 17<sup>th</sup> century timber-framed cottages, an 18<sup>th</sup> century neo-classical country house, several early 19<sup>th</sup> century dwellings and a mid 19<sup>th</sup> century former coaching inn.

#### **Buildings of architectural and historic interest**

- A 14<sup>th</sup> century hall house (Grade II listed)
- A 15<sup>th</sup> century cottage (Grade II listed)
- A 16<sup>th</sup> century hall house (Grade II\* listed)
- A range of 17<sup>th</sup> and 18<sup>th</sup> century dwellings, both timber-framed and brick-built (all Grade II listed)
- A range of good quality 19<sup>th</sup> century buildings that includes several dwellings and a former coaching inn (four of which are statutorily listed and three of which are locally listed)
- Two 19<sup>th</sup> century water pumps, (Grade II listed) and an early 20<sup>th</sup> century cast-iron signpost (locally listed).

It is important to ensure that these characteristics are preserved in order to maintain the character and special interest of Matching Green Conservation Area.

#### **Factors which contribute to the character of the conservation area**

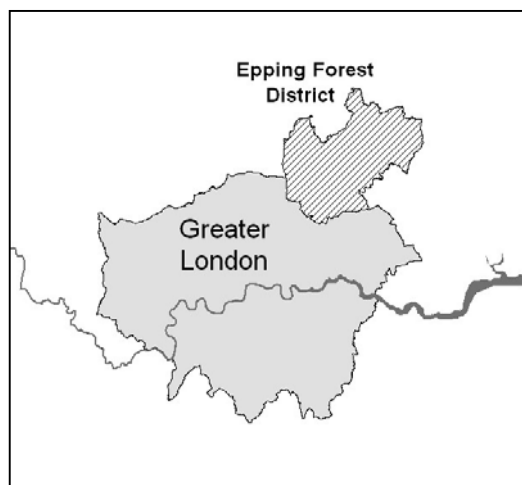
- The unusually large village green and the strong sense of open space it creates.
- The domestic scale of the buildings (most of which are detached and two storeys in height) and their irregular distribution around the edges of the village green.
- The variety of architectural styles including local traditional, 18<sup>th</sup> century neo-classical, Victorian and modern 20<sup>th</sup> century styles.
- The colour, texture and variety of traditional building materials.
- The numerous ponds, trees and hedges in the conservation area.
- The rural setting in a flat landscape of arable farmland.
- The predominantly residential nature of the settlement and the presence of one main local amenity, The Chequers pub.

#### 3.2 Definition of the character of Matching Green Conservation Area

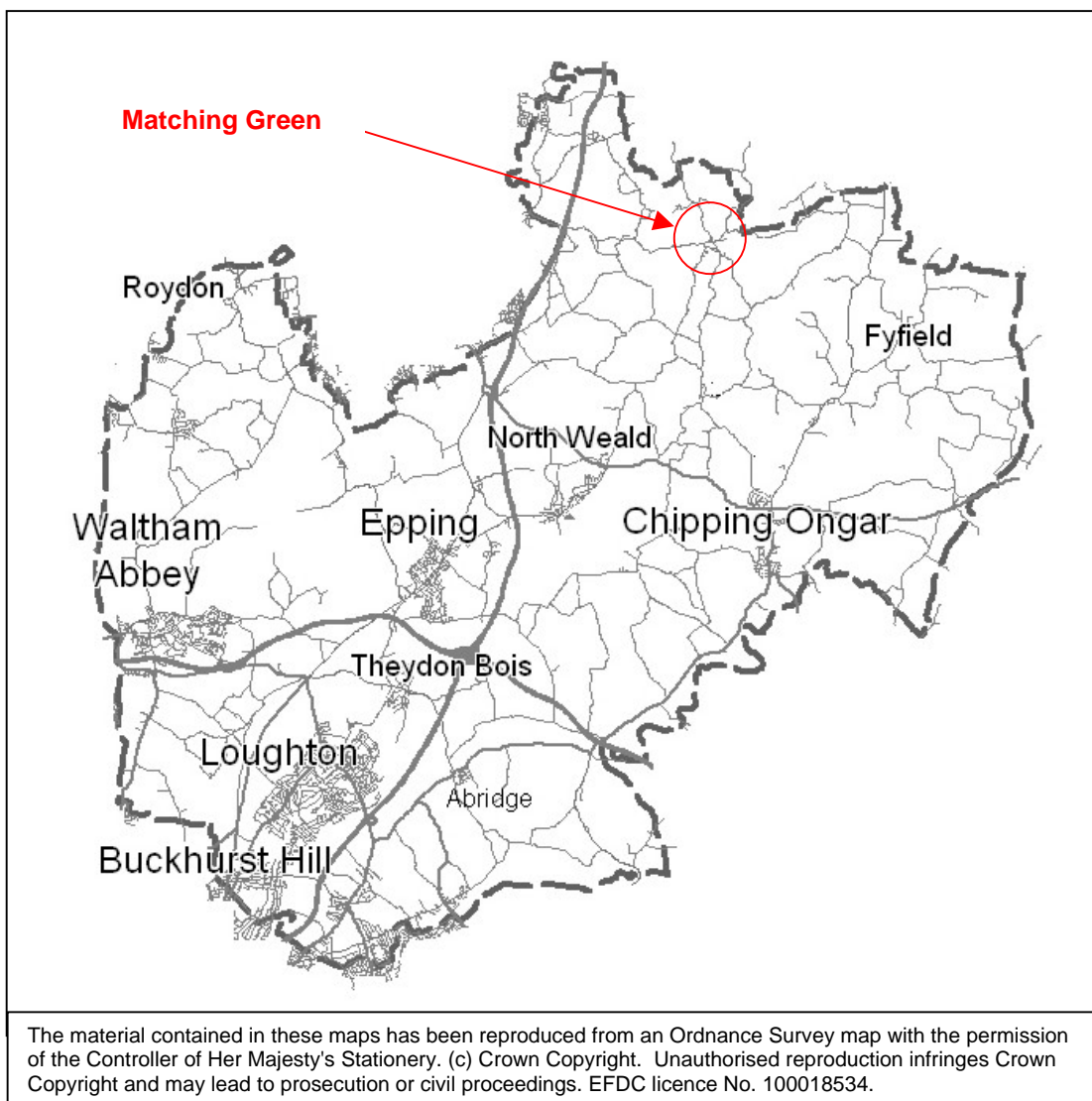
The character and appearance of Matching Green Conservation Area derive from the interaction of a number of different factors which are outlined below.

## 4. Location and Population

Matching Green Conservation Area is situated in the north of Epping Forest District in Essex. The majority of the conservation area forms part the parish of Matching but the southernmost part is situated in the parish of High Laver (see Map 1). Matching Green is approximately 4 miles east of the town of Harlow, 7 miles north of the town of Epping and 20 miles northeast of the centre of London. 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 Green within Epping Forest District*



## 5. Topography and Setting

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Matching Green Conservation Area is situated within a relatively flat landscape of farmland consisting of fields, hedgerows and small patches of woodland, which lies at about 75m above sea level. The area has good quality soils which make it suitable for farming. These mainly consist of boulder clay with areas of glacial loams. Matching Green and its surrounding landscape lie within the Metropolitan Green Belt.



*Landscape around Matching Green*



*Aerial photo of Matching Green*

## 6. Historical Development and Archaeology

### 6.1 Origins and development

Matching Green is a historic settlement which dates back to the early medieval period. The hamlet of Matching was the earliest settlement in the area and it probably dates to around 700AD when the Saxons conquered and colonised most of England. The community of Matching later spread out to form new settlements, one of which was Matching Green. The name Matching is thought to have derived from the Saxon people of Moecca (Match) with the suffix 'Ing' denoting an area of open pasture.

In 1086, Matching parish had a total recorded population of 32. Around this time, the village at Matching Green formed part of Waterman's Manor. Its origins are obscure but it is known that the tenancy of Waterman's Manor was acquired in 1359 by Waltham Abbey and that the lease of this property included 'a place' at Matching Green. In 1545, after the dissolution of the monasteries, the manor was granted to Robert Clifford and William Wallbore, from whom it passed, in 1547, to the Lukyn family and then to Sir William Petre in 1554. Waterman's Manor House, which had fallen down by 1720, is thought to have been located to the north of Matching Green near Gunnetts Green. Its name is preserved in Watermans End, an area which lies to the south of Matching Green, and Little Waterman's, an 18<sup>th</sup> century cottage in the southern part of Matching Green Conservation Area.



*Little Watermans, an 18<sup>th</sup> century cottage whose name drives from the former Waterman's Manor*

Village greens such as that at Matching Green were originally formed when the poorer bits of land on a manor (usually the waste land) were made available to the workers on the estate for grazing animals and other activities such as

taking wood, peat, turf and fish. In 1668, the tenants of Waterman's Manor and Otes Manor in High Laver were said to have 'commoned' at Matching Green. Some cottages in Matching Green have retained grazing and other rights to the green to this day and the green was used to graze animals, particularly horses, right up until the mid 20<sup>th</sup> century. At over 13.6 acres (5.6 hectares), Matching Green is one of the largest village greens in Essex.



*Chapman and Andre map, 1777*

The oldest buildings in Matching Green Conservation Area are Lascelles, a 14<sup>th</sup> century hall house; Martins Cottage, a 15<sup>th</sup> century hall house; and The Moat House, a 16<sup>th</sup> century hall house. A hall house was a type of dwelling built from the medieval period onwards which consisted of a large public room or hall with private living accommodation attached at the side. It is not known whether there were houses all around the village green during the 15<sup>th</sup> and 16<sup>th</sup> centuries but there were houses on all three sides of the green by the 17<sup>th</sup> century, many of which survive today. Most of these properties are detached buildings with wide frontages set on relatively large plots of land, which indicates that the settlement was not very densely populated at that time.

By the 18<sup>th</sup> century, Matching Green was the largest settlement in Matching parish, which in 1778, had approximately 450 inhabitants. The Chapman and Andre map of 1777 shows a settlement pattern very similar to that of today with buildings lining all three sides of the green and a large gap in the building line on the eastern side. There are three 18<sup>th</sup> century buildings in the conservation area, namely The Limes, The Thatched Cottage (Burnett Cottage) and Little

Watermans. Like the 17<sup>th</sup> century buildings, these buildings are wide-fronted and set on large plots of land. In 1709, there was an alehouse known as 'The Cock' at Lone Pine Cottage. Also known as Church House, this cottage was given to the church to provide funds for church repairs. However, according to a record of 1771, the rent from this cottage was often used for the relief of the poor instead. The cottage was still church-owned and trading as an alehouse in 1843 but after the mid 19<sup>th</sup> century, it became a private house again.



*Lone Pine Cottage, formerly The Cock PH*

The population of Matching parish continued to grow in the 19<sup>th</sup> century and by 1841, it amounted to 687 inhabitants. The population of Matching Green also expanded around this time and the conservation area contains a large number of 19<sup>th</sup> century buildings, particularly along the southeastern side of the green. During this period, the village increased mainly in density (rather than area) and the majority of the 19<sup>th</sup> century properties are set on narrow plots of land situated between existing buildings. The two 19<sup>th</sup> century rows of terraced cottages, Kingston and Brickfield Cottages, are an indication of the growing shortage of space around the village green as the population increased.

