

**The
Essex
Design
Initiative**



Great Warley

Conservation Area Appraisal and Management Plan

This document was produced by Essex County Council for Brentwood Borough Council.

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1. INTRODUCTION

Brentwood Borough Council commissioned Essex County Council in December 2008 to prepare this conservation area appraisal and review. The research and field work were carried out in March 2009.

The village of Great Warley was first designated as a conservation area by Brentwood Borough Council in 1975. It was therefore among the earlier conservation areas to be created, following the introduction of the new statutory designation in the Civic Amenities Act of 1967. Its boundaries were reviewed in 1993, following the designation of an additional conservation area at Warley Place. It has also been Metropolitan Green Belt since 1953. The surrounding countryside is a Special Landscape Area.

1.1. Planning policies

Great Warley is one of thirteen conservation areas in the Borough of Brentwood. 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' designated by the local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act imposes a duty on the local authority to designate areas, to review them from time to time, and to publish proposals for their preservation and enhancement. In the planning process it requires that the local authority pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting. In a conservation area, special consent is required before a building may be demolished, minor planning controls are strengthened, and trees are protected.

Government policy for conservation areas is set out in *Planning Policy Statement 5: Planning for the historic environment* (PPS5), supported by its *Statement on the Historic Environment 2010*, and the *Historic Environment Planning Practice Guide* (see Appendix 2 for further details). Conservation areas are treated as part of the wider historic environment, and are considered to be a 'heritage asset' like listed buildings and other parts of the historic environment which have some degree of statutory protection. PPS5 states that 'The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.' The historic environment is valued not simply for its cultural importance, but also for its contribution to the quality of life, and its potential for facilitating regeneration and economic growth, and in adapting to a more sustainable life style.

Local authorities also formulate policies in their local plans or local development frameworks to preserve the character of their conservation area. The Brentwood Replacement Local Plan was adopted in August 2005 and covers the period to 2011. (Work has begun on a Local Development Framework, as required under the Planning and Compulsory Purchase Act 2004, which will replace the Local Plan.) The Replacement Local Plan includes policies to ensure that development in a conservation area is sympathetic to the character of the area and to a high standard of design (C14), and declares an intention to carry out character appraisals for its conservation areas (para. 9.54). It also includes policies for protecting listed buildings (C15-17), and declares an intention to compile a local list of historically and architecturally interesting buildings.

1.2. Statutory and other designations

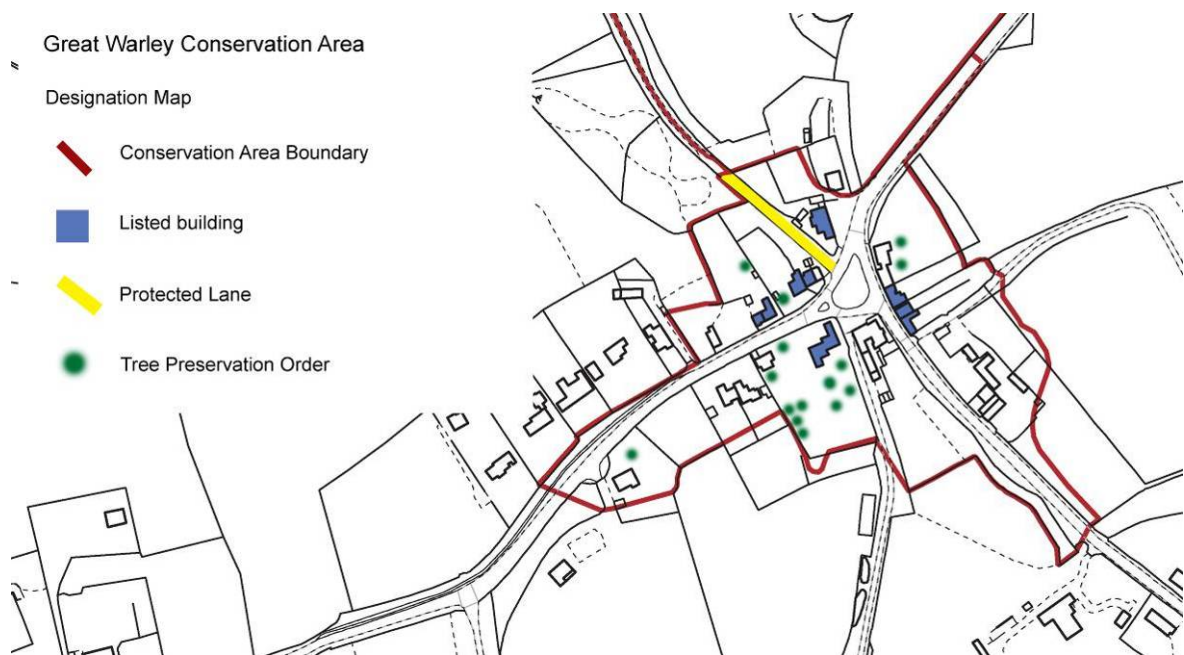


Fig. 1: Map showing statutory and other designations.

The statutory list covering Great Warley was compiled in 1958 and revised in 1976. There are seven listed buildings in the Conservation Area, all at grade II apart from Two Door Cottage which is grade II*. All the list descriptions mention the group value of the buildings around the Green. There are a number of listed buildings in the vicinity of the Conservation Area. Warley Place immediately to the north of the Conservation Area is a Registered Park and Garden, and also a conservation area. Dark Lane is a Protected Lane.



Fig. 2: Dark Lane, a Protected Lane.

1.3. Character statement

The Great Warley Conservation Area is an attractive and unspoilt village centre in a wooded setting on a hilltop. It comprises mainly timber-framed and plastered houses in a vernacular or Arts and Crafts style, clustered round a green in the centre of a busy cross-roads.

