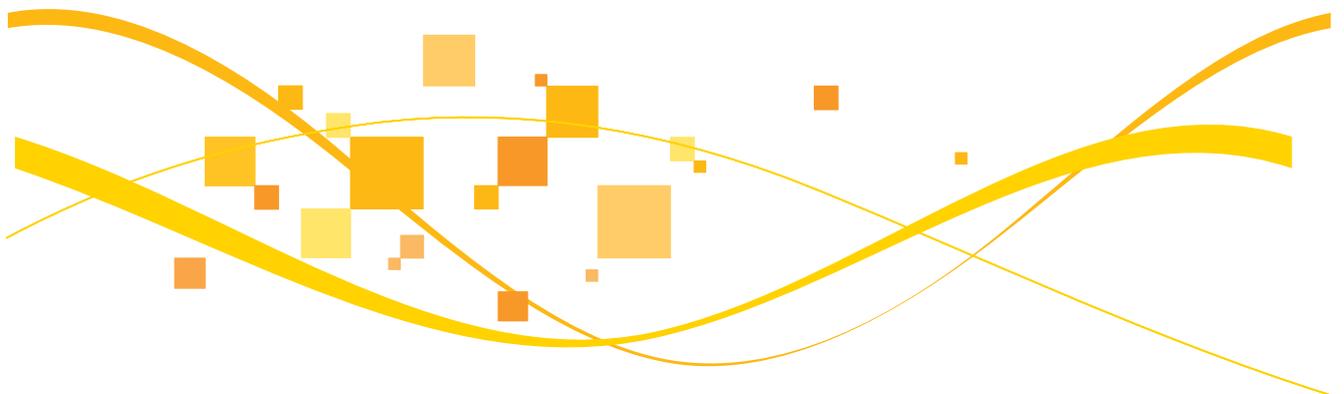


BILLERICAY  
CONSERVATION AREA

CHARACTER  
APPRAISAL

November 2011





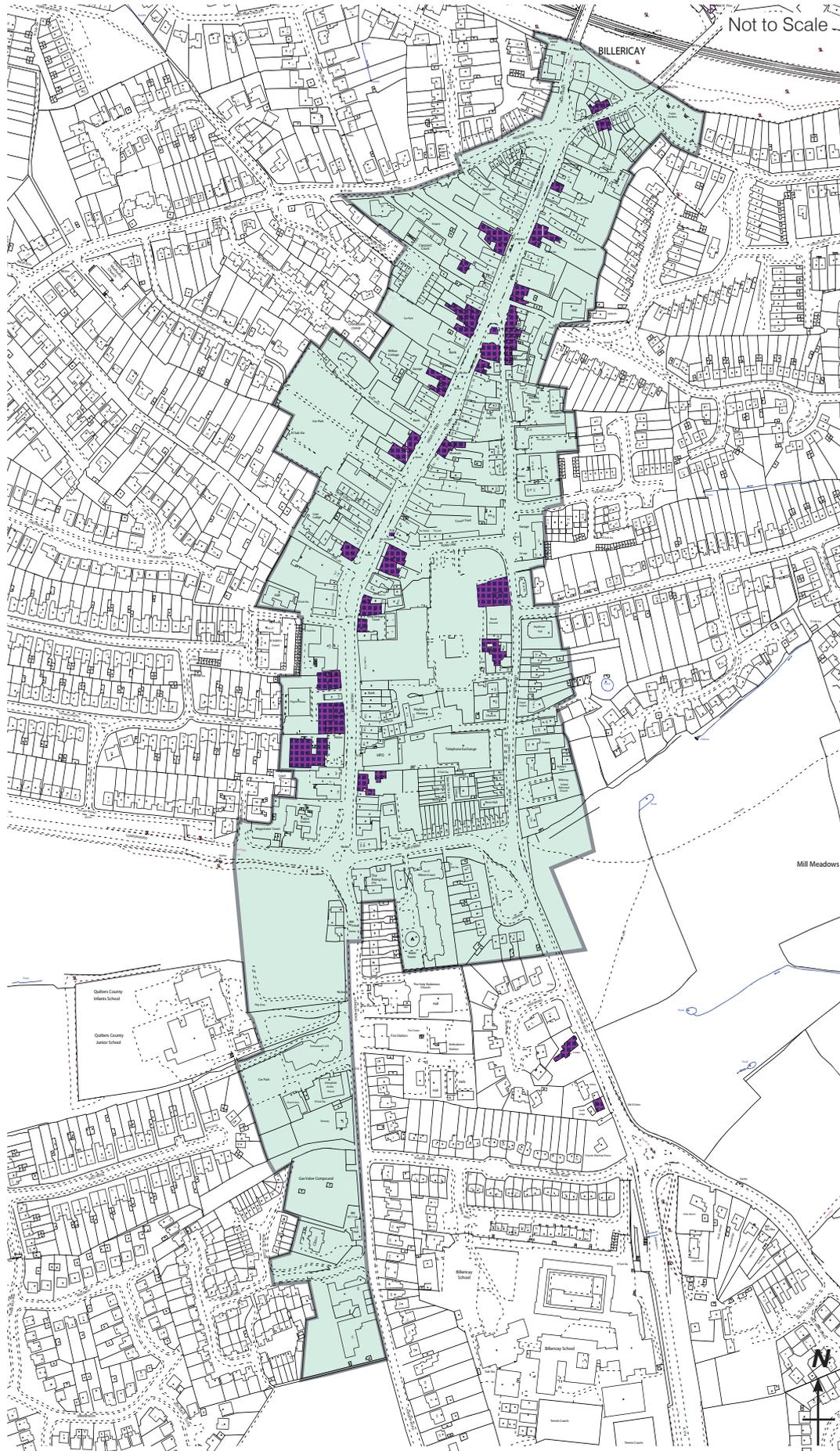
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Conservation Area Boundary with Listed Buildings shown hatched