In the early to mid 19<sup>th</sup> century The Chequers was built in the village as a coaching inn. Coaching inns stabled teams of horses for stagecoaches and were a vital part of the inland infrastructure network until the mid 19<sup>th</sup> century. Around the same time, a large 'maltings' was built at Matching Green just north of Albion House, part of which survives today as The Malt Barn. Potash, a chemical used in the manufacturing of glass, soap and fertilizer, was also produced in the area at this time, as indicated by Potash Road

which runs eastwards from Matching Green. For much of the 19<sup>th</sup> century, Green Edge Cottage was used as a 'penny' school, so-called because pupils paid a penny to the teacher to attend. In 1866, a new school was built to the south of the village through subscriptions from local parishioners and on land donated by Mr J. W. Perry Watlington. At that time it was known as High Laver School, and it served the villages of High and Little Laver. St Edmund's All Saints Church was built in 1874 at the expense of Francis R. Miller. In 1994, the church was leased to Matching School and refurbished to provide a school hall.



*Green Edge Cottage, formerly a penny school*

In 1873, there was a post office on the site that now forms part of Little Honington and a blacksmith at Forge Cottage. In 1885, Matching Green Baptist Church was built where Farnewood now stands and the post office was moved across the green to May Trees. 1 and 2 Cherry Tree Cottages were being used as a beerhouse from at least 1897. Foxhunting was a popular sport in Matching Parish in the 19<sup>th</sup> century and the hunt often assembled at Matching Green, as depicted in a postcard from 1909 (see page 10).



*St Edmunds Church, built in 1874*



*May Trees, which formerly housed the post office*

The population of Matching parish declined during the course of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and in 1921, it stood at only 463. During the Second World War, the northern part of Matching Green was hit by a bomb and several buildings in the northern part of the village were completely destroyed. Among the buildings destroyed were a large cottage that stood next to Forge Cottage, the Baptist Chapel, the original Honington House, as well as several stables and a coach house belonging to it. The only building to survive the bombing in this area was a small thatched weatherboarded outbuilding which now stands in front of Little Honington House (see page 17). The Baptist Chapel was rebuilt in 1950, Honington House was rebuilt in 1949 and in 1962, Beeches was built to replace the cottage which had stood beside Forge Cottage. In 1986, the 1950s Baptist Chapel was replaced by Farnewood.

During the second half of the 20<sup>th</sup> century, new houses were built on all three sides of the green and along the approach roads to the village. While the older houses in the conservation area

tend to be long and narrow due to the nature of traditional building techniques, the 20<sup>th</sup> century buildings are generally larger and more varied in shape. Until the mid 20<sup>th</sup> century, there were several shops and amenities in Matching Green including a cycle shop, a saddler, a forge, a drapery, a grocery shop, a bakery, two butchers, a fire station, a telephone exchange, a wheelwright and several public houses. Today, The Chequers is the only remaining local amenity in the village.



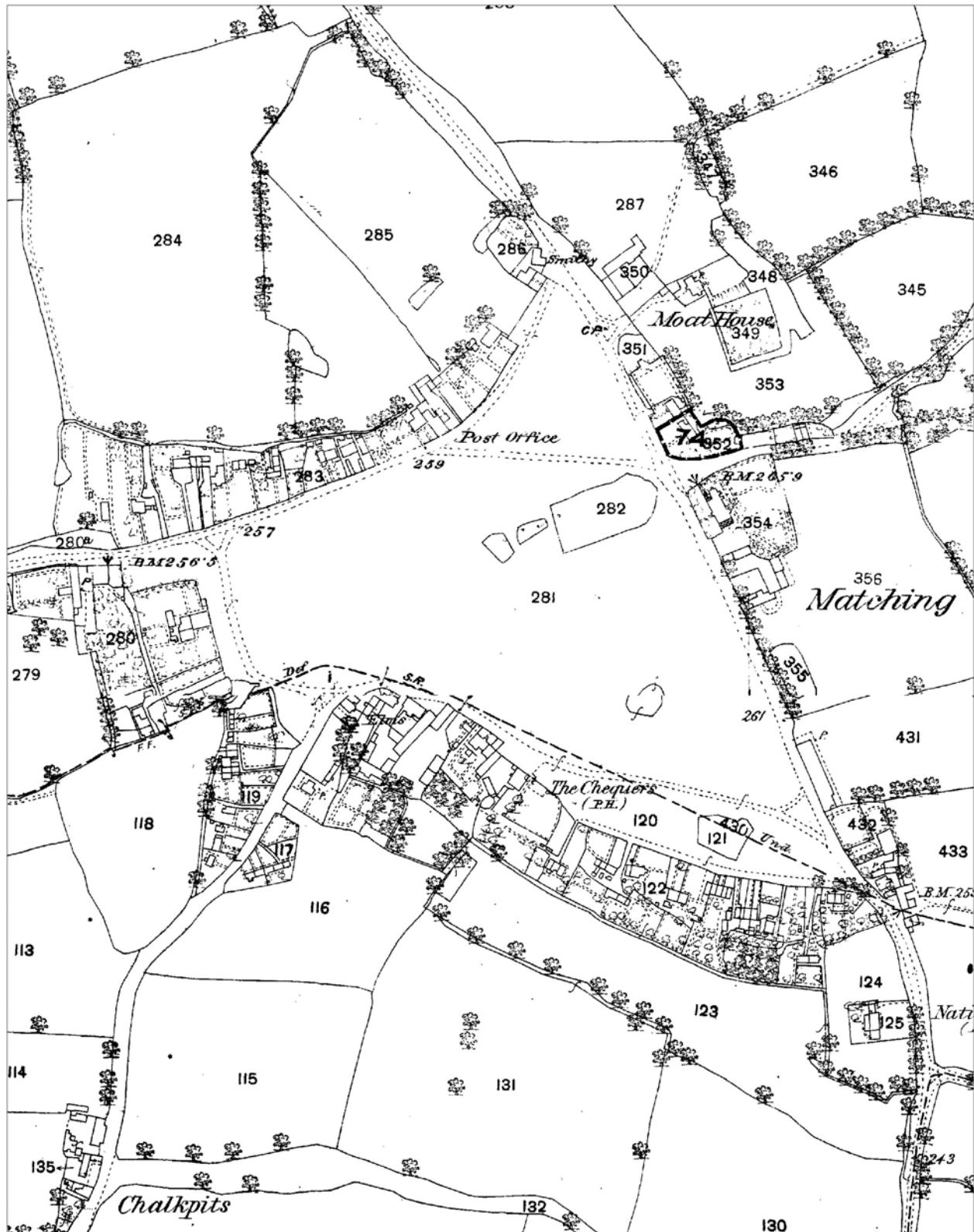
*The 1950s Baptist Chapel, where Farnewood now stands*

## 6.2 Archaeology

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



*The hunt at Matching Green, postcard c1909*



First Edition Ordnance Map c1873

## 7. Character Analysis

### 7.1 General character and plan form

Matching Green is a rural settlement that has formed around an unusually large triangular village green. The strong sense of open space created by the green is one of the most striking aspects of the conservation area. The green is bordered on all three sides by buildings of various dates from the 14<sup>th</sup> to the 20<sup>th</sup> centuries. Two roads cut across the green dividing it into one large triangular area with two smaller areas to the north and south of it.

Because of its extensive village green, the settlement is spread out over a relatively large area. The majority of the houses in the conservation area face directly onto the green and there is a cricket pavilion at the centre of the green. The conservation area also includes some buildings on the approach roads to the green on Little Laver Road, High Laver Road, Matching Tye Road and Potash Road.

Along the northern and southwestern sides of the green, between Little Laver Road and High Laver Road, the houses are quite densely grouped together, while on the eastern and southwestern sides of the green, between High Laver Road and Matching Tye Road, they are more widely spaced apart. Most of the building plots are reasonably wide; however, there are some long narrow building plots in the conservation area. The majority of the buildings are detached but there are also a few semi-detached buildings and two groups of terraced cottages.

There is a wide range of architectural styles in the conservation area including local traditional, 18<sup>th</sup> century neo-classical, Victorian and late 20<sup>th</sup> century modern styles.

### 7.2 Key views

The various views across the green are an integral part of Matching Green Conservation Area. They serve to highlight focal points and emphasise the broad expanse of the green.



*View of the southwestern side of the green*

The most important views across the green are those of The Limes and May Trees; Cherry Tree Cottages; and the group comprising The Chequers, Elm House, Elms Farm and Elms Farmhouse (see Map 2). This group of buildings is particularly prominent because the section of road on which it is built projects forwards into the green at this point.



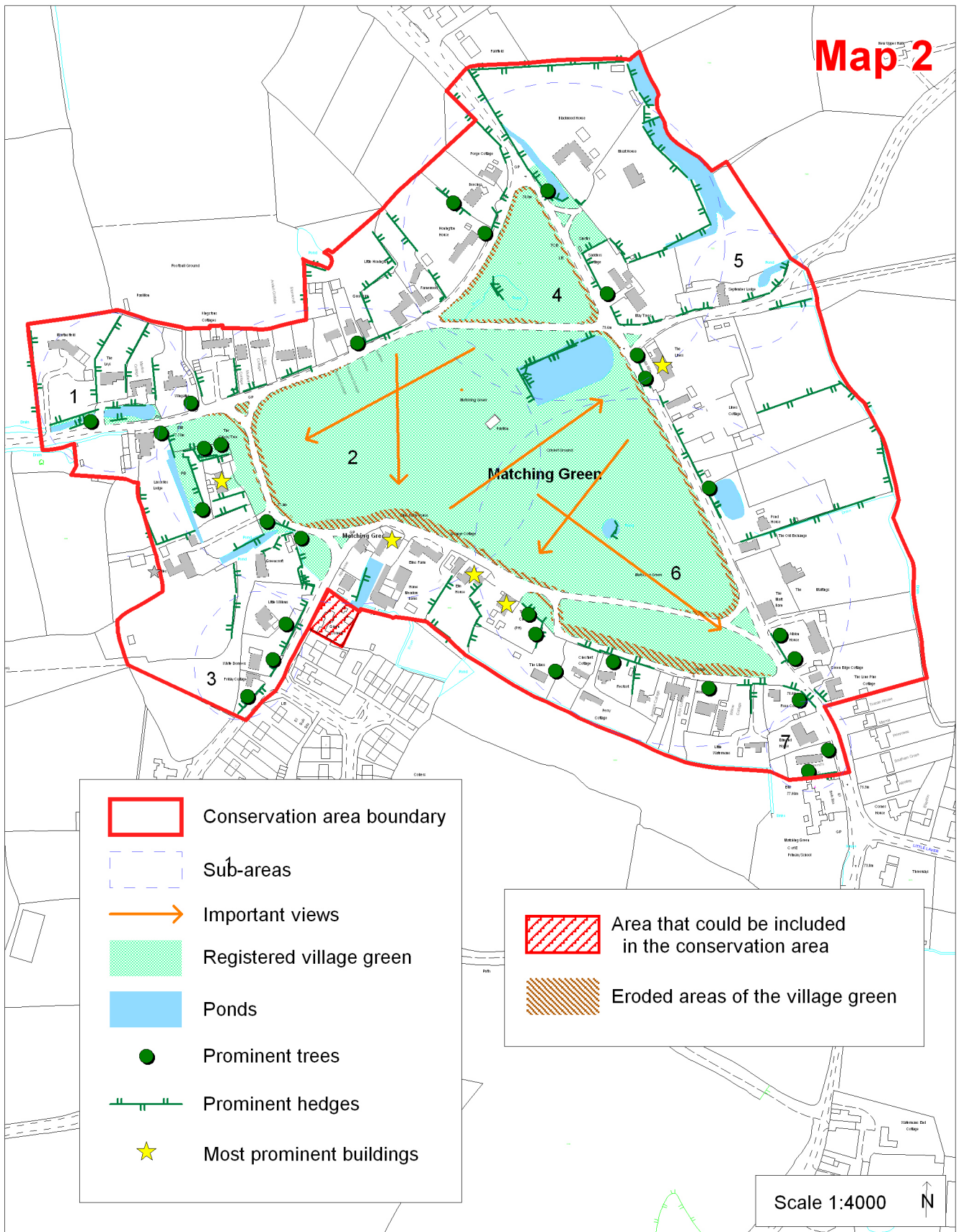
*View of The Limes and May Trees*



*View of Cherry Tree Cottages*

# Matching Green Conservation Area

## Townscape Analysis



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### 7.3 Sub-areas

The conservation area can be divided into seven 'sub-areas' which are illustrated in Map 2. These sub-areas do not have precise boundaries; their main purpose is to identify how parts of the conservation area differ in terms of architectural characteristics and spatial composition.