1.4. Location and Topography

Great Warley is a traditional rural village, in the south-west corner of Essex, between the towns of Brentwood to the north-east, and Romford to the west. It lies within a stone's throw of outer London and major roads, half-a-mile east of the M25, and two miles north of the A127 (opened 1925) which leads to Southend-on-Sea.

The conservation area is composed of the village of Great Warley, centred on the junction of five thoroughfares: Warley Road running north-east (B186) and south-west, Great Warley Street to the south-east (B186), Dark Lane to the north-west, and Hole Farm Lane to the south. This road pattern was established by the 18th century, as shown on the Essex map of 1777 by Chapman and André, and is probably of medieval origin. The road which runs beside the parkland of Warley Place, however, was rerouted in the 19th century from the west side of the park to the east, where it remains. The village has changed relatively little since the end of the 19th century, as the 1st edition Ordnance Survey map of 1879 shows.

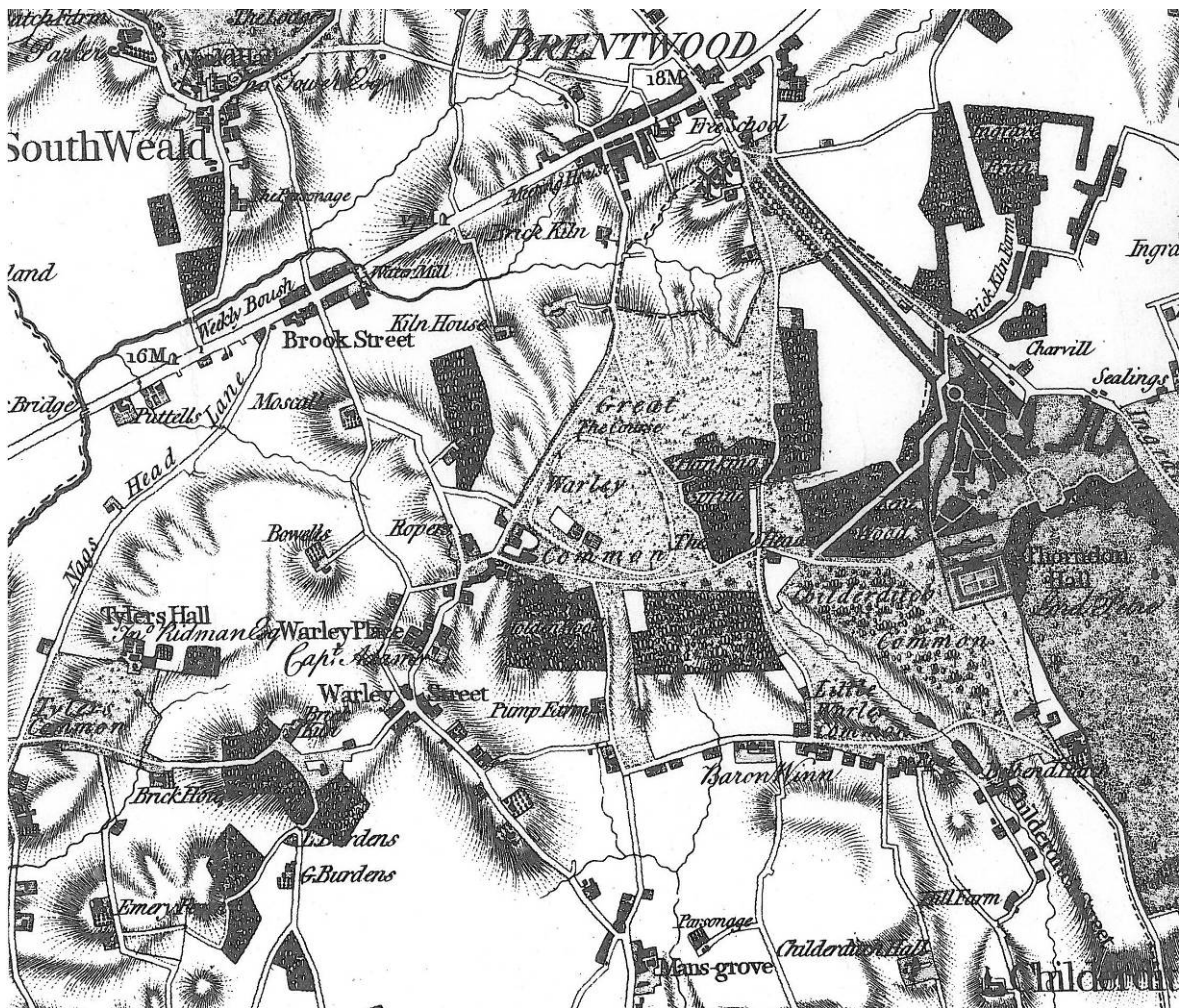


Fig. 3: Great Warley, from the Chapman and Andre Essex map of 1777.

The village is situated towards the north-west of the parish of Great Warley, which is some seven miles long and one mile wide. The parish slopes gently down from the wooded ridge in the north towards the marshy Thames plain in the south. The village is situated on low upland, formed of an outcrop of Bagshot Sand over London Clay. The third highest point in Essex, at 378 feet (116 metres) above sea level, is immediately to the north, and to the west of Warley Place. The surrounding land slopes away to south towards the Thames and north along Dark Lane. The village itself is fairly flat, although the green has a small pronounced declivity to the north.

1.5. Historical development

Great Warley was originally known as *Wareleia*, later changed to Warley Magna. Although the name appears in the Domesday Book (1086) and in many early sources, it refers to shifting settlements in different locations, rather than the present village. The Saxon settlement of Warley was probably about two miles south of the present village, centring around the manor of Great Warley Hall. There was another pre-conquest manor of Warley at Franks, in the southern tip of the parish, now in the London Borough of Havering.

