



Brentwood
Borough Council



Conservation Area Boundary Changes Consultation:

Brentwood Town Centre; Station Lane,
Ingatestone; and Ingatestone High Street

November 2009

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1	Introduction.....	3
	Proposed Boundary Changes Consultation	3
	Conservation Areas	3
	Appraisal and Review	3
2	Methodology.....	4
3	The Sample	4
4	Commentary on Findings.....	4
	Brentwood Town Centre Conservation Area.....	4
	Station Lane, Ingatestone Conservation Area.....	5
	Ingatestone High Street Conservation Area.....	6
5	Demographics	7
	Gender 7	
	Age Range	7
	Ethnic Origin.....	8
6	Boundary Change Details and Maps	9
	Brentwood Town Centre Conservation Area Map: existing and proposed boundaries	10
	Station Lane, Ingatestone Conservation Area Map: existing and proposed boundaries	11
	Ingatestone High Street Conservation Area Map: existing and proposed boundaries	12
7	Summary of Responses	13

1 Introduction

Proposed Boundary Changes Consultation

- 1.1 This report sets out the questionnaire responses to the consultation on the recommended Conservation Area boundary changes in the Brentwood Town Centre; Station Lane, Ingatestone; and Ingatestone High Street Conservation Areas.
- 1.2 The consultation period took place from Monday 29 September to Friday 23 October 2009.
- 1.3 All responses are summarised and set out in table 1 at the end of this report.

Conservation Areas

- 1.4 Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).
- 1.5 Designation of a conservation area extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees. Local authorities will also formulate policies in their Local Plans or Local Development Frameworks to preserve the character of their conservation areas. However, designation does not prevent any change within conservation areas, and they will be subject to many different pressures (good and bad) that will affect their character and appearance.

Appraisal and Review

- 1.6 Local authorities not only have a duty to designate conservation areas, they are required to formulate policies and devise schemes for the preservation and enhancement of their character and appearance and keep them under review. To this end, the Brentwood Replacement Local Plan set out the Council's intention to carry out Conservation Area Character Appraisals, to clearly assess and define their character, allowing informed planning decisions and identification of what should be preserved and enhanced.
- 1.7 The Council has commissioned Essex County Council to prepare a series of character appraisals for each of the Borough's 13 conservation areas in an on-going programme. Five Conservation Area Character Appraisals have since been completed, including the conservation areas of Brentwood High Street; Station Lane, Ingatestone; and Ingatestone High Street.
- 1.8 As part of these three character appraisals, it was recommended that each of the conservation areas be expanded, changing the current boundaries. For this reason the Council decided to carry out a four week public consultation on these recommended boundary changes.

2 Methodology

- 2.1 Responses to the conservation area boundary changes recommended by the Council were invited from residents and those who work in the Borough. This was specifically aimed at informing those who would be directly affected by the changes and therefore lived or worked in those areas where the boundaries were proposed to be extended. This was achieved by sending a letter, questionnaire and a summary leaflet on the changes to those addresses within the proposed extension areas.
- 2.2 Additionally, Parish Councils and local interest groups were made aware of the consultation and were invited to make comments.
- 2.3 All consultees were also invited to view the recommendations and a full version of the conservation area appraisals. Exhibitions showing the recommendations were displayed at Brentwood Library, Ingatestone & Fryerning Parish Council offices and the Town Hall, Brentwood. Consultees were also given the opportunity to speak to officers, who manned the displays for one afternoon/early evening at Brentwood library and for one afternoon/early evening at Ingatestone & Fryerning Parish Council offices.
- 2.4 The questionnaire was very simple and asked whether consultees agreed or disagreed with the recommended boundary changes and invited any further comments to be made.

3 The Sample

- 3.1 A total of 40 responses were received during the consultation period. Respondents were encouraged the use of an online comment form available to fill in on the Council's website. This was in addition to the hard copies available from the Town Hall, the exhibition locations, and to download from the Council's website to print out and fill in. The methods by which people responded were as follows:

- Internet responses 14 (35%)
- Postal responses 26 (65%)

4 Commentary on Findings

- 4.1 Some of the responses received included comments for more than one of the conservation areas within a single response. This therefore means that there are more comments on the specific conservation areas than total responses.