*Area 1: Matching Tye Road*

#### Area 1. Matching Tye Road

This small area along Matching Tye Road is relatively enclosed and includes Lascelles Lodge, Martinsfield, the Leys, Martin's Cottage and Wingates. Lascelles Lodge is set close to the road while the other properties are set back from the road behind a pond and a series of trees which partly obscure the buildings from view. The buildings, all of which are residential properties, consist of one 15<sup>th</sup> century cottage, two 19<sup>th</sup> century buildings and two 20<sup>th</sup> century buildings.

#### Sub- areas in the conservation area

- **Area 1: Matching Tye Road**
- **Area 2: Western part of the green**
- **Area 3: High Laver Road**
- **Area 4: Northern part of the green**
- **Area 5: Potash Road**
- **Area 6: Southeastern part of the green**
- **Area 7: Little Laver Road**



*Area 2: The western section of the green*

#### Area 2. Western section of the green

This area, which forms the western corner of the green is much more open and is the most densely populated part of the conservation area. While the three properties on the far western side of this area are well spread out and set back from the green, the buildings in the northern and southern parts are closely grouped together and most are set close to the green. The western part of this area also contains a large number of mature trees. The buildings range in date from the 14<sup>th</sup> to the 20<sup>th</sup> centuries and are all residential properties. The section of green that forms part of this area is completely open and contains no ponds, trees or bushes.



*Area 3: High Laver Road*

#### Area 3. High Laver Road

Like the sub-area on Matching Tye Road, this area is also relatively enclosed due to the tall trees and hedges which line the road on the northern side. This area contains two 20<sup>th</sup> century buildings (White Dormers and Little Willows) and one 17<sup>th</sup> century building (Friday Cottage), all of which are set back from the road and well-screened from view.





*Area 4: The northern section of the green*

**Area 4. Northern section of the green**

In the northern section of the green, most of the buildings are well spaced apart and set back from the road. There are also many mature trees between, and in front of, the properties. The buildings in this area are nearly all residential and range in date from the 16<sup>th</sup> to the 20<sup>th</sup> centuries. The section of green in this area contains one large pond and one smaller dried-up pond, both of which are surrounded by young trees and bushes. There is also a 20<sup>th</sup> century cricket pavilion on this section of the green.



*Area 5: Potash Road*

**Area 5. Potash Road**

The sub-area on Potash Road is another relatively enclosed area due to the narrow road, which is bordered by a high red brick wall, a series of substantial hedges and several mature trees. The only building in this area is September Lodge, a 19<sup>th</sup> century pair of cottages which fronts directly onto the road.

**Area 6. Southern section of the green**

The southern section of the green contains a variety of buildings dating from the 17<sup>th</sup> to the 20<sup>th</sup> centuries. Along the southern edge of the green, the buildings are grouped closely together while on the eastern edge, the buildings are more widely spaced apart. There is a long gap in the building line between The Limes and Pond House, which is occupied by a large pond and a series of trees. There are many trees and hedges lining the edge of the green which screen the buildings from view. There is a strong sense of open space in this area due to the large expanse of open village green. The openness of the green is broken up slightly by a small pond and several young trees.



*Area 6: The southern section of the green*

**Area 7. Little Laver Road**

This area contains one 19<sup>th</sup> century building (St Edmunds Church) and one 20<sup>th</sup> century building (Edmunds House), both of which are set back from the road. The trees and bushes that front onto the road help to create a sense of enclosure.



*Area 7: Little Laver Road*

## 7.4 Buildings of Architectural and Historic Interest

Matching Green Conservation Area contains a large number of buildings of architectural and historic interest, ranging in date from the 14<sup>th</sup> to the 19<sup>th</sup> centuries (see Maps 3 & 4). These buildings include statutorily listed buildings, locally listed buildings and other buildings of townscape merit.

### Statutorily listed buildings in Matching Green Conservation Area

#### Grade II\* listed

- The Moat House

#### Grade II listed

- Albion House
- Chestnut Cottage
- Cottage 10m NE of Lascelles
- Elms Farmhouse
- Forge Cottage
- Friday Cottage
- Greencroft
- Greenside
- Lascelles
- Lascelles Lodge
- The Lilacs
- The Limes
- Pump at The Limes
- Little Elm Cottage
- Little Watermans
- Lone Pine Cottage
- Martins Cottage
- May Trees
- Mulberry Cottage
- Pump at Mulberry Cottage
- Cherry Tree Cottage
- Perry Cottage
- Restcot
- Rose Cottage
- Saddlers Cottage
- Thatched Cottage
- Willow Cottage



*Lascelles, Grade II listed*

The oldest building in the conservation area is Lascelles, a 14<sup>th</sup> century hall house with two jettied crosswings and a large external chimney stack. Jetties (projecting upper storeys) were extremely common in the 15<sup>th</sup> and 16<sup>th</sup> centuries, particularly on urban buildings, and were usually a sign of high status. The northern crosswing of Lascelles dates from the 14<sup>th</sup> century while the other crosswing dates from the mid-16<sup>th</sup> century. It is believed that around the time of the Reformation, the 14<sup>th</sup> century wing was brought from another site to Matching Green, where it was reconstructed and extended. To the north of this, on Matching Tye Road, is Martins Cottage, a small 15<sup>th</sup> century thatched hall house that was altered in 17<sup>th</sup> century and greatly extended in the 20<sup>th</sup> century.



*The Moat House, Grade II\* listed*

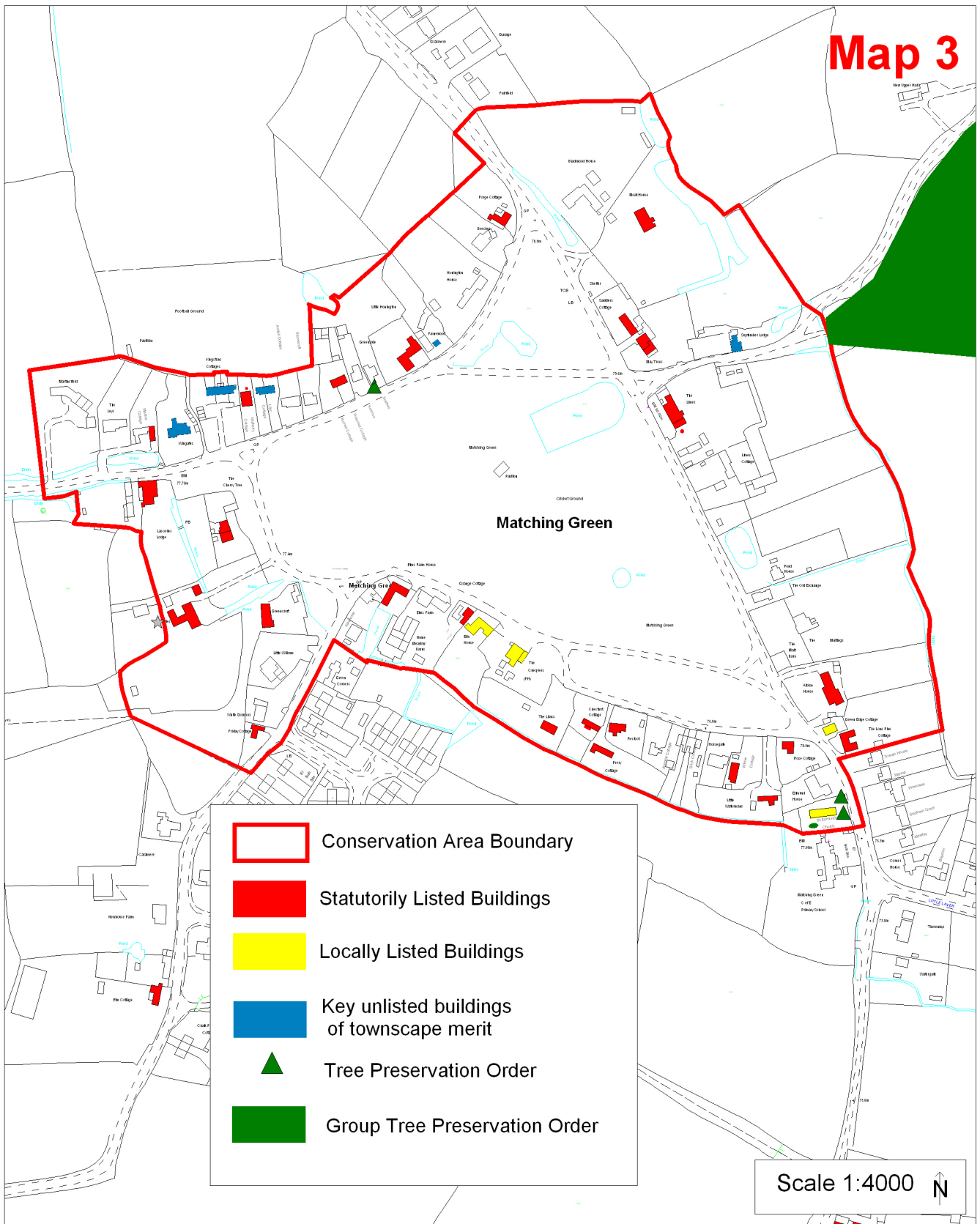
#### **Statutorily listed buildings**

The many listed buildings (see Map 3) in Matching Green Conservation Area make an important contribution to the character and appearance of the conservation area through their traditional appearance and various historic features. The majority of the listed buildings date to the 17<sup>th</sup> and 19<sup>th</sup> centuries and are built in a local traditional style.

Across the green from Lascelles is the Moat House, a 16<sup>th</sup> century hall house which was built c.1500, probably as a manor house. The building features two jettied crosswings and an external chimney with two 'bee boles' at the base. A bee bole is a recess, usually set in a garden wall, that was big enough to hold a skep – a coiled-straw hive that was used by beekeepers in Britain

# Matching Green Conservation Area

## Listed Buildings and Protected Trees



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before the introduction of the modern wooden hive in the late 19<sup>th</sup> century. The Moat House is the only Grade II\* listed building in the conservation area.



*Albion House, Grade II listed*

A large number of the listed buildings in Matching Green date to the 17<sup>th</sup> century. In clockwise order, these consist of Cherry Tree Cottages (formerly The Cherry Tree Beerhouse), Mulberry Cottage (formerly a shop), Greenside, Forge Cottage (formerly a blacksmiths), Saddlers Cottage (formerly a shop), May Trees (formerly the post office), Albion House, Lone Pine Cottage (formerly The Cock public house), The Lilacs, Elm Farmhouse and Friday Cottage. Greenside, Saddlers Cottage and Albion House are 'lobby entrance' houses, a building type characteristic of lowland England, so-called because the front door usually leads into a small lobby against the side of the chimney.



*Cherry Tree Cottages, Grade II listed*

There are also several 18<sup>th</sup> century buildings in Matching Green Conservation Area. The Limes was built in the early 18<sup>th</sup> century in a neo-classical 'Queen Anne' style. It is the only building in the conservation area that is built in this style. The house was extended in the 19<sup>th</sup> century and there is a listed 19<sup>th</sup> century pump in the garden.