The present village was a late medieval settlement which would have existed by the 13th century, the date of the earliest surviving building work in Great Warley at Two Door Cottage. Canterbury was established as a leading European pilgrimage centre in 1220, when the magnificent new shrine and chapel for Thomas à Becket were completed. The settlement may have grown up in response to pilgrim traffic, passing from Brentwood along Great Warley Street, to the ferry across the Thames at the port of Thurrock. This is borne out by the fact that a network of paths around Hole Lane was known as Pilgrims Way until the 19th century. The green was probably established very early, and an annual fair was held there until 1762.

The growth of the village can be traced on 19th century maps. The village contracted in the 19th century, as the focus of development shifted northwards, following the erection of the barracks on Warley Common (1805, reopened 1843, closed 1959), and the railway station in Brentwood (1840). It grew again to its earlier limits c.1900, as followers of the Arts and Crafts movement recognised it as a settlement with outstanding medieval buildings.

The Essex Historic Environment Record records no archaeological sites in the conservation area, except for a Second World War road barrier just south of the crossroads (20274).

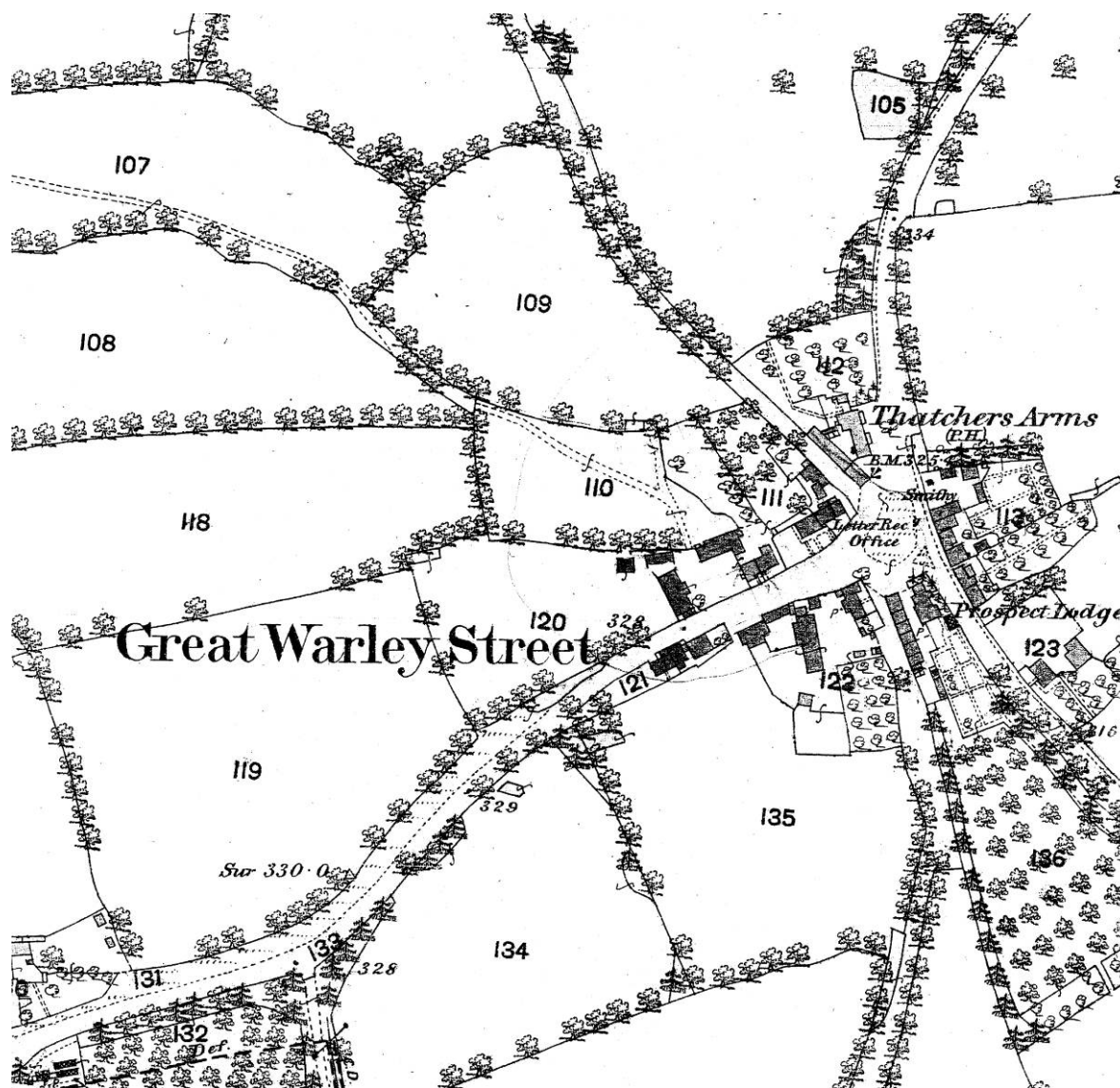


Fig. 4: Great Warley from the first edition Ordnance Survey map of 1879.

2. ARCHITECTURE AND MATERIALS

The level of architectural interest in the conservation area is high, reflected in the statutory listing of about half the buildings (seven out of fourteen). There are several late medieval structures, their early date evident in a variety of characteristic forms.

Plans have narrow ranges, characteristic of timber-framed buildings, which were limited to the depth which could be spanned by a single timber (about 5 metres). Some houses have a principal range with jettied cross-wings, including Warley Green and Oak Beam Cottage (now two dwellings but built as a single house) and Two Door Cottage, which have single cross-wings, and Wallets and the Post Office, which have twin cross-wings. Wallets and the Post Office are H-plan hall houses, a characteristic form in late medieval and early modern Essex. Their central range would have contained a great hall open to the roof, with an entrance and cross-passage at one end. The Thatchers Arms provides an interesting contrast as an in-line hall house.