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# INTRODUCTION

Billericay Conservation Area was first designated in September 1969. This initial designation confined the boundaries to include the whole of High Street, parts of the west side of Chapel Street and the west end of Sun Street. In September 1983, the boundaries of the Conservation Area were reviewed and extended, northwards towards the railway cutting at Crown Road, west and south-west along Western Road, south to include all of Chapel Street, Sun Street and the west side of Laindon Road to the former Quilters Junior School.

The present Conservation Area thus comprises much of the town centre and its commercial core. Its two principal streets, High Street and Chapel Street, run almost parallel northwards and converge at the top of the hill where High Street then meets Norsey Road and Western Road. This busy junction is within the Conservation Area, which then extends northwards to Crown Road and north-east to include the visually attractive terraces in Norsey Road and the Festival Gardens in Crown Road. The properties on the south-east side of Western Road are also included, together with the backland behind the High Street.

At the bottom of the hill, lies Sun Street, also a busy thoroughfare, where the Conservation Area continues southwards along the west side of Laindon Road from the playing field at Sun Corner down to the former Quilters County Junior School.

The Conservation Area in Billericay is the largest in Basildon Borough. Its varied buildings include over forty which are listed as being of special architectural or historic interest and there are others which are of significant local historic interest and make a positive contribution to the street scene.

Although all efforts have been made to ensure that this document provides as full and as complete an account of the character and appearance of the Billericay Conservation Area, no appraisal can ever be completely comprehensive. The omission of any particular building, feature or space should not, therefore, be taken to imply that it is of no interest.

## Consultation

This document and the accompanying Management Plan aim to fulfil Basildon Council's duty to 'draw up and publish proposals for the preservation and enhancement' of the area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. The survey was undertaken in February and March 2010.

The draft Character Appraisal and Management Plan were approved for consultation in August 2010. The consultation period ran from the 13th September to 22nd October 2010, and included:

- A staffed consultation exhibition in Billericay Library on Thursday 23rd September and Friday 24th September;
- An unstaffed consultation exhibition in Billericay Library from Monday 13th September until Sunday 25th September;
- A consultation leaflet which included a questionnaire feedback form.