*The Limes, Grade II listed*

Burnett Cottage/Thatched Cottage originally dates to the 18<sup>th</sup> century but was recently completely renovated. Little Watermans is an 18<sup>th</sup> century traditional timber-framed cottage with a gambrel roof.



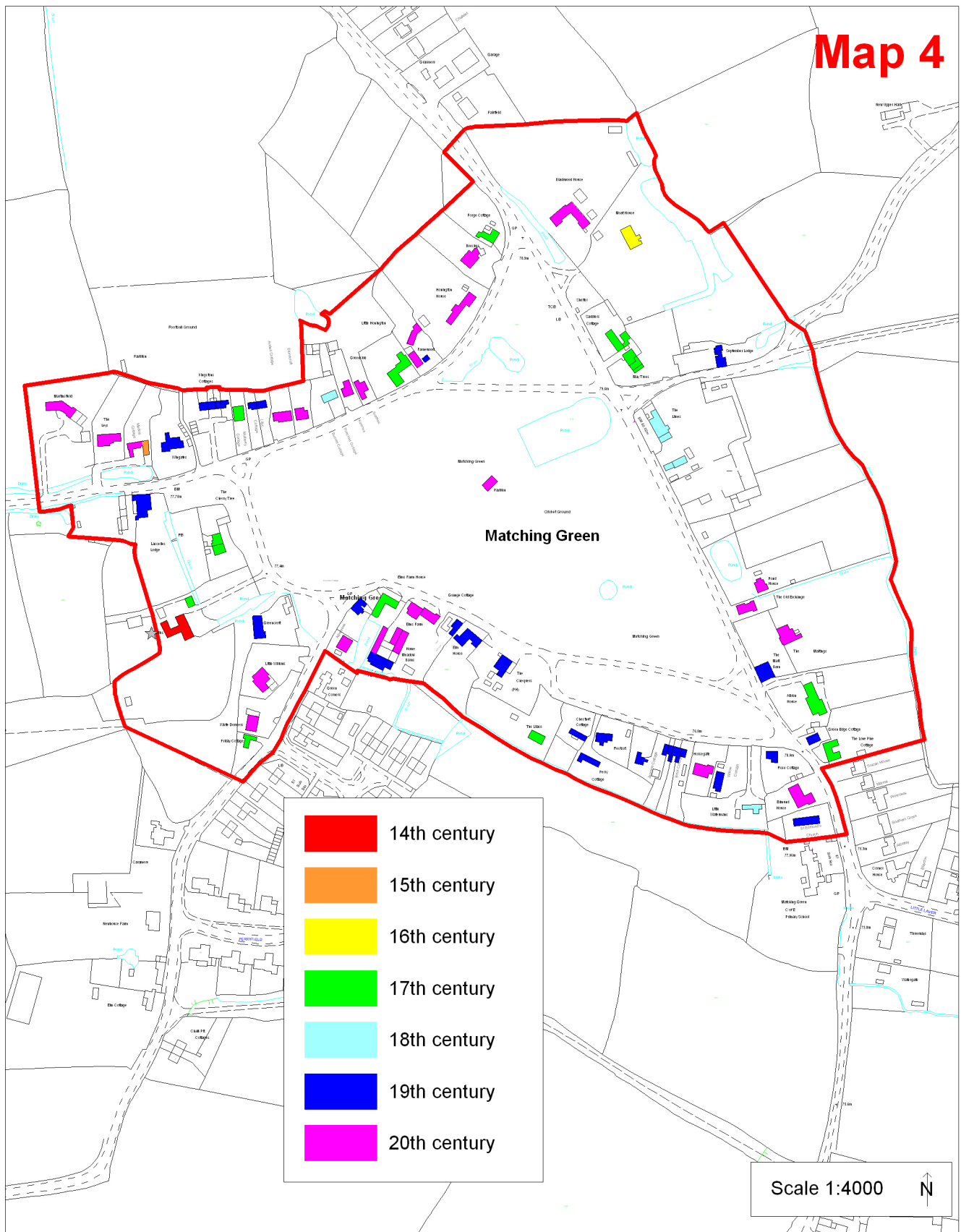
*Rose Cottage, Grade II listed*

The 19<sup>th</sup> century listed buildings in the conservation area include Lascelles Lodge, Rose Cottage, Willow Cottage, Restcot, Perry Cottage, Chestnut Cottage, Little Elm Cottage and Greencroft. All of these properties date to the early 19<sup>th</sup> century and apart from Lascelles Lodge, they are all timber-framed and built in a local traditional style. Unlike the others, Lascelles Lodge is built in brick in an early 19<sup>th</sup> century Georgian style. Both the ground floor sliding sash windows and the fanlight over the front door display round-headed arches with intersected tracery.

To the north of Mulberry Cottage there is a listed water pump which dates to the late 19<sup>th</sup> century.

# Matching Green Conservation Area

## Approximate Age of Buildings



**Locally listed buildings**



*The Chequers Public House, locally listed*

- Locally listed buildings & structures**
- The Chequers
  - St Edmund’s Church
  - Green Edge Cottage
  - Elm House
  - Cast-iron signpost

The Local List is a list of buildings and structures of local architectural and historic interest. There are five structures on the council’s Local List: four buildings and one signpost.



*Elm House, locally listed*

The four buildings on the Local List are Green Edge Cottage (a former penny school), St Edmund’s Church, The Chequers public house (a former coaching inn) and Elm House. The artist Augustus John lived in Elm House from 1903 to 1905 and it was also used as a convalescent home in the early 20<sup>th</sup> century. St Edmunds Church, The Chequers and Elm House were all

built in brick in the mid 19<sup>th</sup> century in Victorian styles. Green Edge Cottage is a timber-framed and plastered dwelling built in a local traditional style. It probably dates to the early 19<sup>th</sup> century but may be even earlier in date. Also on the Local List is a cast-iron signpost near Elms Farm Cottage that dates to the early 20<sup>th</sup> century.

**Key unlisted buildings of townscape merit**

There are several unlisted buildings in the conservation area which, although not statutorily or locally listed, nevertheless make an important contribution to the character and appearance of the conservation area. These buildings have been classified here as ‘key unlisted buildings of townscape merit’.

- Key unlisted buildings of townscape merit**
- Wingates
  - Kingston Cottages
  - Lilac Cottages
  - Outbuilding in front of Little Honington
  - September Lodge



*Outbuilding in front of Little Honington*

The key buildings of townscape merit in Matching Green Conservation area include Wingates, a 19<sup>th</sup> century timber-framed detached house; September Lodge, a pair of 19<sup>th</sup> century weatherboarded cottages (since converted to a single dwelling); Kingston Cottages and Lilac Cottages, both of which are 19<sup>th</sup> century rows of timber-framed terraced cottages and the small thatched and weatherboarded outbuilding in front of Little Honington, the only building to survive the bombing of this part of Matching Green in 1940.

## 7.5 Traditional building materials

There is a wide variety of traditional building materials in Matching Green Conservation Area that contribute a great deal of colour and texture to the townscape. The main traditional materials used are timber, brick, hand-made plain red clay tiles, slate, thatch and cast-iron. A small amount of stone is used but it should be recognised that stone is not a traditional building material in this part of Essex.

### Traditional Building Materials

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

### **Walls**

The majority of the pre-20<sup>th</sup> century buildings within the conservation area are timber-framed, with rendered external walls. Both smooth and roughcast renders are common and the main colours used on historic buildings are white, cream, pink and yellow ochre. The modern buildings in the conservation area that are rendered use white, cream and pale yellow.



*Early 18<sup>th</sup> century sliding sash windows and red brick on The Limes, Grade II listed*

The conservation area also contains several examples of pargetting, a local technique of creating decorative patterns in external wall plaster. This can be found on Little Elm Cottage, Greencroft and Forge Cottage. Some of the

timber-framed buildings in the conservation area feature timber weatherboarding, a traditional finish that is usually feather-edged and in the case of outbuildings, stained black. This is not to be confused with modern 'shiplap' boarding which is flat and relatively characterless.



*Yellow stock brick, decorative pargetting & thatched roof on Forge Cottage, Grade II listed*

Brick is another common building material in the conservation area. Although it is used on some of the older buildings (such as The Moat House and Forge Cottage), it is most common on 19<sup>th</sup> and 20<sup>th</sup> century buildings. Brick was increasingly used in the 17<sup>th</sup> and 18<sup>th</sup> centuries but became much more widely available in the 19<sup>th</sup> century due to the advent of cheaper forms of transportation such as the canal and the railway. In 1843, there were brickworks near Down Hall to the north of Matching Green. Pre-20<sup>th</sup> century buildings in the conservation area use both yellow and red stock brick while the 20<sup>th</sup> century buildings use modern red machine-made brick.



*Roughcast render, side-hung timber casement windows, plain red clay tiles and traditional cast-iron railings on Elms Farmhouse, Grade II listed*

**Roofs**

The most common traditional roofing material in the conservation area is the hand-made plain red clay tile and a few buildings, such as Restcot and Chestnut Cottage, use traditional red pantiles. Thatch is also found on several properties in the conservation area. Long straw (wheat) thatch is the traditional material for thatching in this part of Essex. Lastly, some of the 19<sup>th</sup> century properties feature natural slate roofs. Slate was another building material that became more widely available in the 19<sup>th</sup> century with the introduction of cheaper forms of transportation.



*Natural slate roof, roughcast render and vertical sliding sash windows at Lascelles Lodge, Grade II listed.*

The different roofing materials in Matching Green create an interesting and colourful roofscape which adds to the character of the conservation area. There are also several prominent chimneys in the area which add interest to the skyline. Lascelles, The Moat House, The Limes and The Chequers all feature large and prominent chimneys.



*Traditional weatherboarding, natural slate and timber casement windows on Lilac Cottages*

**Doors and Windows**

Timber is the main material used for doors and windows on historic buildings within the conservation area. There are exceptions to this, such as Perry Cottage which has cast-iron windows. The glazing style of the windows is very much dependent on the age and style of the building and varies from side-hung casement windows (found on buildings of all ages in the conservation area) to multi-paned double-hung sliding sash windows (found mainly on 18<sup>th</sup> and 19<sup>th</sup> century buildings). Side-hung casement windows usually have a horizontal emphasis while double-hung sliding sash windows tend to have a vertical emphasis.



*Cast-iron railings at Honington House*

**Property boundaries**

The property boundaries in the conservation area mainly consist of timber fences, hedges and brick walls. Traditional picket fences are the most common type of timber fence, although other types are present. Several properties, such as Honington House and Elms Farmhouse, have traditional cast-iron railings while others feature decorative wrought iron front gates, all of which add interest to the townscape.



*Street furniture on the village green*



**Street furniture**

The majority of the street furniture in the conservation area is made from timber. There are several timber benches on the green and there is a timber bus shelter in front of Saddlers Cottage. There is also a carved wooden village sign on the green beside the main pond. This sign was erected in 2000 by a local committee who also erected a similar sign at Matching Tye. Both signs were paid for by local fundraising and public donations. There are four signposts in the conservation area: two made of wood, one made of concrete and one made of cast-iron. On either side of the bus shelter are a modern red letterbox and a modern aluminium telephone box.

**7.6 Contribution made by trees, hedges, ponds and the village green**



*Crocuses on the green in the springtime*

The large village green is one of the most important characteristics of Matching Green Conservation Area. The green creates a strong sense of open space and reinforces the rural character of the village. Covering over 5 hectares, it is one of the largest village greens in Essex. Since 1971 the green has been protected from development as a registered village green (VG49) under the Commons Registration Act (1965) and the Countryside and Rights of Way Act (2000). The boundaries of the registered village green are illustrated in Map 2. The green was in private ownership as part of Matching Hall until 1982, when it was purchased by Matching Parish Council. The small section of the green that lies in High Laver Parish is still privately-owned.