Fig. 5: Detail of the Thatchers Arms. Note the narrow plan, the gambrel roof, handmade peg tiles and pantiles on the outbuilding.

Roofs are steeply pitched, with gables, dormer windows, prominent chimneystacks, and interesting forms and quirks such as half hips (Blake Cottage), gablets (Two Door Cottage), catslide roofs, barge boards (Post Office), and stepped down levels, forming four different tiers at Warley Green/Oak Cottage. The Thatchers Arms and Blake House have gambrel roofs, probably reflecting a later enlargement of an earlier building.

Later neo-classical architecture is represented by Red House, a dainty symmetrical design of the early nineteenth century, and Warleyside, with its massive forms which contrast with the surrounding buildings. There are some discreet classical touches, including a row of three pedimented classical doorcases at the Thatchers Arms, and a bow window at Chestnut Tree Cottage.



Fig. 6(left): Doorcase at the Thatchers Arms.
Fig. 7 (right): Warleyside, stock brickwork with restored tuck pointing.

Buildings of the late 19th and early 20th centuries, on the contrary, are in the vernacular revival style of the Arts and Crafts movement, and therefore harmonise well with the character of the earlier settlement. Examples within the Conservation Area are Ruspers, and the west range of Wallets, while beyond the border they include Stonyridge to the west, and several buildings on Great Warley Street to the south. The distinction between medieval building and its later revival is not always clear. For example, although Wallets is a timber-framed structure, the framing visible on the street elevation is a later addition of c.1900.

Most of the buildings have replacement windows, although Red House is an exception. Windows comprise a variety of sashes and casements, many with white-painted soft wood frames and small panes. Accordingly they fit their historic context well, even where they are modern and have flat sections without the historical interest of mouldings. There are no picture windows or plate glass on main elevations. Several houses, including Wallets, and West Wallets, have the same form of oak-framed casement window with rectangular leaded lights. These windows belong to the c.1900 phase of building and restoration, and are a plausible recreation of the original window form of a timber-framed building. They are also interesting in their own right, as evidence of new respect for vernacular building around the turn of the twentieth century.

Building materials are very mixed, although all are traditional and most are characteristic of the area. Many of the buildings are timber-framed, with the framing obscured by rendering of the wall surfaces in various traditional colours including white (Post Office), pink (Two Door Cottage), and yellow ochre (Thatchers Arms), while at Warley Green Cottage the upper storey is rendered and the lower is brick. At Wallets, although the timber-framing is exposed, it is a later surface addition and the original timber frame is again hidden within the structure. Brick-built houses include Red House (red brick) and Warleyside (stock brick with restored tuck pointing). The walls of Ruspers include brick, exposed timber-framing, tile-hanging and render, with a similar mixture at Wallets West. Featheredged weather-boarding is employed for outbuildings. Roofs are mainly of hand-made peg tile, with occasional use of pantile for outbuildings, and slate at Red House and Warleyside.

Boundaries are varied and include hedges, iron railings, brick walls, and fences in the form of wooden post-and-rails, close-boards, white-painted wickets, and gates are

five-bar and wicket. None has any historic interest, although collectively they contribute to the character of the area through their diversity and their natural materials. There are no historic walls or railings, though there is an old brick boundary wall to the Forge on Great Warley Street.

3. TOWNSCAPE AND SPATIAL ANALYSIS

Green space is an important feature of Great Warley. The approaches to the Conservation Area are wooded. Most buildings have a backdrop of trees, and are surrounded by gardens. The village centre is clearly marked by a small triangular green on which stands a First World War Memorial. It forms a well-defined focus for the settlement. It is flanked on one side by a low barrier of short wooden posts joined by chain fencing, no doubt with the intent of deterring modern nuisances, particularly motor vehicles, but designed in a low key rustic idiom. The reflective bollards on the west side are not however of the same quality. The buildings around the Green comprise an informal square of great character, and all the descriptions of listed buildings within the village commend this group value.



Fig. 8: The Green with the War Memorial.

A number of narrow, undulating, leafy tracks lead off the roads, providing appealing vistas and hinting at the hidden interest beyond the village. Dark Lane is embanked and steeply declining. Hole Farm Lane opens out into farmland, while the entrance drive to Well Mead, east of Great Warley Street, features neat grass verges and brick gate piers.



Fig. 9: Entrance to the Conservation Area from the west, entirely wooded in character, the suburban houses on the north side being completely screened.

The setting of the Conservation Area is verdant and rural on all sides. The park of Warley Place to the north, with its greensward and great trees, is visible from the green. The line of 20th-century houses to the west, on the north side of Warley Road, is separated from the road by deep grass verges and screened by hedges and trees.

Layout varies, with some houses abutting the road but most set in gardens. Nonetheless most of the Conservation Area is readily visible from public highway. All the buildings are in domestic use, except for the Thatchers Arms inn, and the Forge which is in light industrial use.

3.1. Area Analysis

The immediate surroundings of the conservation area are primarily open and rural, emphasising its village character. They consist predominantly of farmland, but also include parkland, woodland, and common land, and vestiges of historic estates of great architectural interest. Great Warley Common to the north-east remains common land.

To the north is the tree-scattered parkland of Warley Place, with gardens beyond (grade II registered and a designated conservation area). It was once the infirmary for Barking Abbey, and converted to private domestic use at the Dissolution of the Monasteries. Although the landscaped grounds remain, the house, after much rebuilding, was demolished in 1939. The gardens were laid out by Ellen Willmot (d. 1934), a famous horticulturalist and writer. To the south-west is Coombe Lodge, now the Squirrels Care Home, beyond a cricket pitch and pavilion. The gate lodges of both Warley Place and Coombe Lodge can be seen from the road and express the connection between the village and surrounding estates.