Brentwood Town Centre Conservation Area

- 4.2 Nine responses specifically related to the Brentwood Town Centre Conservation Area recommended boundary changes. From these responses the following number agreed or disagreed with the proposals:

- Agree 6 (67%)
- Disagree 3 (33%)

4.3 Out of the nine comments received for Brentwood Town Centre, therefore, two-thirds were in agreement with the proposed boundary changes, with the remaining one-third disagreeing.

General Comments Received

4.4 Two respondents commented that the proposals would enhance the conservation area leading to more integration. The addition of the 19th Century terraced houses on Coptfold Road was believed to be a sensible addition.

4.5 Two responses stated that the proposed boundary changes did not go far enough and that several other areas should be included, such as Shenfield Common, the western side of New Road, William Hunter Way, Alfred Road and Crown Street. Concern was also displayed for the Council not adhering to policy and allowing the demolition of the Napier Arms to make way for the access road William Hunter Way as part of the High Street works.

4.6 A number of comments stated that the expanded area should also include Alfred Road. Several respondents commented that the houses on Alfred Road were of late 19th Century, the same as some buildings that were included. It was also said to provide this terraced housing on both sides of the road unlike other roads included and fitted neatly against the boundary lines. Responses received also outlined the concern over the condition of some houses on the road, and there was the expectation that including it within the Conservation Area would help to improve this and the character of the road.

4.7 According to the Brentwood Town Centre Conservation Area Appraisal and Management Plan, Alfred Road was not included within the proposed boundary change because “the terraced houses in Alfred Road have suffered badly with insensitive improvements, and it seems correct to omit it from the conservation area”.

Final Recommendation

4.8 The final recommendation is that the proposed boundary changes to the Brentwood Town Centre Conservation Area should be confirmed as set out in the Conservation Area Character Appraisal.

4.9 Alfred Road should not be included within the Conservation Area due to the number of insensitive improvements that have already taken place on the road.

Station Lane, Ingatestone Conservation Area

4.10 30 responses specifically related to the Station Lane, Ingatestone Conservation Area recommended boundary changes. From these responses the following numbers agreed or disagreed with the proposals:

- Agree 20 (67%)
- Disagree 10 (33%)

- 4.11 Comments received showed, therefore, that two-thirds of the 30 responses relating to the Station Lane Conservation Area agreed with the recommended boundary extension, with the remaining one-third disagreeing.

General Comments Received

- 4.12 The majority of consultation responses received were on the inclusion of the Tor Bryan estate and most were positive to this proposal. Several responses agreed that Tor Bryan displayed unique and attractive architecture and warranted conservation area status whilst benefiting from the added planning controls that should help to limit unsympathetic additions and preserve the unique character.
- 4.13 A response was received from Tor Bryan (Residence) Limited who welcomed and supported the proposal to include the estate. The response states that although covenants are attached to each house on the estate, flaws in the original arrangements for registering covenants have meant that successive boards of directors have found it difficult on occasion to enforce the original aim of the covenants. It is the view of the Board that the proposed boundary changes would serve a valuable purpose in underpinning and reinforcing the existing arrangements for protecting the environment of Tor Bryan.
- 4.14 One comment was received from the residents of Longholt Cottage objecting to the inclusion of this within the Conservation Area. Longholt Cottage has been recommended for inclusion as it is associated with Longholt and its original curtilage, which is already within the Conservation Area.
- 4.15 One comment was received from a resident of Petre Close objecting to the inclusion of this within the Conservation Area. Petre Close has been recommended for inclusion as it allows for the setting of the Catholic Church to be protected.

Final Recommendation

- 4.16 The final recommendation is that the proposed boundary changes to the Station Lane, Ingatestone Conservation Area should be confirmed as set out in the appraisal.
- 4.17 It is still recommended that Longholt Cottage and Petre Close are included in the Conservation Area for the reasons set out above.

Ingatestone High Street Conservation Area

- 4.18 Six responses specifically related to the Brentwood Town Centre Conservation Area recommended boundary changes. From these responses the following number agreed or disagreed with the proposals:
- Agree 6 (100%)
 - Disagree 0 (0%)
- 4.19 All six comments received regarding Ingatestone High Street agreed with the recommended boundary changes to the Conservation Area.

General Comments Received

- 4.20 All comments received agreed with the proposed boundary changes, most also stated that the preservation of Ingatestone's character was important and that conservation area status would help to achieve this.
- 4.21 There were also two comments received agreeing that the conservation area would help to support the Village Design Statement, which received high local support for the maintenance of the character of Ingatestone.