In recent decades, agricultural intensification, housing and road development has led to the loss of over 99% of all herb rich meadows in Essex. In Epping Forest District only 35 grassland wildlife sites remain, totalling just 190 hectares or 0.28% of the district. Matching Green is now the 6<sup>th</sup>

largest surviving area of unimproved grassland in the district. In recognition of its ecological importance, it was designated a Wildlife Site by the Essex Wildlife Trust in 1991.



*Wildflowers on the green in the summertime*

Since 1999, EFDC Countrycare and Matching Parish Council have carried out several programmes to restore the rich variety of wildflowers and grasses on the green. In 1999, a wildflower survey of the green was undertaken and from the results of this survey and the records of the Essex Field Club, a list of over 170 different species of plant was produced. Between 1999 and 2005, EFDC Countrycare contributed over £4,000 towards the maintenance and restoration of the green. This has resulted in a marked increase in the variety of grasses and flowers on the green. In 2006, a new management plan was agreed whereby the green is cut once a year by EFDC Countrycare with the edges and triangles maintained by Matching Parish Council.



*Horse chestnut trees outside Albion House*

The many mature trees, hedges and ponds in the village make a significant contribution to the rural character of the conservation area. There are

currently two ponds on the village green itself as well as several others around the edges of the green. These ponds along with the important trees and hedges in the conservation area are identified in Map 2. The trees in the village are afforded some protection by their location within a conservation area (see Appendix 2) and several trees are also protected by tree preservation orders (see Map 3). The most common species of tree in the conservation area are lime, horse chestnut, alder, oak and willow.



*The large pond on the green near The Limes*

### 7.7 Activity and movement

Matching Green is the largest settlement in Matching parish. Although it once contained several shops and public houses, it is now almost entirely a residential settlement. There is one remaining local amenity, The Chequers, which brings many visitors to the village. Traffic passes through the village along the main roads around the edges of the green. Traffic can be very busy on Little Laver Road at ‘picking-up’ and ‘dropping-off’ times during the school term. In the summertime, the green is used for playing cricket and the annual Matching Green Classic and Sports Car Club car show is held on the green in July.



*Cricket on the green in the summertime*

## 8 Opportunities for Enhancement

### Areas with potential for enhancement

- **Physical condition: cast-iron signpost**
- **Village green: parking and nature conservation**
- **Street furniture: litter bins and phone box**
- **Specific buildings: cricket pavilion**
- **Interpretation for visitors**



*Bus shelter, post box and phone box*

The modern aluminium telephone box beside the bus shelter is also out of keeping with the character of the conservation area. A traditional red telephone box, similar to that which stood in its place until relatively recently, would be more in character with the area. However, for reasons of cost, it is highly unlikely that British Telecom would be willing to replace the modern telephone box with a more traditional version. As the demand for public phone boxes has been decreasing in recent years, the current telephone box may eventually become obsolete anyway, and be removed by British Telecom. In this case a traditional red telephone box could be installed in its place as a decorative piece of street furniture and used, for example, to house visitor information about the area.

### 8.1 Physical condition

Although there are a small number of buildings in the conservation area containing elements in need of repair and redecoration, most of the buildings are in good condition. However, some of the street furniture is in relatively poor condition, particularly the locally listed cast-iron signpost near Elms Farmhouse.



*Locally listed cast-iron signpost*

### 8.2 Public areas

The style of some of the street furniture could also be improved so that it is more in keeping with the character of the conservation area. Firstly, the two litter bins on the green could be replaced with timber litter bins so that they match the rest of the street furniture in the conservation area.



*Modern plastic litter bin on the village green*

### 8.3 The village green

The village green also has some potential for improvement. Although it is still a relatively herb-rich meadow, certain parts of the green are currently in poor condition as revealed in a recent survey commissioned by EFDC Countrycare (May 2006). A map summarising the main findings of this survey is given in Appendix 5.

In order to be properly maintained as a flower-rich grassland, the green needs to be grazed lightly over the winter or cut annually with the cuttings removed. The removal of the cuttings is particularly important to discourage the growth of rank grasses and herbaceous weeds such as nettles. In areas where the green has been cut and the grass cuttings left in place, coarse grass and weeds have already started to spring up.

There are currently a number of young trees growing on the green, including Norway maples, grey alders, oaks and horse chestnuts, some of which may cause problems for the green in the future. Trees are not traditionally grown on village greens, mainly because as they mature and seed, they can quite quickly transform a grassed area into scrub or woodland. This is particularly true of Norway maples and horse chestnuts which tend to multiply quite quickly. The alder seedlings near the main pond are also threatening the health of the adjacent pond by draining it of water. In order to protect the grass on the green, all the trees should ideally be removed except for those that are traditionally found around ponds and do not cause problems such as the grey, goat and crack willows.



*Norway maple on the green*

The ponds on the green are also in need of some attention. The main pond currently contains a large amount of New Zealand Pygmyweed which needs to be removed. Also, it

may be beneficial to reinstate the pond in the northern section of the green which has dried up in recent years. This would have ecological benefits as another habitat for the frogs and great-crested newts in the area.



*Cars frequently park on the green*

Another issue of concern is the negative effect of parking cars on the green. Although parking or driving motor vehicles on village greens is prohibited by law, many cars do park on the edges of the green due to a lack of alternative parking spaces in the village. The Chequers does have a reasonably large car park for its customers but this can become full (especially during the summer months), causing customers to park on the green nearby. Other residents and visitors also park on the green, particularly during cricket matches. The result is that the edges of the green are being eroded and because the Highways Authority periodically fills these eroded areas with tarmac, the green is also gradually shrinking in size.

From the point of view of nature conservation, there would ideally be no cars allowed on the green at any time; but this has to be balanced with the needs of the local community. A number of solutions to the parking problem have been considered by Matching Parish Council. Following local consultation, it has recently been decided to put a curb around the green to define its edges and protect it from further erosion. A curb was considered to be a less intrusive solution than installing physical barriers or 'no parking' signs which could detract from the rural character of the green. However, at the same time, if parking on the green is to be prevented, alternative parking space may still need to be provided elsewhere.



*Edges of the green eroded by parking*

#### 8.4 Specific buildings

The only building in the conservation area with considerable potential for enhancement is the cricket pavilion at the centre of the green. Built in 1962, the pavilion is in a very prominent location, and is visible from all sides of the green. Its modern felt roof is out of keeping with the character of the conservation area and the machinery and metal fencing surrounding the pavilion give this part of the green an untidy and neglected appearance. In 2003, an application was made by Matching Green Cricket Club to replace the pavilion with a new building. Although the application was initially refused (due to the height and size of the proposed new building), it was subsequently allowed following an appeal. A new cricket pavilion is still intended to be built in the future but agreement still needs to be reached between Matching Parish Council and the cricket club regarding the size of the proposed new building.



*Cricket pavilion at the centre of the green*

#### 8.5 Interpretation

As there is currently no visitor information available in the conservation area, it may be beneficial to install an interpretative panel in a suitable place on the edge of the green to explain the historical and ecological significance of the village green. However, the information on the panel would have to be carefully worded so as not to draw attention to the vulnerable natural elements on the green (particularly the wild flowers) in order to protect them from damage or destruction by over-enthusiastic visitors.

#### 8.6 Threats to the character of the conservation area

The main threat to the character of the conservation area is the use of modern replacement doors, windows and roof tiles on unlisted historic buildings. Traditional timber doors and windows have already been replaced by modern aluminium and UPVC equivalents on a number of 19<sup>th</sup> century properties in the conservation area. Similarly, interlocking concrete roof tiles have replaced traditional plain clay tile or slate roofs on several other historic buildings. In general, modern materials such as aluminium, UPVC and concrete are out of keeping with historic buildings. They can also erode the character and appearance of the conservation area and detract from its historic interest. While re-roofing is now controlled by Building Regulations, and consent needs to be sought from the council before re-roofing is carried out, traditional timber doors and windows on unlisted residential properties in conservation areas can often be replaced without planning consent under permitted development rights.

#### 8.7 Capacity for change

There have been several barn conversions in the conservation area in recent years and a new building is currently being built to replace Limes Cottage, a 19<sup>th</sup> century cottage which had fallen into severe disrepair. In general, however the capacity for change in the conservation area is relatively limited since the construction of new buildings is restricted by green belt policy in the adopted local plan which states that any new buildings in the green belt must usually relate to agriculture, forestry or outdoor sport and recreation uses (see Appendix 2). Consequently, future change in Matching Green Conservation Area will mainly consist of small-scale extensions and alterations to existing buildings.

## 9. Conservation Area Boundary

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### 9.1 Current conservation area boundary

The current conservation area boundary closely follows the boundaries of the original settlement as it was up until the mid 20<sup>th</sup> century. It thus encompasses all the buildings around the village green, including all those that are considered to be of architectural or historic interest.

### 9.2 Sections that could be included in the conservation area

One building which it may be worth including in the conservation area is Green Corners, a mid 19<sup>th</sup> century building just outside the conservation area on High Laver Road. Green Corners once contained the main grocery shop in the village and the building appears as part of the settlement on the First Edition Ordnance Survey map of 1873 (see page 11).



*Green Corners, a mid 19<sup>th</sup> century building just outside the conservation area*

## 10. Community Involvement

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### 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. Both Matching Parish Council and Moreton, Bobbingworth and the Lavers Parish Council were consulted and a public meeting was held in November 2006 to discuss the content of the appraisal. 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. Hard copies of the draft were also available on request. In order to inform local residents of the public consultation period, an article was

published in the Matching parish magazine and leaflets were distributed in the conservation area.

### 10.2 Timetable

<b>August - November 2006</b>	<b>Preparation of draft appraisal</b>
<b>November 2006 – January 2007</b>	<b>Public consultation</b>
<b>January 2007</b>	<b>Finalising report</b>
<b>February 2007</b>	<b>Publication</b>

## 11. General Guidance

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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 Green Conservation Area. The council's local plan policies (adopted 1998) regarding conservation areas are set out in Appendix 1.

### 11.1 Topography and setting

It is important that the significant views within the conservation area are preserved and, where possible, enhanced. Any new development in the village should respect the nature of these views and positively contribute 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 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 are out of character with the area and can erode the quality of the streetscene.

### 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 (except where they pose a threat to the physical condition of the village green). 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 Design of signs

Signs on buildings should be discreet and in keeping with their host buildings. In general, traditional materials such as wood and cast-iron should be used and signs should not be visually dominating or intrusive. The use of modern materials such as perspex and aluminium and very bright or garish colours should be avoided.

### 11.6 Environmental quality

It is important that the overall quality of the environment is maintained to a high standard. Road signs should not have an adverse impact on the streetscape and any unnecessary signs and signposts should be removed. 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). Street furniture should enhance the environment and be in character with the conservation area in terms of design and materials.

### 11.7 New development

It is recognised that conservation areas must be allowed to evolve to meet changing demands, and that small-scale 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 (Policy HC7). Because of its location within the Metropolitan Green Belt, there is limited scope for new development within Matching Green Conservation Area.

### 11.8 Activity and uses

At present, Matching Green is a quiet residential settlement with one main local amenity, The Chequers pub. In line with Policy CF12, which seeks to ensure the retention of community facilities providing leisure, health, social and cultural services, the council will try to ensure



that The Chequers pub is retained to preserve the character of the conservation area and the vitality of the village.

### **11.9 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. In such cases other methods of energy conservation such as more effective insulation or more energy-efficient heating systems should be considered as an alternative.

## 12. Management Plan

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The following section outlines the council's specific objectives for the preservation and enhancement of Matching Green Conservation Area over the next five years.