- Respondents were given the option of posting their completed feedback forms at the exhibition, returning them by post, or completing them online;
- A webpage on the Council's website which included details of the exhibition, and enabled copies of the Appraisal and Management Plan to be downloaded;
- The Appraisal and Management Plan were presented using the online consultation tool Limehouse through the Council's webpage. This enabled people to comment on any aspect or section of the documents online;
- A webpage on the Billericay Town Council's website which included details of the exhibition, and enabled copies of the Appraisal and Management Plan to be downloaded;
- Articles in the local press including the Billericay and Wickford Gazette and The Echo;
- Hard copies of the Appraisal and Management Plan were made available to the public at the exhibition, at Billericay Library, at Billericay Town Council Offices and at the reception of The Basildon Centre; and
- Written comments were also invited either via email or post.

In addition to the above, meetings were held with Basildon Borough Council and Billericay Town Council.

The organizations and amenity groups that were consulted on the documents are:

- Basildon Renaissance Partnership
- Billericay Archaeological and Historical Society
- Billericay Chamber of Commerce
- Billericay Design Statement Association
- Billericay District Residents Association
- Billericay Town Council
- English Heritage
- Essex County Council Archaeological Section
- Essex County Council Highways and Transportation Service
- Essex County Council Historic Buildings and Conservation Team
- RIBA
- The Billericay Society
- Ward Councillors

## Summary of the Character and Special Interest

- Billericay is a town of archaeological and historical importance, comprising a small Roman town and a medieval and post-medieval market town.
- The surviving street layout originates from the development of the town in the medieval period and is therefore of great importance.
- Billericay is a bustling and lively and prosperous shopping area.
- The town occupies a ridge and land falls away steeply either side of the High Street.
- The long High Street is lined mostly with shops and commercial premises, close together without significant gaps.
- Lanes and yards lead off the High Street often to small courtyards.
- Traditional buildings are small and low, contrasting sharply with twentieth century infilling, which frequently detracts.
- Early buildings often are timber framed with cross wings, sometimes jettied, which are gable end on to the road and most are listed buildings.
- Eighteenth and nineteenth century buildings are usually flat-fronted (without projections) and of red brick (and some grey brick) with plain tile roofs or natural slate. The brickwork is in Flemish bond and hung sash windows are set in reveals.
- The church of St. Mary Magdalen is an important landmark and the area to the north, including the north end of Chapel Street comprises a continuous group of listed buildings, many weatherboarded in the Essex style.
- Chapel Street is less densely built up, but the presence of a car park and rear servicing is eroding its character.
- Sun Street is a busy through route with imposing early nineteenth century terraces clad in pebbledash or cockle shell harling with slate roofs.
- Norsey Road has terraces of brick and weatherboard cottages on the roadside, many of which are listed and form an attractive group.
- Away from the High Street, trees soften the built area and there are fine views out of the town from open spaces at the Festival Gardens, Mill Meadows and Sun Corner.



Gable end on cross-wings of early buildings along High Street

# PLANNING POLICY CONTEXT

## Conservation Areas

Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).

When a Conservation Area has been designated it increases the planning controls, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed whilst the rights that owners have to do works to their properties without the need to obtain planning permission (known as 'permitted development rights') are reduced or can be taken away. There are also benefits to those who reside in Conservation Areas, and their neighbours, such as raised property values (see Management Plan for further details).

Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press to give people the opportunity to comment.

## 'Special Architectural or Historic Interest'

Billericay's special interest derives from a combination of elements that together form the town's well established character and appearance. These elements include the topography, historical development, density, massing and built development, prevalent building materials, character and hierarchy of spaces, quality and relationship of buildings in the area, and trees, and other green features.

Architectural features, such as distinctive windows, doors and fanlights or other characteristic details are also very important to Billericay's distinctive historic character. It is important that these elements are protected to ensure that the qualities that make the Billericay Conservation Area appealing are preserved and enhanced, helping to encourage investment in the town and thus, benefitting the local economy.

## Conservation Area Appraisals

There is a duty on the Local Planning Authority to determine what parts of their district are areas of special architectural or historic interest and then to designate them as Conservation Areas.

Having established a Conservation Area they are also required to regularly review the designation and boundaries of the area. This is to ensure that the area is still considered to be of value and to consider whether any areas have been overlooked or changes have occurred which require the boundaries to be redrawn.