Final Recommendation

- 4.22 The final recommendation is that the proposed boundary changes to Ingatestone High Street Conservation Area should be confirmed as set out in the appraisal.

5 Demographics

Gender

- 5.1 From the 40 total responses received, 39 were from individual members of the public and one was from an organisation – Tor Bryan (Residence) Limited. The responses can therefore be summarised as follows:

- Male 24 (60%)
- Female 15 (38%)
- Organisation 1 (2%)

Age Range

- 5.2 In terms of the age-range of respondents, out of the 40 total responses (with one response not applicable due to being from an organisation) respondents were aged:

- Under 19 1 (2%)
- 19-24 0 (0%)
- 25-40 2 (5%)
- 41-65 9 (23%)
- Over 65 22 (55%)
- Age not given 5 (13%)
- Not applicable 1 (2%)

Ethnic Origin

5.3 In terms of the ethnic origin of the respondents (with one response not applicable due to being from an organisation), the majority classed themselves as 'White British'. Out of the 39 responses from individuals 28 were classed as 'White British', one as 'other', and 10 respondents chose not to give their ethnic origin.

- | | | |
|-----------------------|----|-------|
| • White British | 28 | (70%) |
| • Other | 1 | (2%) |
| • Ethnicity not given | 10 | (25%) |
| • Not applicable | 1 | (2%) |

6 Boundary Change Details and Maps

Brentwood Town Centre Conservation Area

The variation of Brentwood Town Centre Conservation Area to include the following areas:

- the boundary will be extended to the south side of the Square on the south side of Hart Street, to include the whole of this development
- the boundary will be extended around Queenswood House on the south side of Queen's Road to also include numbers 9-19 Eastfield Road and all of the garden of St Thomas Vicarage on Queen's Road
- the boundary will be realigned along the south side of William Hunter Way, from the rear of the properties at the corner of William Hunter Way and Ongar Road to the rear of 91 High Street
- the boundary will be extended around Queen's Road and Coptfold Road to include the block of buildings between Queen's Road, Library Hill and Coptfold Road and the three shops on the western side of the junction of Coptfold Road and Alfred Road

Station Lane, Ingatestone Conservation Area

The variation of Station Lane, Ingatestone Conservation Area to include the following areas:

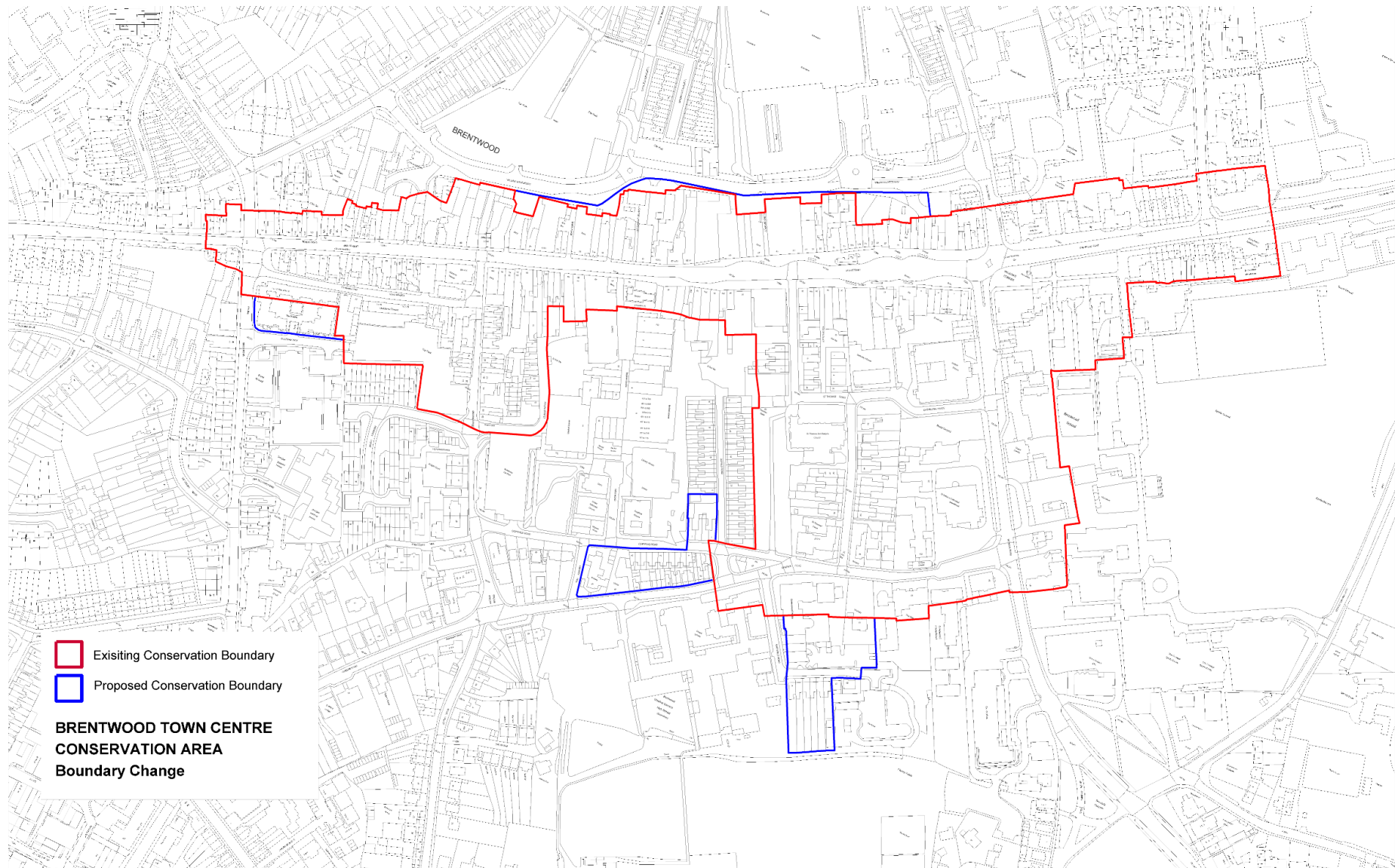
- the boundary will be extended along the southern edge of Roman Road to include Chantry Drive, the Dell, Frank Sherrin's St Ethelburga's house, Brookside, Petre Close, St John the Evangelist and St Erconwald Catholic church and presbytery house and the whole of the Tor Bryan estate
- the boundary will be extended to continue on the line of the rear of boundary of Newlands to follow the boundary of Longholt Cottage across to the far side of Hall Lane

Ingatestone High Street Conservation Area

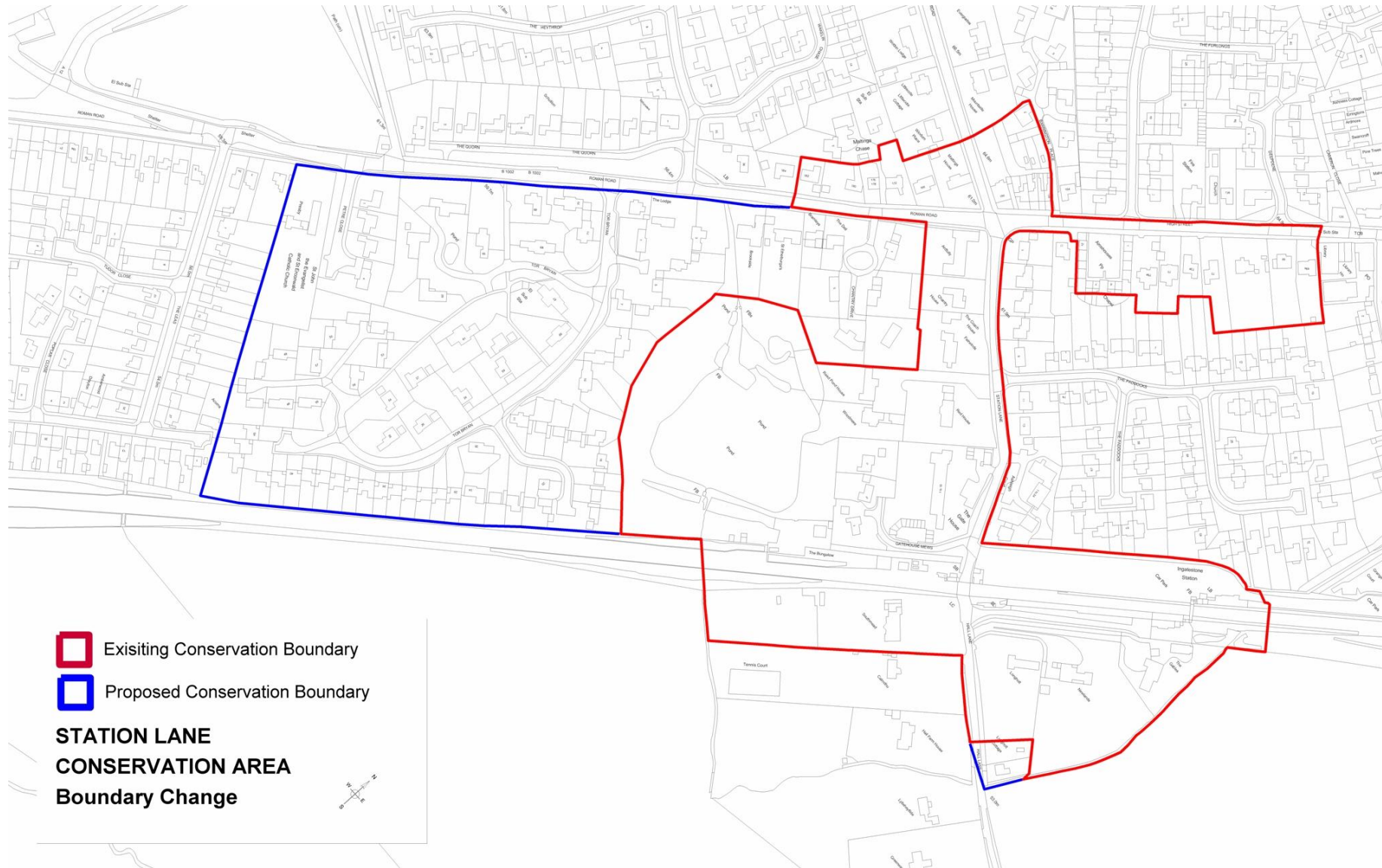
The variation of Ingatestone High Street Conservation Area to include the following areas:

- the boundary will be extended to include the existing undeveloped plots running back to the stream at the rear of nos. 57-61 High Street and the Crown public house, plus the plot of woodland beyond Bell Mead

Brentwood Town Centre Conservation Area Map: existing and proposed boundaries



Station Lane, Ingatestone Conservation Area Map: existing and proposed boundaries





7 Summary of Responses

Response Number	Gender	Age	Disability	Ethnic Origin	Conservation Area	Agree?	Summary of Comments	Response to Comments	Summary of Proposed Action
1	F	41-65	N	WB	SL	N	We already have a full preservation order on our trees.	Although some of the trees within the proposed extension may already have tree preservation orders, not all of them do and this will therefore provide further protection for these.	
							Tor Bryan Association has operated effectively for 40 years - why is government better?	Tor Bryan Ltd support the recommendation and believe that the proposed extension will help them to enforce the original aims of the covenants and that it will serve a valuable purpose in reinforcing the existing arrangements for protecting the Tor Bryan estate.	
							What is the benefit of this to the community or the individual?	The recommendation will help to ensure that the existing character of those areas within the proposed extension is better protected.	
2	F	Over 65	N	WB	SL	N	I strongly oppose any change because Tor Bryan already has its own conservation scheme and therefore the proposed boundary changes should not include Tor Bryan	Tor Bryan Ltd support the recommendation and believe that the proposed extension will help them to enforce the original aims of the covenants and that it will serve a valuable purpose in reinforcing the existing arrangements for protecting the Tor Bryan estate.	
3	M	Over 65	N	WB	SL	N	N/A		
4	M	25-40	N	WB	SL	Y	I think this is great for Tor Bryan and will go a long way to protecting our amazing estate and its rare architecture.		
5	F	Over 65	N	WB	SL	Y	A very desirable step forward. Tor Bryan is a unique development.		
6	F	Over 65	N	WB	SL	Y	N/A		