### 12.1 Retention and enhancement of historic fabric

It is important that the historic fabric of the conservation area is preserved in order to maintain the quality and interest of the area. Original features such as historic doors, doorcases and windows are already protected on statutorily listed buildings, however, they are in particular need of protection on unlisted historic buildings (including locally listed buildings), where a small number have already been replaced by modern UPVC and aluminium equivalents. In the public realm, the locally listed cast-iron signpost near Elm Farmhouse is currently in poor condition and in need of restoration.

In order to raise public awareness of 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 about local craftsmen and suppliers of traditional building materials will be made available. 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. Finally, the council will use its conservation budget to have the cast-iron signpost near Elm Farmhouse fully restored.

### 12.2 Preservation of trees, hedges, ponds and the village green

It is important that the trees, hedges and green spaces in the conservation area are retained to preserve its rural character. The village green is an extremely important part of the character of the conservation area and it needs to be carefully managed in order to maintain it in good condition. Parts of the green are currently in poor condition due to the growth of weeds and certain grasses. Also, the increasing number of trees on the green is posing a threat to the ponds and the condition of the grass. Furthermore, the parking

of cars on the green is resulting in the erosion of its edges.

In 2005, EFDC Countrycare and Matching Parish Council agreed a three-year management programme (2006-2009) to maximise the wildlife potential of the green while balancing this with the needs of the community. For the next three years Countrycare will provide funding for a contractor to cut the entire green for hay/silage once a year towards the end of June and Matching Parish Council will employ a contractor to maintain the green's edges, ditches and triangles. EFDC Countrycare will also work in partnership with the parish council to restore the dried-up pond in the northern section of the green and remove any potentially damaging trees from the green. Matching Parish Council has recently decided to install a curb around the green to protect its edges from further erosion.

Epping Forest District Council currently run a tree warden scheme as part of a nationwide initiative. As there are no tree wardens in Matching Parish at present, encouragement will be given to establishing a tree warden or wardens for the parish.

Finally, the council will explore the possibility of installing an interpretive panel to explain the ecological and historic significance of the village green. Any further detailed proposals will be subject to local consultation.

### 12.3 Improvement of public areas

Street furniture should be kept to a minimum in the conservation area, particularly on the village green, in order to preserve the rural character of the village. When resources become available, the plastic litter bins on the green will be replaced with wooden versions which better suit the character of the area. If the current modern telephone box becomes obsolete in the next five years, the council will consider the possibility of installing a traditional red telephone box in its place, which could be used to house local visitor information.

### 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 or hedges over the next five years.

### **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 and businesses is vital for the successful preservation and enhancement of the conservation area.

**Local residents and business owners can help to preserve the character and appearance of the conservation area by:**

- **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 host building and the character of the conservation area.**

## 12.6 Management plan

# Matching Green Conservation Area

## Management Plan 2007-2012

### 1. Proposals for the retention and enhancement of historic fabric

- In order to raise public awareness of 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 and provide information on local craftsmen and suppliers of traditional building materials.
- A limited 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 ensure that any new development is in keeping with the character of the conservation area in terms of scale, massing, style and materials. The use of modern building materials such as UPVC, aluminium and concrete will be discouraged.

### 2. Proposals for the preservation and enhancement of trees, hedges, ponds and the village green

- The village green (including the ponds) is to be maintained and improved by EFDC Countrycare in collaboration with Matching Parish Council. A curb is also to be installed around the edges of the green by Matching Parish Council to define its boundaries and protect it from further erosion.
- The council will encourage and facilitate the establishment of a tree warden for Matching Parish.
- The council will explore the possibility of installing an interpretive panel for visitors, the precise details of which will be decided following local consultation.

### 3. Proposals for the improvement of public areas

- The council will replace the current litter bins on the village green with timber versions to better match the existing street furniture. The locally listed cast-iron signpost will also be fully restored using the council's conservation budget.
- The council will collaborate with the Highways Authority to make sure that the conservation area remains free from unnecessary or visually intrusive road signs.

## 13. Bibliography

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- The Victoria History of the County of Essex Volume VIII, Essex County Council, 1983
- A History of Matching, Marion Scantlebury, July 2000
- Matching Green – Botanical Assessment, Kenneth J Adams BSc PhD (May 2006)

## Appendix 1. Listed Buildings in Matching Green Conservation Area

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### **Cottage 60 metres SE of Martinsfield (Martins Cottage)**

#### **Grade II**

Small hall house, C15, altered in C17 and C20, disused in March 1983. Timber framed, part plastered, part weatherboarded, roof partly thatched, partly uncovered. 2 bay hall aligned N-S, with integral single storey parlour to N, integral service end to S, storeyed originally. Inserted chimney stack in middle S bay of hall facing N, C17. Lean-to extensions to E, C19 and C20. Single storey. W elevation, weatherboarded dado, plastered above. One C20 3-light window incorporating an C18 wrought iron casement, one C20 metal casement window, one window of 2 C18 wrought iron casements. Roof hipped at N half-hipped at S. Jowled posts. Wall framing exposed internally, curved tension bracing trussed to the outside of heavy studs. Collar-rafter roof, ceiled to the soffits of the collars. Rafters over hall smoke blackened. Central tiebeam of hall missing. Partition between hall and (N) parlour, of which only the tiebeam and 2 studs above remain in situ. In the parlour a line of pegholes indicates that a floor on clamps has been inserted, and subsequently removed. At the S service end the floor was originally of lodged joists aligned N-S, but later removed, with a lightweight ceiling above, C20. Two opposite hall windows are identifiable, both tall and narrow with 3 diamond mullions. Of the W window the sill and upper parts of the mullions remain in situ, interrupted below with an inserted window. Of the E window, only the diamond mortices and shutter rebate remain, with an inserted C18 window of 2 fixed lights and one wrought iron casement. The chimney stack is basically C17, with a blocked aperture for a bread oven to the S, later demolished, and substantial C20 repairs to the N. One small C18 wrought iron casement in N wall. Edge-halved and bridled scarf in E wallplate. Original wattle and daub in partition at S end of hall. Other medieval features end of hall. Other medieval features believed to be present, but covered by C20 features and debris when examined in March 1983.

### **Mulberry Cottage**

#### **Grade II**

Cottage, late C17, extended in C20. Timber framed, weatherboarded, roofed with handmade red clay tiles. 3 bays aligned approximately N-S with external chimney stack, C17, on W side of

middle bay, and external stack, C19, on W side of N bay. Stair in lean-to, probably original, on W side. This roof extended with cast corrugated tiles to cover a C20 W wing incorporating a garage. Small lean-to extension to N. Projecting bay to S, possibly a former shop window with roof of handmade red clay tiles. 2 storeys. Ground floor, garage door, 6-panel door and C20 casement window in projecting bay. First floor, round window lighting stair, and one C20 casement window. Roof half-hipped at both ends. Floors of middle and N bays have chamfered axial beams, plastered to soffits of joists, with well-cut concave stops in middle bay only. Floor of S bay has exposed joists arranged longitudinally.

### **Pump at Mulberry Cottage**

#### **Grade II**

Cast iron pump, late C19, approximately 5 metres N of Mulberry Cottage. Fluted cap. Plain barrel. Handle ending in knob. Maker's name illegible.

### **Burnett Cottage (Lavender Cottage)**

#### **Grade II**

Cottage, C18. Timber framed, roughcast rendered, roofed with corrugated iron. Built as a SW extension to Thatched Cottage, extending backwards to form an L-plan, later divided into a separate cottage. 2 storeys, ground floor, C20 casement window and plain boarded door with shallow hood, early C19. First floor, one C20 casement window. Listed for group value with Thatched Cottage.

### **Thatched Cottage**

#### **Grade II**

Cottage, C18 or earlier. Timber-framed, roughcast rendered, roof thatched. 3 bays aligned NE-SW with axial chimney stack in middle bay, forming a lobby entrance. Lean-to extension to rear. Single storey with attics. Plain board door with shallow hood, 2 C20 casement windows, 2 eyebrow dormers with C20 casement windows. Forms a group with Burnett Cottage to SW.

### **Greenside**

#### **Grade II**

Lobby-entrance house, late C17. Timber framed, weatherboarded, roof mainly thatched. 3 bays aligned approx. NE-SW, with axial chimney stack in middle bay, forming a lobby entrance. Original service wing to rear of NE

bay. Short extension for stair at NW end, roofed with handmade red clay tiles. 2 storey extension with flat roof to rear of SW bay, C20. Single storey with attics. Door with shallow hood and 3 casement windows, all C20. 2 swept dormers with C20 casement windows. Roof half-hipped. Chamfered beams with lamb's tongue stops, arranged axially in NE bay, laterally in SW bay, ceiled to soffits of joists. No access to roof structure, but apparently clasped purlin.

### **Forge Cottage**

#### **Grade II**

Cottage, C17, altered and extended in C19 and C20. Timber framed with C20 façade of yellow stock bricks. Flemish bond, plastered elsewhere, roof thatched. 3 bays aligned NE-SW, with original chimney stack in middle bay, forming a lobby-entrance. C19 brick and thatch extension to rear of SW bay, forming a lobby-entrance. C19 brick and thatch extension to rear of SW bay, forming an L-plan, with lean to cellar at rear angle, C19. External chimney stacks at NW and NE, C19/C20. Single storey with attics. Plain boarded door in thatched gabled porch, 2 C20 casement windows, 2 gabled dormers with C20 casement windows. Original large hearth of 23cm, red brickwork facing Se, reduced for coal fire, forming cupboards to each side, and later blocked. Inserted hearth in NE upper room. C19 cast-iron grate in C20 chimney in NE ground floor room. Chamfered beams, with lamb's tongue stops over NE ground floor room, plastered to soffits of joists. Roof ceiled, but probably of clasped purlin construction.

### **Moat House**

#### **Grade II\***

Hall house, probably a manor house, c.1500, altered in C16 and C20. Timber framed, ground floor walls faced with red brickwork, Flemish bond, upper walls plastered, roofed with handmade red clay tiles. 2-bay hall aligned approx. NW-SE, with 3-bay parlour/solar crosswing to SE, jettied to SW. Axial chimney stack NW of middle of hall, late C16. External chimney stack on SE wall of crosswing, English bond, with 2 bee boles under Tudor arched heads, late C16. Single storey lean-to extensions to NE with roofs of corrugated asbestos, C20. Bay window at E corner, C20. Hall block single storey with attics, crosswing 2 storeys. Bay window, tiled gabled porch, casement window above jetty. Some framing exposed internally. Walls close-studded. Original partition between NE and middle bay of crosswing from ground to roof, close-studded. Both roofs of crownpost construction, original

hip at NE end of crosswing open to rafters. Side braces of crownpost at NW end of hall, and inserted studding, indicate that originally there was a third bay beyond, and service end, now missing. Floor of crosswing has binding beam with double ogee moulding, plain joists of horizontal section. Inserted floor in hall has transverse beam with double ogee moulding, axial beam probably similar originally but mutilated as the result of fire damage. Common joists, where visible, are of square section with hollow chamfers. Apart from fire damage, limited to one lower bay of hall, this house retains an unusual number of original features of high quality. Moated site. RCHM 9.

### **Saddlers Cottage**

#### **Grade II**

Lobby-entrance house, late C17, extended in C19 and C20. Timber framed, plastered with simple geometrical designs in panels, roofed with handmade red clay tiles. 3 bays aligned NW-SE with original chimney stack in middle bay, forming a lobby-entrance. NW extension, C19, with chimney stack in middle bay, forming a lobby-entrance. NW extension, C19, with chimney stack in rear wall. Lean-to extension at rear, C19/20. Single storey with attics. 2 plain boarded doors, bay window (formerly shop window), 2 casement windows, all C20. 4 gabled dormers with C20 casement windows. Half-hipped at SE end. In original house, chamfered beams with lamb's tongue stops, joists exposed, some original floorboards. In NW extension, ground floor room (formerly a shop) completely lined with tongued and grooved softwood planking, including ceiling. Tiebeam at NW end of original building severed for doorway. No access to roof structure.