Any pressures for change can be identified and enhancement opportunities highlighted. These will form the basis of the Conservation Area Management Plan which sets out a strategy to manage change in the Conservation Area.

This appraisal sets out the historical and economic context for the locality and identifies what it is that makes the Conservation Area of special interest. It serves to provide clear guidance on what should be conserved in the area to enhance the character and appearance of the area.

## **Planning Policy Framework**

National planning policy guidance on Conservation Areas is contained within Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment (March 2010) which groups together all the parts of the historic environment considered to have historic, archaeological, architectural or artistic interest, and calls them 'heritage assets'. A Conservation Area is therefore a 'heritage asset' and the Development Management Policies (HE6 – HE12) of PPS 5 sets out the Government's requirements for applicants when submitting planning applications affecting a heritage asset. PPS 5 is supported by the 'Historic Environment Planning Practice Guide' which provides further detail on how to implement the requirements of the policies.

Regional planning policy guidance on Conservation Areas is currently contained within The East of England Plan (May 2008) which is the Regional Spatial Strategy (RSS 14) for the Eastern Region. Of particular relevance is Policy ENV 6: The Historic Environment which states that local planning authorities should identify, protect, conserve and, where appropriate, enhance the historic environment of the region.

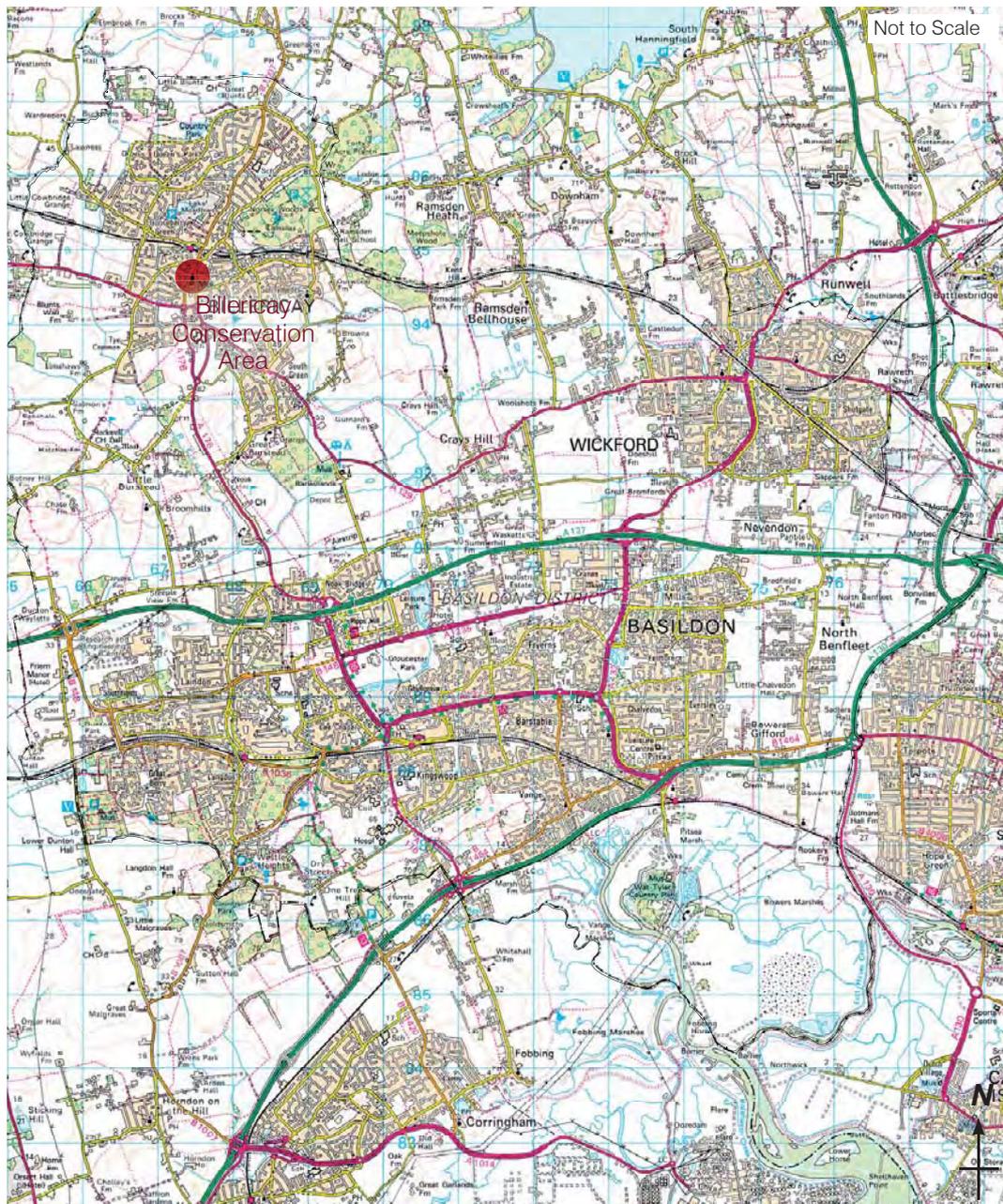
The Basildon District Local Plan Saved Policies document (as approved by the Secretary of State through a Direction issued on 20th September 2007) sets out the local planning policy background against which development within the Billericay Conservation Area will be assessed. Saved Policies are policies that were originally part of the Basildon District Local Plan, adopted on March 1998, with Alterations in September 1999.