To the south-east on Great Warley Street are scattered many buildings of architectural interest in their own right as well as historic importance for the village. These include a group of Arts and Crafts edifices all commissioned by the same patron, Evelyn Heseltine, a stockbroker, who arrived in Great Warley in 1876, and bought the estates of Goldings in 1881 and Coombe Lodge in 1912. He employed the architect Ralph Nevill to design estate buildings such as cottages, stables, and a dairy, as well as alterations and additions to the main house. The estates passed to his daughter, Mrs Muriel de Rougemont (d. 1967) and were sold in 1971, with the house converted to a hotel which took her name. Heseltine's buildings include Goldings (now de Rougemont Manor Hotel), a substantial brick and tile-hung house of c.1894-1905, the four Goldings Cottages of similar date, and the important church of St Mary the Virgin (1902-04) by Charles Harrison Townsend, with outstanding Art Nouveau interior fittings by William Reynolds Stephens. It replaced the medieval church of St Mary's, near Great Warley Hall, which was badly damaged by lightning in 1855, and later demolished. The church and its lych-gate are listed (grade I and grade II* respectively), but Heseltine's other buildings are unprotected, as they are not listed and stand outside the current boundaries of the Conservation Area.



Fig. 10: The De Rougemont Manor Hotel.

3.2. Features making a Negative Contribution to Character

The Conservation Area has no buildings which constitute negative features, although the Forge may be considered a neutral group. Elements which detract from the character of the conservation area are not buildings but modern paraphernalia such as the bus stop, street lighting, road surfacing, traffic signs, bollards and an electricity sub station. Car parking around the Green can be intrusive, damaging the appearance of this central attractive feature of the Conservation Area. The car park of the Thatchers Arms has a tarmac surface; however it is screened by trees and buildings, and discreetly positioned, and is scarcely seen except from within. Its impact is very limited and it is rather a neutral feature than a negative one.

The introduction of modern hard surfacing in the forecourt of the Thatchers Arms and around Ruspers, however, is regrettable as it detracts from the setting of the main

elevation of the buildings. Pavements are of asphalt, now rather patched, and kerbs of a mixture of stone and concrete. The most significant negative feature of the village is its traffic, which is high volume in relation to its minor roads, and travels at great speed.

Turning to the surroundings, there is a line of mainly late 20th-century houses on the north side of Warley Road, set in gardens giving them a suburban character. They have little impact on the appearance of the conservation area as they are set back from the road behind greenery and are little visible. The bungalows Idlewind and Windy Nook are neutral features. To the south on Great Warley Street is a modern bungalow which is also a neutral feature, although the confusing name Goldings is to be regretted. The name Goldings formerly belonged to the De Rougemont Hotel, and made clear the historic link between this major house and estate cottages such as Goldings Cottages.



Fig. 11 (left): Negative features: The street lighting is functional. The lamp standards have attracted advertisements. The Conservation Area sign is set too low down and is almost obscured.

Fig. 12 (right): Reflective bollards on the Green. Note the parked cars.



Fig. 13 (left): The car park behind The Thatchers Arms.

Fig. 14 (right): The forecourt of The Thatchers Arms.



Fig. 15: Map to illustrate contribution to character.

4. INDIVIDUAL BUILDINGS

Warleyside

A large massive house of stock brick, perhaps built as married quarters for officers at Warley Barracks (1801), and as such it has historical interest for the development of the village. Now much extended and altered. Nevertheless, it has interesting modelling, with a recessed centre on the east entrance front and a projecting centre on the north elevation, and bay windows and recessed windows. The details are uniform and distinctive, with massive white wooden cornices below deeply overhanging eaves, and some cornices between the two floors, and doorcases and windows with similar white wooden surrounds. To the rear, there is a long single storey building and a detached garage, both rather neglected in appearance.



Fig. 16: Warleyside.



Fig. 17: Building to rear of Warleyside in Hole Lane.

Wallets

A fine timber-framed H-plan hall house of the 16th and 17th century, sympathetically restored and altered around 1900. It consists of a lower central range flanked by taller two-storey cross-wings with jettied and gabled ends. The central range was originally single-storey and contained a hall open to the roof, reflected in the position of the entrance door at one end of the range, which originally led into a screens passage. However the hall was floored and divided into two stories of around 1600, with the upper level illuminated by a dormer window. The great chimney stack surmounts the hall fireplace added at the same time. The two cross-wings were built at different dates, as reflected in the different patterns of their timber framing. (The visible timber framing was applied C.1900 but follows the original pattern). The north cross-wing of the early 16th century has wider set studding with braces, while the south cross-wing is late 16th century and has close studding without braces. The windows are horizontal strips of single lights, with mullions but no transoms, introduced C.1900 but in 16th century style. They are composed of oak frames, metal casements and leaded panes.

By virtue of its location, seen from Warley Street on the far side of the green, and its striking H-plan and timber framing, it is a key feature of the conservation area. Its name is an adaptation of Waylett or crossroads, reflecting its position at the junction of Dark Lane, Hole Lane, and Warley Road.



Fig. 18: Wallets

West range of Wallets

An L-plan house, added to the south-west corner of Wallets of C. 1900 when it was restored, but now an independent residence. The south elevation has a catslide roof with a five-light hipped dormer, above a seven-light window set under the eaves, a rendered cross-wing with a tile-hung gable, and in the corner between the two, an extruded entrance with a tile-hung first floor and gable. The west elevation has an upper floor with applied timber framing, continuing as mullions across the windows. Throughout its windows are oak-framed casements with leaded panes of the same

design as for Wallets.