Conservation Area Boundary Changes Consultation: Brentwood and Ingatestone

7a	M				SL	Y	Due to a lack of conservation status, Tor Bryan estate has been allowed to erode the original architectural integrity. Conservation area status would ensure some of the original concepts are preserved		
7b	M				HS	Y	Tor Bryan has suffered from alterations because of lack of sanctions. Given the architectural uniqueness it deserves to be conserved, albeit belatedly.		
8	F	Over 65	N	WB	BT	Y	No objection		
9	F	Over 65	N		SL	N	I strongly object to being included in the conservation area, when my neighbours on the other side of Hall Lane are not. It would mean that my property would be subject to the restrictions as outline in para 4 of your letter, whilst the houses opposite are not.	Longholt Cottage has been proposed to be included within the Conservation Area as it is associated with Longholt, which already falls within the Conservation Area, and was originally within its curtilage. Those properties opposite Longholt Cottage do not fall within this historic boundary.	Include Longholt Cottage within the Conservation Area
10	M	Over 65	N	WB	SL	N			
11	F				BT	Y	The proposed changes will lead to a more integrated conservation area. I agree with the reasons given by the Council for the new boundaries.		
12a	F	Over 65	N	WB	BT	Y	Noted importance of Hutton Conservation Area review	The Council has begun the process of producing conservation area character appraisals for each of the 13 conservation areas in the borough. Essex County Council have been commissioned by the Council to undertake these appraisals and so far five have been completed. The next two will be for the Great Warley and Herongate conservation areas. The remaining areas, including Hutton, will be completed as soon as possible.	
							The alterations to Brentwood are sensible, particularly the addition of the 19th century terraced houses.		
12b	F	Over 65	N	WB	SL	Y	The recommendation for the attractive Ingatestone is imaginative. Tor Bryan has become distinctive. I think the Sherrin properties need inclusion.		
13	F	Over 65	N		SL	Y	Hopefully this extension will help to prevent inappropriate development of a rural edge of the village		
14	M	Over 65	N		SL	Y	More buildings should have listing status so that uncharacteristic development is prevented.		
15a	M	Over 65		WB	SL	Y	Occasionally things have been added that do nothing to keep the natural look of the village. This may help to make people stop and consider carefully how they improve,		

15b	M	Over 65		WB	HS	Y	Occasionally things have been added that do nothing to keep the natural look of the village. This may help to make people stop and consider carefully how they improve,		
16	M	Over 65	N	WB	SL	Y	I have nothing further to add to my letter of 07 January 2008. I should like to support the draft proposal that Tor Bryan be included in an extended Conservation Area.		
17					SL	Y	The Board of Tor Bryan Ltd welcomes and supports the recommendation to extend the Conservation Area to include Tor Bryan. Although there are covenants attached to each house on the estate, the apparent flaws in original arrangements for registering the covenants and the cost of taking out injunctions to enforce them have meant that successive boards have found it difficult on occasion to enforce the original aim of the covenants. It is the view of the Board that the proposed Conservation Area would serve a valuable purpose in underpinning and reinforcing the existing arrangements for protecting the environment of Tor Bryan.		
18	M				SL	N	There are several flaws in this development. High trees have grown close to buildings. This is an area at high risk of subsidence and placing orders on trees will prevent residents from exercising their rights to deal with potential damage. There is a covenant protecting growth of hedges. If we have a conservation area, please can you confirm that this will be enforced. Many of the buildings have windows that will need to be replaced. All residents would like to maintain their rights to maintain their properties without consultation with BBC.	If a tree is growing close to a building with evidence of risk of subsidence, then it may still be possible to remove this. It is the intention of the Council that if the boundary changes are approved then the requirements of the Conservation Area status will be enforced. This would not affect the replacement of windows, which would not require planning permission.	
19	M	41-65	N	WB	SL	N	Tor Bryan is an established estate, there is no need to include it in the Conservation Area. The estate owners are subject to requirements and restrictions imposed by covenant. There are already TPOs and planning legislation for erections and demolition - isn't that enough?	Tor Bryan Ltd support the recommendation and believe that the proposed extension will help them to enforce the original aims of the covenants and that it will serve a valuable purpose in reinforcing the existing arrangements for protecting the Tor Bryan estate.	
20	M	Over 65	N	WB	HS & SL	Y			