### **May Tree and Post Office**

#### **Grade II**

House, late C17, altered in C18 and C20, partly converted to a shop and Post Office. Timber framed, front elevation faced with red bricks, Flemish bond, remainder plastered, roofed with handmade red clay tiles. 3 bays aligned NW-SE with central staircase hall, internal chimney stack at SE gable. Lean-to extension to rear, C18, and further lean-to extension beyond that, C20. Single storey extension to NW, built as a shop, C20, which now includes the NW ground floor room of the house. Flat roofed conservatory to SE. 2 storeys. Central door with tiled gabled porch, casement window to each side, 3 casement windows on first floor, all C20. Framing of original rear wall partly exposed internally. Axial chamfered beam with lamb's tongue stops in SE bay, joists plastered to soffits. Hearth in this room of semi-circular

shape internally, of red bricks and lime mortar. There was an equivalent chimney stack at the NW gable, but this was removed when the room was converted to a shop. Originally this house was of one storey with attics. In the C18 the walls were raised approx. 1.5 metres and the clasped purlin roof rebuilt reusing the original timbers, and largely in the original form. The top of the E corner post is visible a little above floor level, and the original wall plates are perceptible through the interior plaster.

### **The Limes**

#### **Grade II**

House, early C18, extended in C19. Red brick, Flemish bond, roofed with handmade red clay tiles, with stone copings on parapets and gables. Double pile plan, entrance elevation to SW, with central entrance/staircase hall and 2 internal chimney stacks at each end. Roof of M section, ridges aligned NW-SE with double gables. Extensions to NW of rear range, with hipped roof, C19 and lean-to extension with slate roof in W angle, C19. Lean-to conservatory to SE. 2 storeys. SW elevation, central 6 panel door with upper 4 panels glazed in flat roofed porch with 2 wooden Doric columns on plinths, pilasters with recessed fronts, dentilled cornice, 4 double-hung sash windows of 12 lights, the upper sashes segmental arches of gauged brickwork. First floor, 5 similar windows, and one double-hung sash window of 9 lights in C19 extension. String courses above each line of windows, rendered, and parapet. NE (garden) elevation has original bay of 3 similar windows, but with straight heads, at each, and 2 more on first floor, other windows C19. Original staircase and original plain panelling throughout. C19 cast iron grates.

### **Pump at The Limes**

#### **Grade II**

Cast iron pump, late C19, approx. 4 metres SE of conservatory at SE end of The Limes. Cap with waist and knob. Handle ending in knob. No maker's name.

### **Albion House**

#### **Grade II**

Lobby entrance house, early C17, extended in C20. Timber framed, plastered, roofed with handmade red clay tiles. 4 bays aligned approx. NW-SE with axial chimney stack in third bay from NW, forming a lobby entrance, now blocked. Original rear wing at NW end, forming an L-plan, with chimney stack at the junction. 2 storey extension in E angle, C20 and single storey extension at NW end, C20. 2 storeys. 4 window range of double-hung sash windows of

4 lights, C19/C20, door in NW extension. Roof hipped. Some framing exposed internally. Arch braced inside studding, not trenched. Primary straight bracing in partition wall. Chamfered beams with lamb's tongue stops above ground floor and first floor. Original Newel stair from first floor to attics, except two lowest steps. Roof structure not visible.

### **Lone Pine Cottage**

#### **Grade II**

House, mid C17, extended in C19. Timber framed, roughcast rendered, roof thatched. 4 bays aligned approx. N-S, aspect W, with axial chimney stacks at N end and at S end of third bay from N. Single storey extension to rear of S bay, extension of one storey with attics to rear of N bay. Single storey extension to rear of S bay, extension of one storey with attics to rear of N bay. Single storey with attics. Plain boarded door, 3 C20 casement windows, 4 gabled dormers with C20 casement windows. Framing partly exposed internally. Posts not jowled, straight tiebeams, primary straight bracing. Axial beams in N bay and 2 S bays, chamfered with lamb's tongue stops, unchamfered joists of vertical section. In second bay from N, joists arranged axially, indicating some reconstruction. Clasped purlin roof. The south chimney stack is original and of unusual type, supported at the front corners by heavy posts, and open at the sides.

### **Rose Cottage**

#### **Grade II**

Cottage, early C19. Timber framed, roughcast rendered, slate roof. Aligned approx. E-W, aspect N, with central chimney stack. Original lean-to to rear with catslide roof. Small lean-to extension and conservatory on rear wall. 2 storeys. Central plain boarded door, 2 C19/20 casement windows on each floor, forming a symmetrical composition. An unusually unspoiled example, said to have deeds indicating construction in 1835.

### **Little Watermans**

#### **Grade II**

Cottage, C18. Timber framed, plastered, roofed with C20 corrugated tiles. Aligned approx. E-W, aspect N, with central chimney stack and external chimney stack at E end. Lean-to extension at middle of rear wall, roofed with corrugated asbestos, with chimney stack at Send, C19. Single-storey with attics. Plain boarded door at front of lean-to porch, 4 C19/20 casement windows. 2 more in flat roofed dormers. Gambrel roof.



**Willow Cottage****Grade II**

Cottage, early C19. Timber framed, plastered and weatherboarded, roof thatched. Aligned approx. N-S, aspect E, with central chimney stack. Single-storey lean-to extension at S end, roofed with C19 red clay Roman tiles. Lean-to extension at rear, roofed with C20 corrugated tiles. 2 storeys. E elevation, ground floor, 3 C19/20 casement windows and gabled porch roofed with machine-made red clay tiles. First floor, 2 C19/20 casement windows. Weatherboarded dado. Framing exposed internally. Primary straight bracing.

**Restcot****Grade II**

Cottage, early C19. Timber framed, weatherboarded, roofed with handmade red clay pantiles. Aligned approx. E-W, aspect N. Axial chimney stack. Lean-to extension at rear, and small flat-roofed extension, beyond. 2 storeys. C20 porch, 3 horizontally sliding sash windows, each of 4 lights, late C19, on each floor.

**Perry Cottage****Grade II**

Block of cottages, early C19, now one house, extended in C20. Timber framed, plastered and weatherboarded, roof thatched. Aligned approx. NW-SE, aspect NE. Chimney stack behind ridge near NW end, external chimney stack at SE end. Lean-to extension to rear of NW end, C19, with catslide roof. Single storey flat-roofed extension at SE end, C20. Single storey with attics. 2 plain doors, one in C20 gabled porch. 4 cast iron casement windows of 24 lights on ground floor, 4 similar windows, but smaller in eyebrow dormers, all C19. Weatherboarded dado, plastered above. The complete set of cast iron windows is particularly valuable, since they tend to survive piecemeal elsewhere.

**Chestnut Cottage****Grade II**

Cottage, early C19, altered in C20. Timber framed, weatherboarded, roofed with C20 red clay corrugated tiles. Aligned approx. NW-SE, aspect NE. No chimney stack in main building. Single storey extension at NW, roofed with C19 handmade red clay pantiles, with axial chimney stack rebuilt in C20. Lean-to extension to rear of middle of cottage. 2 storeys. Plain door. 3 C19/20 casement windows on each floor. Roof hipped at both ends.

**The Lilacs - Grade II**

Cottage, early C17, extended in C18/19, altered in C20. Timber framed, roughcast rendered,

roofed with asbestos tiles. 4 bays aligned approx. NW-SE, with axial chimney stack in second bay from NW. Lean-to extension to rear, C18/19. Single storey with attics. C20 door at front of gabled porch. 4 C20 casement windows, one more in gabled dormer. Roof half-hipped at both ends. Some framing exposed internally. Heavy studding, arched braces from posts to wall plates inside studs, not trenched. In NW bay, axial beam boxed in. In bay SE of stack, longitudinal joists of horizontal section, unchamfered.

**Little Elm Cottage****Grade II**

House, early C19, extended in C20. Timber framed, mainly plastered with some weatherboarding, roofed with machine-made red clay tiles. 2 parallel ranges aligned approx. NW-SE, aspect NE, with axial chimney stack in NE range and chimney stack at NW end of rear range. Single storey flat-roofed extension to SW, C20. 2 storeys. Plain boarded door, simple doorcase with fluted jambs and shallow hood, early C19. 2 C20 casement windows on each floor.

**Elms Farmhouse****Grade II**

House, C17, altered in C20. Timber framed, roughcast rendered, roofed with handmade red clay tiles. 4 bays aligned approx. NW-SE. Axial chimney stack in second bay from NW, external chimney stacks at each end. Rear wing from NW bay, forming an L-plan, with internal chimney stack near SW end. Single storey extension at SW end with hipped roof. 2 storeys. Door with single pane under bracketed hood, C20. 3 C20 metal casement windows on ground floor, 4 on first floor. Both half-hipped at both ends.

**Friday Cottage****Grade II**

Cottage, late C17, extended in C20. Timber framed, plastered and weatherboarded, roof thatched. 3 bays aligned approx. N-S, aspect E, with chimney stack in middle bay, forming a lobby-entrance. 2-storey crosswing to S, C19/65, weatherboarded on ground floor, plastered above, roofed with machine-made red clay tiles. Single storey flat-roofed extension to N, extending eastwards, C20. Single storey with attics. Plain boarded door, 2 C19/20 casement windows, weatherboarded dado, plastered above. Roof half-hipped at end. Some framing exposed internally. Plain-chamfered axial beams with lamb's tongue stops, exposed joists of vertical section unchamfered. Hearth facing S of 33 cm

brickwork lined with C20 brick. Primary straight bracing in walls.

### **Greencroft**

#### **Grade II**

Block of cottages, early C19, now one house, extended in C20. Timber framed, plastered, roofed with handmade red clay tiles. Aligned approx. N-S, aspect E, with 2 axial chimney stacks. Lean-to extension at rear, C19. Crosswing at S end with external chimney stack on S wall, c.1972. 2 storeys. 6 panel door, C20, one-bay window with casements and sheet metal roof, C20, 5 C20 casement windows on ground floor and 5 on first floor. Listed for Group Value.

### **Lascalles**

#### **Grade II**

Hall house of 2 builds, C14 and mid-C16, extended in C20. Timber framed, plastered, roofed with handmade red clay tiles. Hall block of 2 bays aligned approx. N-S, mid-C16, with inserted axial chimney stack in the N bay, late C16. 2 crosswings of 3 bays, jettied at both ends, the N wing of C14 date, the S of mid-C16 date. External chimney stack on N side of N wing. C20 extension to W, with entrance on the N side. Hall block of one storey with attics, crosswings of 2 storeys. E elevation, 4 C20 casement windows on ground floor, 2 more on first floor, 2 gabled dormers of different sizes with C20 casement windows. Framing partly exposed internally. This unusual building, which appears externally to be a familiar type of hall house, proves internally to consist of 2 wholly separate constructions, with a straight joint between the N crosswing and the remainder. (1) The N crosswing has twin doorways with 2 centred arches in the middle of the S side, the normal position for medieval service doors, and a blocked main doorway of similar style at the N end of the E front, an extremely unusual position. The floor structure is considerably disturbed by reconstruction, with some C20 repair. The roof is of steeper pitch than the other roofs of the house, of crownpost construction. The 2 middle crownposts each have 4 arch braces of very wide section. (2) The hall and S crosswing also have crownpost roofs, but simpler in style and later in date, with very thin braces, lightly smoke-blackened in the hall. The floor of the hall is inserted. The N dormer is small, an early insertion, the S dormer much later. The S wing has an original partition similar to the N wing, being of similar length, in 3 bays, jettied front and back, but differs from it in width, roof pitch and every element of construction. The N wing bears some evidence of reconstruction, particularly the strange

arrangement of doorways. The most probable explanation is that it was brought from another site at the time of the Reformation, and that the twin service doorways were reconstructed on the opposite side from the original to suit the exigencies of the second site. The remainder of the building is consistent with new construction at the time of the Reformation, a chimney stack and floor inserted in the hall a generation or so later.