The list description for Wallets itself explicitly excludes the south-west wing, but it is nonetheless an important feature of the Conservation Area. Its more generalised version of vernacular building, with tile-hanging, hipped roofs and gablets, and exposed timber-framing, forms an interesting contrast with the specifically local form seen at Wallets.



Fig. 19: Wallets West.

Ruspers

A timber-framed and tile-hung house built around 1900, in a style reminiscent of the Surrey and Sussex vernacular popularised by Sir Edwin Lutyens. In two parts, both having a main range with two cross-wings of unequal length, with gables and decorative barge boards. Windows are horizontal strips, oak framed metal casements with leaded panes. Ruspers 1 has a striking full-height single window which suggests the existence of a medieval hall within. Ruspers 2 has a west wing jettied out on two stories, each with brackets and an oriel window. The first floor windows on the main elevation continue round the corner onto the side elevation. The rear elevation has small twin gables on the main range between the wings. Both have some detrimental alterations including French windows, alien to the Arts and Crafts idiom.

Another vernacular revival building, readily visible from public spaces, it is an important feature in the Conservation Area.



Fig. 20 (left): Ruspers 1.
Fig. 2 (right): Ruspers 2.

Entrance Lodge to Coombe Lodge

The Lodge originally marked the entrance to Coombe Lodge and park. It is preceded by interesting walls and railings on a quadrant plan, with iron gates and gateposts. The original lodge of C. 1800 is a small, single-storey white rendered building, with round headed windows. It now has a two-storey extension to the east, well screened from the road by greenery. The extension limits its architectural interest, but it retains considerable historic interest as the visible entrance point for one of the country estates surrounding the village.



Fig. 22: Entrance Lodge to Coombe Lodge.

Post Office

An H-plan hall house of C.1500 and the mid-19th century, its timber framing hidden by rendering. It consists of a lower central range flanked by two slightly taller cross-wings with gabled ends and external chimney stacks. The central range was originally

single-storey and contained a hall open to the roof. Originally both cross-wings were jettied but the west has been filled in. Additions of the 19th century include the barge boards and finials to the cross-wing gables, the two dormer windows, the hood to the entrance door, and the bay window, while the east cross-wing has a later extension restored in the 19th century. The windows are flush-set sashes probably of the early 18th century. The rear elevation is similar to front but the ground floor is weather-boarded.

The house became the post office in 1858 and retains a post box and a K6 design telephone box in its setting, important evidence of its earlier function. In the garden there is a large weatherboarded outbuilding.



Fig. 23: Post Office

Red House

An elegant early 19th century design, the only building in the area of distinctly classical rather than vernacular design, carefully proportioned and modelled, and thoroughly symmetrical. It has a rectangular plan with four rooms and a central passage on the cross axis. Its symmetrical front elevation is given depth and modelling by recessed openings, including sash windows with gauged brick voussoirs and stuccoed sills and reveals, and a central round-headed doorway, with reeded jambs and panelled reveals, and a six-panelled door with a fanlight. The west side elevation has no openings, and instead a pair of substantial external chimneys, and is equally symmetrical. The rear elevation is similar to the front but has a single-storey extension with French windows. The shallow pitched hipped slate roof has deep eaves. The walls are red brick, and are flanked to the west by a red brick garden wall.



Fig. 24: The Red House.

Blake House

Blake House is distinctive for its small footprint and relative height, consisting of two storeys and a garret, with a half-hipped roof and dormer windows. It is composed of two contrasting blocks, despite the unity given by its rendered and colour-washed walls. The west block is early 16th century and timber-framed, and originally contained an open hall. The hall was subsequently floored, probably in the early 17th century, and the cross-passage to west was lost. The east block is later and brick-built. The house has been much altered, and the rear elevation has a modern lean-to outshut with a catslide roof, and the fenestration is mostly of the 19th and 20th centuries. Nonetheless it retains diverse interesting early details including joints, pegs, arched braces, a former hall window on the rear elevation with shutter grooves and mullions, and a floor joist with lamb's tongue chamfer stops.



Fig. 25: Blake House.

War Memorial

A simple stone cross with chamfered angles, on a pedestal and three steps of octagonal plan. The pedestal bears an inscription commemorating the dead of the First World War, while the inscription on the steps commemorates those lost in the Second World War. Standing on The Green, the War Memorial retains its setting and is important as the visible centre of the village, its topographical high point, and the focal point of the buildings.

Thatchers Arms

The inn has a long narrow rectangular plan, with a long low imposing main elevation of unbroken outline, and a gambrel roof probably adapted from an earlier pitched roof to provide garret accommodation. It has several early 19th century three light windows, and three doorways featuring classical aedicules in wood, probably of late 17th century date. They are a rather top-heavy design, with slender pilasters supporting heavy pediments, but interesting as an early English attempt at the new Continental style. The rear elevation is confused by several improvised extensions, including a very short two-storey cross-wing at the north end, and a group of single-storey structures with lean-to and flat roofs, and an external fire escape. They are flanked by single-storey brick outbuildings with pantile roofs.

Judging by Francis Frith's 1906 photograph of Great Warley, the Thatchers Arms received a decorative veneer of timber framing in approximately 1900, which has since been rendered.

Chestnut Tree Cottage

It has a steeply pitched half-hipped roof with external flanking chimney stack, and a catslide roof to the rear. It has cream rendered walls, and oak-framed windows with black double glazed aluminium casements and leaded panes, and a full-height bow window on the front elevation. To the south is a substantial attached single-storey outbuilding of similar windows and decoration. Together house and outbuilding constitute a characteristic feature of the area. They have special historic interest because they were once the village dairy and laundry.