21	M	Over 65			SL	N	Tor Bryan is a private estate with an annual levy and maintenance fund for its upkeep, all residents are shareholders. The board of directors meet regularly with meetings in addition to the AGM to discuss major development projects and residents suggestions. If Tor Bryan becomes a Conservation Area a Planning Officer can disregard the wishes of the board and shareholders leading to a conflict of interest. If the Planning Officer only held an advisory roll to the board this could be acceptable, but if the estate becomes a Conservation Area the Conservation Officer will always have the final decision with shareholders having no say and our views and wishes ignored. Not in favour.	Tor Bryan Ltd support the recommendation and believe that the proposed extension will help them to enforce the original aims of the covenants and that it will serve a valuable purpose in reinforcing the existing arrangements for protecting the Tor Bryan estate.	
22	M	Over 65	N	WB	SL	Y	The best of Tor Bryan is the mature setting of established trees of different heights, shapes, colours and age of development. So far the architectural design of the houses has been held with regard to the original concept. Also feel that front garden conformity contributes to the character of the estate. Would expect Conservation Area status to reinforce these values.		
23	F	41-65	N	Other	BT	Y	Please include Highwood Hospital - it's an historical site with many buildings of interest. Trees should have TPOs, provide vital green lung for town. Buildings are deteriorating due to neglect, should be renovated to preserve heritage. Also, badgers are living on the site.	Highwood Hospital is already covered by its own specific Conservation Area, which was designated in 2001 in order to help protect the unique character of the buildings and area. A Conservation Area Appraisal and Management Plan for Highwood Hospital has been published and is available to view at the Council's website www.brentwood.gov.uk .	
24	M	41-65	N	WB	BT	Y	Proposed extensions do not go far enough, what about Shenfield Common, western side of New Road (United Reformed Church, old courthouse), south-eastern side of Kings Road/Queens Road roundabout, buildings south west of William Hunter Way and Ongar Road, Alfred Road, Crown Street? Concern over the recent demolition of Napier Arms to form slip road as part of High Street works - Council not adhering to conservation area policy. William Hunter Way development is in the vicinity of the conservation area, Council did not apply this though. Concern over Rosebys/Krisps site at heart of the area considered to not enhance the conservation area.		
25	F				SL	Y			
26	F	Over 65	N	WB	SL	Y			

27	M	Over 65	N	WB	SL	Y	Quite happy to be included in the Conservation Area, but would like more information on the "additional statutory powers" affecting trees.	If a tree in a conservation area is protected by a TPO then the usual protection applies. If a tree is not protected by a TPO but is in a conservation area, you must give six weeks notice in writing to Planning Services if you want to carry out works. Should you have any further questions regarding trees then please contact the Council's Planning Department on 01277 312620 or planning@brentwood.gov.uk , and ask for the Arboricultural Officer.	
28	M	41-65	N	WB	HS	Y	A sensible plan in keeping with the efforts to protect the area. Odd that railway line goes straight through existing area, perhaps Network Rail should reroute in the interests of overall character of new enlarged area?	Given the costs involved in relocating railway lines, it is unlikely that Network Rail would consider such a project feasible in this case.	
29	M				BT		Area should also include Alfred Road, The houses are quite old and the area is in need of support from the Council to improve the environment.	The terraced houses in Alfred Road have suffered badly from insensitive improvements and it therefore seems correct to omit it from the Conservation Area, given its current condition	Do not include Alfred Road within the Conservation Area
30	M	Under 19	N		BT	N	Insufficient expansion, leaving out old houses to the west of library hill, an area in need of protection from further destruction.		
							Alfred Road should be included, properties are comparable to those in Queens Road that are in the expanded zone, Alfred Road is in an unacceptable condition, conservation status could help this?	The terraced houses in Alfred Road have suffered badly from insensitive improvements and it therefore seems correct to omit it from the Conservation Area, given its current condition	Do not include Alfred Road within the Conservation Area
							All other expansion proposals are satisfactory.		
31	M	41-65	N	WB	BT	N	This is a stupid idea unless the whole of area including Alfred Road is included.	The terraced houses in Alfred Road have suffered badly from insensitive improvements and it therefore seems correct to omit it from the Conservation Area, given its current condition	Do not include Alfred Road within the Conservation Area
32	M	Over 65	N	WB	SL	Y	Proposals are in the best interests of Tor Bryan residents and the Ingatestone environment.		
33	M	41-65	N	WB	SL	N	Unable to see any benefit to Tor Bryan, the estate has already changed from the original, 50% of houses have extensions, and replacement windows and doors differ from original appearance.		