# LOCATION AND SETTING

## Location, Character and Form

Billericay is an Essex town of around 40,000 people, situated some 25 miles east of central London and 8 miles south of Chelmsford. It is located at the junction of the roads from London to Rayleigh/Southend (A129) and Chelmsford to Basildon (B1007); the latter being an historic route south to the Tilbury ferry across the River Thames (13 miles away).

The railway from London Liverpool Street to Southend has a station in a cutting at the northern end of the town centre, with frequent trains to the capital. Billericay is located only fifteen minutes away from the M25 and this position, together with the frequency of trains, has encouraged the expansion of this former market town, with the development of large housing estates on its



Borough Map



Railway Station



View north along High Street

periphery and a demand for light industrial premises. Parks and woodland enhance the setting of the town, which retains a strong sense of place, particularly in its centre, which forms the core of the Conservation Area.

The High Street is lively and busy. It has a range of shops from national retailers to local specialist stores, with banks, offices, public houses and restaurants adding to the mix. Through traffic and on-street parking contribute to the bustle, whilst just a short distance from all this are quieter lanes and residential streets.

### Geology and Topography

The London basin lies between the chalklands of The Chilterns and the North Downs. It comprises the London clay of Eocene age which has been much used for brick making. In south-west Essex, overlying this clay are the Bagshot 'Beds' composed of sands with some clay. At Billericay, these sands cap the hill on which the town stands and the boundary between sand and clay provides a spring line which favoured settlement from early times. The 'Wellfield' lay to the rear of The Chequers, off Chapel Street and local supply of water was from shallow wells until after the Second World War.

Thus Billericay stands at around 90 metres (300 feet) above sea level, overlooking the valleys of the Rivers Crouch and Thames, the views now much obscured by modern housing development, and in all directions the land falls away. There is a fall of around 30 metres (100 feet) to both east and west of the High Street within a short distance. On the east side of town, open space and woodland are close with nature reserves at Mill Meadows reaching the Conservation Area at the end of Sun Street and Norsey Wood lying just beyond the railway. The landscape is gently rolling.



View west from Sun Corner



Mill Meadows nature reserve

# HISTORY AND ARCHAEOLOGY

## Historical Development

The very name of Billericay is controversial and its derivation is unclear. Over time it has been variously spelt, Byllyrica in 1291 and others include Billeryke, Billerykay and Billerica, which seems to have become standard from the seventeenth century until the letter 'y' was added at the start of the nineteenth. The informative leaflets on Billericay's history by Wynford P Grant, which have been reproduced by the Billericay Society, include one on this subject (No.3).

Archaeological evidence points to human occupation here from early times (see below), but Roman Billericay seems to have been an area of some local importance.