Fig. 26: Chestnut Tree Cottage

Two Door Cottage

The house consists of a main range and a cross-wing fronting the street. The cross-wing is the earlier of the two, and some of the timber-framing on the first floor dates it to the 13th century. It has a hipped roof, and is not jettied out, nor does it project on the front elevation although it does to the rear. The main range was added later, c.1500, and consisted mainly of a hall open to the roof, as shown by surviving smoke-blackened roof timbers. It was floored and divided into two stories, probably in the early 17th century, when the central fireplace and chimney stack, and the gabled dormers were also added. The rear elevation of the main range has an 18th-century outshut with a catslide roof, while the cross-wing has a flat-roofed 20th century extension and a French window. Most of the fenestration is 20th-century.

The earliest parts of the house date from the 13th century, which also dates the first settlement of Great Warley village. The house is of very special architectural interest for the number of medieval features it retains. These include doorways with two-centred arches on the ground floor of the main range, marking the entrances to the buttery and pantry from the cross-passage, a doorhead of the cross-passage as well as joints of the window mullions on the rear elevation, and a small original window on the first floor of the cross-wing.



Fig. 27: Two Door Cottage.

3 Warley Green and Oak Beam Cottage

Now two cottages, this is a mid-16th-century timber-framed house comprising a main range originally containing a hall, and a jettied gabled cross-wing with zig-zag pargetting and visible purlins, indicating a clasped purlin roof. The main range has two additions, one of C.1700, the other modern. The rear elevation and fenestration are mostly 20th-century. A building of four different heights, descending to the south, which forms a particularly attractive feature of the Conservation Area, and a striking grouping of roofs and gables on the approach along Great Warley Street.



Fig. 28: 3 Warley Green and Oak Beam Cottage

The Forge

The Forge was established in the 1880s to provide a blacksmith for local farmers. It consists of a group of small single-storey outbuildings, on a low lying site which makes their pantile roofs visible from the road. The earlier structures are brick built, while more recent additions make use of weather-boarding and concrete. The ivy-clad weather-boarded structure to the north of the group has some picturesque value.



Fig. 29: The Forge.

5. MANAGEMENT PROPOSALS

Great Warley is an historic village in a very good state of preservation, which is a tribute both to the effectiveness of the statutory designations which protect it, and the efforts of the residents who maintain it. Nonetheless there is scope for improvement of negative features identified above. It is recommended that consideration be given to the following action.

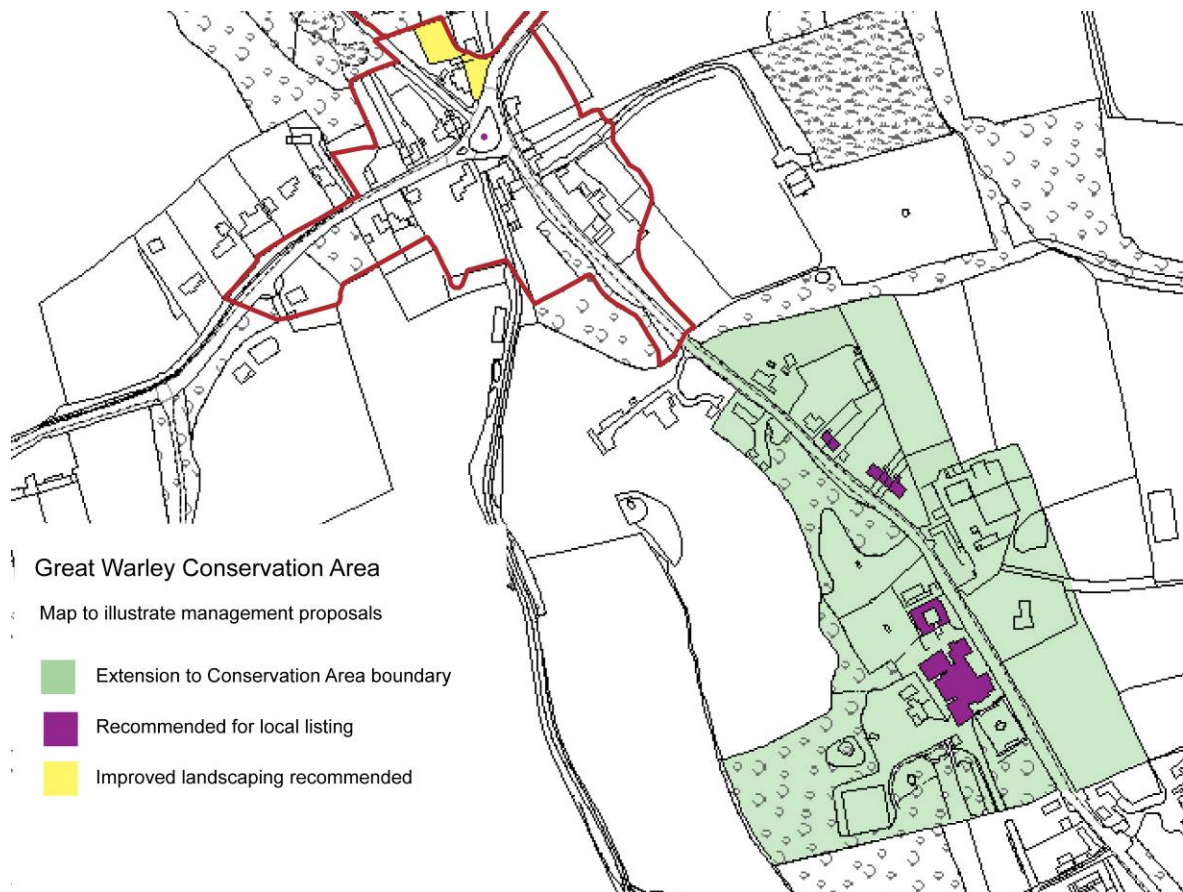


Fig. 30: Map to illustrate management proposals.