### **Cottage approximately 10 metres NE of Lascalles**

#### **Grade II**

Cottage, C17/18. Timber framed, plastered, roofed with handmade red clay tiles. Single storey with attics. Central door and 2 diamond leaded casement windows, C20, and 2 more in gabled dormers. Chimney stack at N end. Listed for group Value.

### **Nos. 1 and 2 (Cherry Tree Cottages)**

#### **Grade II**

Pair of cottages, C17/C18. Timber framed, plastered roofed with handmade red clay tiles. One axial chimney stack near middle, one on W side of ridge. Single storey with attics. 2 plain boarded doors with shallow hoods, early C19, 3 C20 casement windows, 3 more in flat-roofed dormers. Vertical tile-hanging on gables. Formerly 'The Cherry Tree' beer-house.

### **Lascalles Lodge**

#### **Grade II**

Double-pile house, early C19, extended in mid-C19. Brick with roughcast render, slate roofs. 2 parallel N-S ranges, aspect E, with individual low-pitched hipped roofs. 2 chimney stacks in W wall of E block, symmetrically arranged. Mid-C19 extension to SW, continuing the line of the W. roof round the corner, hipped, with W elevation set back from main elevation, and chimney stack in S wall. 3 single-storey extensions to W, of which one is roofed with slates, the others with handmade red clay tiles. C20 external chimney stack to NW. 2 storeys. Ground floor, mid-C19 double hung sash window of 12 lights in extension. In main elevation, central 4-panel door with upper panels glazed, fanlight over, with intersected tracery. To each side, one early C19 double-hung sash window with round-arched head, lower sash of 6 lights, upper sash with intersected tracery making 8 lights, and hinged shutters. First floor 3 early C19 double-hung sash windows of 12 lights, without shutters. First floor 3 early C19 double-hung sash windows of 12 lights, without shutters, the whole forming a balanced composition in the main elevation.

## Appendix 2. Relevant National Legislation and Local Plan Policies

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### **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 50m<sup>3</sup> or 10% of the house's original volume, up to a maximum of 115m<sup>3</sup>.

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<sup>1</sup>/<sub>2</sub>" 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 HC13A (adopted in 2006)**

The council will prepare a list of buildings of local architectural or historic importance (the 'local list'). Maintenance of these buildings will be encouraged and they will receive special consideration in the exercise of the development control process.

#### **POLICY GB2A (adopted in 2006)**

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/Number of Building	Age of building (century)	Statutorily listed	Locally listed	Key buildings of townscape merit	Impact on CA*	UPVC Windows	UPVC Door	Aluminium Windows	Concrete roof tiles (or similar)	Elements in need of repair / maintenance
1	Martinsfield	20th				O					
2	The Leys	20th				O					
3	Martins Cottage	15th	Y			P					
4	Wingates	19th			Y	P					
5	1 Kingston Cottages	19th			Y	P					
6	2 Kingston Cottages	19th			Y	P					
7	3 Kingston Cottages	19th			Y	P					
8	4 Kingston Cottages	19th			Y	P					
9	Mulberry Cottage	17th	Y			P					
10	1 Lilac Cottage	19th			Y	P					
11	2 Lilac Cottage	19th			Y	P					
12	Andell Cottage	20th				O					
13	Stonecroft	20th				O					
14	Burnett Cottage	18th	Y			P					
15	Thatched Cottage	18th	Y			P					
16	Karensa	20th				O	●			●	
17	Scathes	20th				O	●				
18	Greenside	17th	Y			P					
19	Farnewood	20th				O	●				
20	Thatched outbuilding in front of Little Honington	19th			Y	P					
21	Little Honington	20th				O					

<b>No.</b>	<b>Name/Number of Building</b>	<b>Age of building (century)</b>	<b>Statutorily listed</b>	<b>Locally listed</b>	<b>Key buildings of townscape merit</b>	<b>Impact on CA*</b>	<b>UPVC Windows</b>	<b>UPVC Door</b>	<b>Aluminium Windows</b>	<b>Concrete roof tiles (or similar)</b>	<b>Elements in need of repair / maintenance</b>
22	Honington House	19th				O					
23	Beeches	20th				O					
24	Forge Cottage	17th	Y			P					
25	Blackwood House	20th				O	●				
26	Moat House	16th	Y			P					
27	Saddlers Cottage	17th	Y			P				●	
28	May Trees	17th	Y			P					
29	September Lodge	19th	Y			P					
30	The Limes	18th	Y			P					
31	Former stables to The Limes	18th				P					
32	Site of Limes Cottage (now demolished)										
33	Pond House	20th				O					
34	The Old Exchange	20th				P					
35	The Maltings	20th				O					
36	The Malt Barn	19th				P					
37	Albion House	17th	Y			P					
38	Green Edge Cottage	19th		Y		P					
39	Lone Pine Cottage	17th	Y			P				●	
40	St Edmunds Church	19th		Y		P					
41	Edmund House	20th				O	●			●	
42	Rose Cottage	19th	Y			P					
43	Little Watermans	18th	Y			P				●	

<b>No.</b>	<b>Name/Number of Building</b>	<b>Age of building (century)</b>	<b>Statutorily listed</b>	<b>Locally listed</b>	<b>Key buildings of townscape merit</b>	<b>Impact on CA*</b>	<b>UPVC Windows</b>	<b>UPVC Door</b>	<b>Aluminium Windows</b>	<b>Concrete roof tiles (or similar)</b>	<b>Elements in need of repair / maintenance</b>
44	Willow Cottage	19th	Y			P					
45	Horsegate	20th				O	●			●	
46	1 Brick Cottages	19th				P					
47	2 Brick Cottages	19th				P	●				
48	3 Brick Cottages	19th				P	●				
49	4 Brick Cottages	19th				P			●		
50	Jasmine Cottage	19th				O	●	●			
51	North Cottage	19th				O	●				
52	Restcot	19th	Y			P					●
53	Perry Cottage	19th	Y			P					
54	Chestnut Cottage	19th	Y			P					
55	The Lilacs	17th	Y			P				●	
56	The Chequers	19th		Y		P					
57	Elm House	19th		Y		P					
58	Little Elm Cottage	19th	Y			P					
59	Elms Farm/Maple House	20th				O					
60	Home Meadow Barns	19th				O					
61	Elms Farmhouse	17th	Y			P					
62	Elms Farm Cottage	19th				P					
63	Alpenrose	20th				O	●				
64	Friday Cottage	17th	Y			P					
65	White Dormers	20th				O	●			●	
66	Little Willows	20th				O				●	

<b>No.</b>	<b>Name/Number of Building</b>	<b>Age of building (century)</b>	<b>Statutorily listed</b>	<b>Locally listed</b>	<b>Key buildings of townscape merit</b>	<b>Impact on CA *</b>	<b>UPVC Windows</b>	<b>UPVC Door</b>	<b>Aluminium Windows</b>	<b>Concrete roof tiles (or similar)</b>	<b>Elements in need of repair / maintenance</b>
67	Greencroft	19th	Y			P					
68	Lascelles	14th	Y			P					
69	Cherry Tree Cottages	17th	Y			P					
70	Lascelles Lodge	19th	Y			P					
71	Cricket Pavilion	20th				N					

\*P = Positive impact on the conservation area

O = Neutral impact on the conservation area

N = Negative impact on the conservation area



## Appendix 4. Glossary of Terms

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<b>Axial beam</b>	A ceiling beam aligned with the length of a building.
<b>Bee boles</b>	A row of recesses, often in a south-facing garden wall. Each recess was big enough to hold a skep – the coiled-straw hive used by beekeepers in Britain in the late 19th century.
<b>Bargeboard</b>	A timber piece fitted to the outer edge of a gable, sometimes carved for decorative effect.
<b>Bridled Scarf Joint</b>	A joint consisting of a projecting tongue fitting into an open housing in a scarf joint or the apex of a rafter.
<b>Casement</b>	Side hinged window.
<b>Chamfered</b>	Corner where the edge has been cut off or bevelled.
<b>Clasped Purlin</b>	A purlin that rests against the lower surface of a principal rafter and is supported by a queen post, collar or raking strut.
<b>Coping</b>	A protective covering applied to the top of a wall, chimney, gable etc., usually curved, sloping or ridged to prevent rainwater settling.
<b>Crosswing</b>	A wing joined to the main body of the building with the roof at right angles to the main roof.
<b>Crown Post</b>	An upright timber standing on a tiebeam to support a collar or purlin. Once used as an alternative to king post, this term is now restricted to the shorter post ending at collar level.
<b>Dado</b>	The area between the base and the cornice of a plinth or the lower area of a interior wall between the skirting board and the dado rail (a wall-mounted moulding intended to protect the wall's surface from damage caused by chairs being pushed against it)
<b>Double pile plan</b>	An English seventeenth century house plan consisting of a rectangular block two rooms deep, the rooms sometimes separated by a passage.
<b>Flemish Bond</b>	Brickwork with alternating headers (short ends) and stretchers (long sides) showing.
<b>Fluting</b>	A concave groove or series of grooves.
<b>Gable</b>	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any 'roof shape'.
<b>Gambrel</b>	A curb-roof with curved or steeply pitched lower slopes and a hipped or pitched roof above.
<b>Hall House</b>	A house consisting of a public hall with private living accommodation attached. Built from the medieval period onwards.
<b>Hipped</b>	A ridged roof that slopes on all four sides.

<b>Jamb</b>	The vertical lining of a doorway, window or other opening.
<b>Jettied</b>	An upper floor is extended out over the floor below, usually on timber joists.
<b>Jowl</b>	The end of a timber post made wider than the rest of its length on one face to accommodate tiebeams, wall-plates etc.
<b>Lamb's tongue stops</b>	Curved bevelled decorative motif, usually at the end of a chamfered edge in wood
<b>Mullion</b>	Vertical member dividing window panes
<b>Newel staircase</b>	A staircase where the vertical members are placed at the ends of flights to support the strings, handrails, trimmers and bearers.
<b>Ogee</b>	A decorative form consisting of two upright S-shaped curves positioned opposite one another with their concave sections placed at the top.
<b>Pantile</b>	Curved, interlocking roof tile of S-shaped section usually made of clay or concrete.
<b>Pargetting</b>	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.
<b>Pilaster</b>	A flattened rectangular version of a column of one of the classical orders.
<b>Purlin</b>	A horizontal timber set in the plane of a roof's slope and supporting common rafters.
<b>Rebate</b>	A rectangular recess along the edge of a timber to receive a shutter, door or window.
<b>Rendering</b>	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.
<b>Sash window</b>	A window that slides vertically or horizontally on a system of cords and balanced weights.
<b>Soffit</b>	The under surface of an arch, lintel or projecting architectural feature.
<b>Stock brick</b>	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.
<b>Studding</b>	A series of subsidiary members, usually vertical, in a framed wall or partition.
<b>Swept dormer</b>	A dormer formed by a sweeping a section of the roof up from the main plane at a slacker pitch; also known as a catslide dormer.
<b>Tracery</b>	An arrangement by which panels, screens, vaults or windows are divided into parts of different shapes or sizes by means of moulded stone bars or ribs, called form-pieces or forms in the Medieval period.

## Contact Details

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**Planning Services**