							Main reason for extension seems to be so that the Council can better control development and tree works, all of which are already in place. Main difference between Tor Bryan and neighbouring estates is that there are no fences or walls in front of houses, which is covered by covenants. Tree protection is already in place for mature trees. Cannot see any additional benefit Conservation Area status will bring, or why other estates such as The Chase, Avenue Road, The Furlongs, are not included.		
							Appears that the purpose of including Tor Bryan is to facilitate the inclusion of the Catholic Church, also sweeping up Petre Close and the Chantry development - neither of which require conservation status.		
							Tor Bryan retains its character because of residents, not by assistance from the Council. No reason for conservation status other than costs to Council should residents wish to trim trees, replace windows etc. The age of the estate is such that significant maintenance requirements are now arising.	Tor Bryan Ltd support the recommendation and believe that the proposed extension will help them to enforce the original aims of the covenants and that it will serve a valuable purpose in reinforcing the existing arrangements for protecting the Tor Bryan estate.	
34	M	Over 65	Y	WB	SL	Y	Agree that the proposed boundary should be extended to include Tor Bryan estate.		
35	M	41-65	N	WB	SL	N	As stated in response to previous consultation, do not support the proposal. Petre Close is a small 1970's development with no particular character or interest, and not linked with Tor Bryan. Seems late in the day to protect Tor Bryan's 1960s character now, most if not all houses have extensions. If the Catholic Church cannot be considered a separate entity it can at least be linked to the existing area without the involvement of Petre Close. This could be achieved on Roman Road by including 1 Petre Close only, or to the rear, with its common border with Tor Bryan.	Petre Close has been included within the recommendations as it forms an important part of the proposals, in that it allows for the setting of the church to be protected. Although, at present, these buildings are screened by trees, trees are not a permanent feature of the landscape. Tor Bryan Ltd support the recommendation to include the Tor Bryan estate and believe that the proposed extension will help them to enforce the original aims of the covenants and that it will serve a valuable purpose in reinforcing the existing arrangements for protecting the Tor Bryan estate.	Include Petre Close within the Conservation Area
36a	F	Over 65	N	WB	HS	Y	The response to the Village Design Statement was overwhelming for the maintenance of the character of Ingatestone, the proposed extension should help fulfil this aim.		

Conservation Area Boundary Changes Consultation: Brentwood and Ingatestone

36b	F	Over 65	N	WB	HS	Y	2 Hall Lane. Revised boundary should ensure that the approach to Ingatestone from the south-east retains a village appearance, avoiding inappropriate development.		
36c	F	Over 65	N	WB	SL	Y	Tor Bryan is an unusual estate, the spirit of the original designs should be adhered to otherwise the effect is diluted.	According to response 38, this response was mistakenly marked as High Street, have changed to Station Lane.	
							Many changes to St Ethelburga's have been made in recent years but it makes sense to ensure any further ones respect the original ethos.		
							The Catholic Church and the presbytery are part of the history of Ingatestone and of the work of Frank Sherrin. It would be beneficial to include them within the conservation area.		
37	M	Over 65	N	WB	HS	Y	Believe the change will help to maintain the character of Ingatestone, adding weight to the Village Design Statement.		
38	F	25-40	N	WB	BT	Y	Please could Alfred Road be considered to also be included, area map looks odd with Alfred Road being excluded. Houses on Alfred Road are late 19th Century, same as included shops, and retain much of their character forming a good group. 9-19 Eastfield Road is described as a row of well preserved Victorian Villas, Alfred Road provides terrace houses on each side of the road unlike other parts of the proposed extension. Alfred Road fits neatly against the proposed boundary lines, same reason given for William Hunter Way frontage inclusion. Alfred Road houses may not be as picturesque as Eastfield Road, but they are prettier and older than some within the proposed extension. The Square in Hart Street has no appearance or historical value.	The terraced houses in Alfred Road have suffered badly from insensitive improvements and it therefore seems correct to omit it from the Conservation Area, given its current condition	Do not include Alfred Road within the Conservation Area
39	M	41-65	N	WB	BT	N	Astounded that Alfred Road, or Alfred 'Service' Road as it should be called, is not included.	The terraced houses in Alfred Road have suffered badly from insensitive improvements and it therefore seems correct to omit it from the Conservation Area, given its current condition	Do not include Alfred Road within the Conservation Area
40	F	Over 65	N	WB	HS & SL	Y	Agree, but could also include the green next to the main road from Tor Bryan to ensure protection.		

Key: M=Male / F=Female / Y=Yes / N=No / WB=White British / BT=Brentwood Town Centre / SL=Station Lane, Ingatestone / HS=Ingatestone High Street