5.1. Boundary changes

The boundaries of the Conservation Area are tightly drawn around the village, reflecting common practice in the early days of designation. Minor revisions were made in 1993, when Warley Place was made a conservation area, but otherwise the boundaries have not been revised since the initial designation in 1975. There are a number of buildings of architectural interest along Great Warley Street, to the south of the Conservation Area and outside its boundaries. They stretch for about half a mile, as far as the De Rougemont Hotel (also see Area Analysis). They are related to the Conservation Area through the vernacular revival style of their architecture, which is also seen in the village. They have considerable local and historic interest, arising from the patronage of Evelyn Heseltine who owned country estates flanking the village. At present they are unprotected, since they are located outside the conservation area and are not listed. It is therefore recommended that the Conservation Area boundaries are extended to embrace this group of buildings, a large extension greatly increasing the size of the designated area.

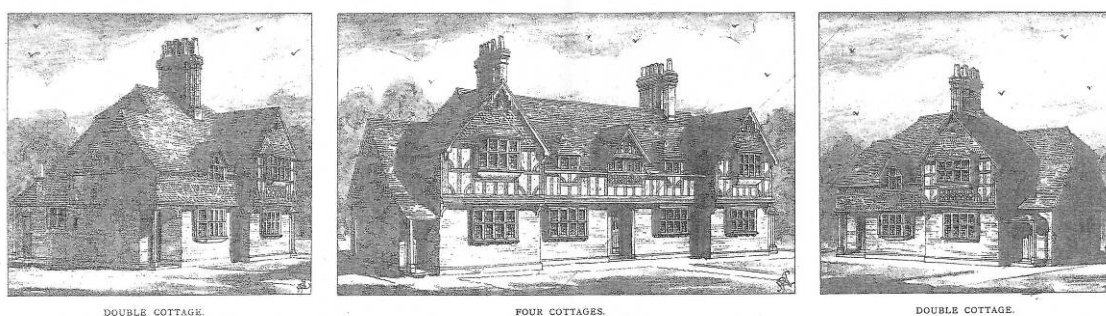


Fig. 31: 5-6 Goldings Cottages.

5.2. Local listing

Brentwood Borough Council does not at present have a local list of buildings which, whilst not of sufficient national importance to warrant statutory listing, are considered to be of local importance. However the Replacement Local Plan at paragraph 9.57 states that they will seek to compile a list of buildings of local or historic interest. The buildings will be assessed using defined criteria and are likely to be good examples of a particular design, type of construction, the work of a local architect or a building associated with an important local figure. Inclusion in the list would be a material consideration in determining planning applications, and thus ensure that important original features and fabric are retained, and that alterations do not damage the character of the building. In a village such as Great Warley where all the buildings are of good quality, it is necessary to be selective about making recommendations for local listing. However, the War Memorial, Ruspers, and the buildings associated with Evelyn Heseltine, were the Conservation Area boundary to be extended, would all qualify for inclusion in a local list.

5.3. New development

The layout of the village leaves space between certain buildings, raising the possibility of infill development. However, the Green Belt designation carries a presumption against new development, the listing of many of the buildings involves a requirement to safeguard their settings, and Tree Preservation Orders protect a number of the trees. It is therefore unlikely that the village presents opportunities for infill development.

5.4. The Forge site

The site of the Forge has potential for sympathetic redevelopment and possible change of use. An application for three dwellings was refused in 2009. An application for seven houses was submitted in 2011. Depending on the outcome of that application, it is recommended that a design brief is drawn up for the site, to ensure that any future development is sympathetic to the conservation area. Key characteristics are variety of design and massing, small scale with narrow ranges, steep roof pitches, careful detailing especially of openings, and vernacular materials. Provision for parking should be carefully positioned.

5.5. Public realm

There is a historic signpost worthy of preservation located near Chestnut Tree Cottage. In general, however, the village street scene is marred by modern paraphernalia introduced without regard to the character of the area. Street lighting is of a standard

functional design. Traffic signs are numerous at the junction of Warley Road and Great Warley Street, unfortunately coinciding with the heart of the village and its historic buildings, and their impact on the setting of the Thatchers Arms is particularly detrimental. It is recommended that the street lighting is replaced with a more appropriate design. It is also recommended that traffic signs are reviewed with a view to improving them by redesign, reduction in number, and repositioning. The black and white reflective bollards around the west side of the Green could be replaced with ones more sympathetic to this sensitive location. The introduction of discreet traffic calming measures should also be considered. 'Gateways' erected at the entrances to the Conservation Area would not just make motorists more aware of its existence but could encourage them to slow down or even be combined with traffic calming. The existing Conservation Area signs which are buried almost at ground level in the verges should be made more prominent.

5.6. Surface treatments

Extensive hard surfacing around houses, as seen at Ruspers, is harmful to the setting of the building and the Conservation Area. Applications for planning permission for extending hard surfacing should be treated with circumspection. Historic forms are to be preferred and asphalt is to be avoided. It is recommended that the possibility be considered of improving the surface treatment of the forecourt of the Thatchers Arms through landscaping, given its prominent location in the Conservation Area. A resin-bonded gravel surface would enhance the forecourt's appearance while also being compatible with vehicle parking. Similarly a bound gravel surface would improve the appearance of the pavements, as would consistent use of stone for the kerbs.

5.7. Incremental change

Some detrimental change has occurred to houses in the Conservation Area, particularly the introduction of French windows on rear elevations, and other forms of modern window. It is recommended that change of this kind in the Conservation Area be monitored, and its incremental impact be assessed. The possibility should be considered of introducing Article 4(2) directions in order to control minor detrimental changes to unlisted buildings. An Article 4 Direction would be essential to make an extension of the Conservation Area boundary, as recommended above, at all meaningful.

6. BIBLIOGRAPHY

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