The effects of Roman occupation on the form of the streets which comprise the Conservation Area are not known, but Saxon occupation eschewed the Roman settlement in preference for Great Burstead. This Saxon burgh, just a few miles south of Billericay, gave its name to the parish and in early medieval times was the more important place, with Billericay being simply within the manor of Burstead, owned by the Cistercian abbey of Stratford Langthorne (then Essex, but now Stratford in the London Borough of Newham). Indeed Billericay receives no direct mention in the Domesday Book and the only church in the parish for many centuries was at Great Burstead.

However, the settlement was to grow during the medieval period and its position on the road to the Tilbury ferry was of importance, notably after the murder of Thomas a Becket in 1172, his subsequent canonisation and the development of the Canterbury shrine as a place of pilgrimage. High Street was (and still is) on one of the routes to the Thames crossing and pilgrims from places to the north would spend the night before the last leg of the journey to the ferry which would take them to Kent. Thus, from before 1220, the date of the translation of Becket's remains to his shrine, until 1539, when the shrine was suppressed (largely destroyed), Billericay benefitted from the trade. (It was also on the route to the important medieval shrine at Walsingham in Norfolk). In 1342 a chantry chapel dedicated to St. John was built and was rebuilt in brick around 1490. This became a chapel of ease to Great Burstead church. Marriages, baptisms, churching and burials were held at the main church at Great Burstead, which is why the present church in Billericay has no churchyard. Parochial status was not achieved until 1844 and in 1937 all the civil parishes in the Billericay Urban District were merged into one 'Billericay' parish. (The present civil parish of Billericay did not come into existence until 1997.)

Fragments of medieval prosperity survive in the early timber framed houses and inns on the High Street, a prosperity which seems to have continued through the sixteenth and seventeenth centuries. The manor of Great Burstead had been granted market rights in 1253 and it is possible that the wide street of Billericay was used for market purposes from an early date; the town's prosperity owing much to the trade in wool, cloth and hides. In 1478 Billericay's market charter was confirmed for a weekly market for swine, corn and other merchandise and the market was able to take advantage of passing traffic. The right to hold two fairs was also granted, to be held on the 2nd August and the 7th October; the autumn fair specialising in livestock.

Billericay has something of a history of religious dissent. The town embraced the teaching of Wycliffe and his Lollards and was the scene of a battle in Norsey Wood, during the Peasants' Revolt of 1381. It is not then surprising to find Billericay also embracing the Reformation and by the seventeenth century, providing a meeting place for the Pilgrim Fathers before they set sail in the Mayflower in 1620 for America to escape religious persecution. It is said, though without

**A Selection of Photographs Showing Billericay in the Early 20th Century**



West Side High Street



View South along High Street from Junction with Western Road



View South along High Street from in front of Old Reading Room

\*All images from 'Billericay: A Pictorial History' by Roger Green



View South along High Street from St. Mary Magdalen Church



View North along High Street from St. Mary Magdalen Church



Sun Street 1914

\*All images from 'Billericay: A Pictorial History' by Roger Green

much historical evidence, that the meeting was held at Chantry House (Nos. 57-61 High Street) and certainly there were five people from Billericay who sailed in the Mayflower. The town of Billerica was founded subsequently in Massachusetts.

From the seventeenth century onwards, the Puritan faith found expression in the establishment of meeting houses and chapels in the town. (A plaque outside No.91 High Street states that "This house was the original meeting place of the Billericay dissenters who were licenced to worship here on April 2nd 1672 with liberty of conscience"). Initially using private houses and barns, dissenters gradually began building their own churches. So, for example, the Congregationalists (now the United Reformed Church) demolished their barn in Chapel Street (used as a meeting since 1692) and built a new brick 'Meeting House' in 1726. A growing congregation outgrew this building and necessitated an extension in 1814. Finally, new premises were acquired by the 1830s. So the old Meeting House was replaced and demolished, leaving its burial ground as a quiet garden of peace to this day in Chapel Street. The new church was constructed to the south between 1837 and 1838 in grey gault brick, in an 'early English' style, to the design of James Fenston.

Brick making assumed importance during the eighteenth century with the establishment of brickworks off Western Road, close to Lion Lane. New red brick Georgian houses with fine Flemish-bond brickwork and hung sash windows, set in four inch (100mm) reveals began to appear as country houses for London gentlemen. Then later in the century, as fashion changed, the fiery red brick was replaced with calmer grey.

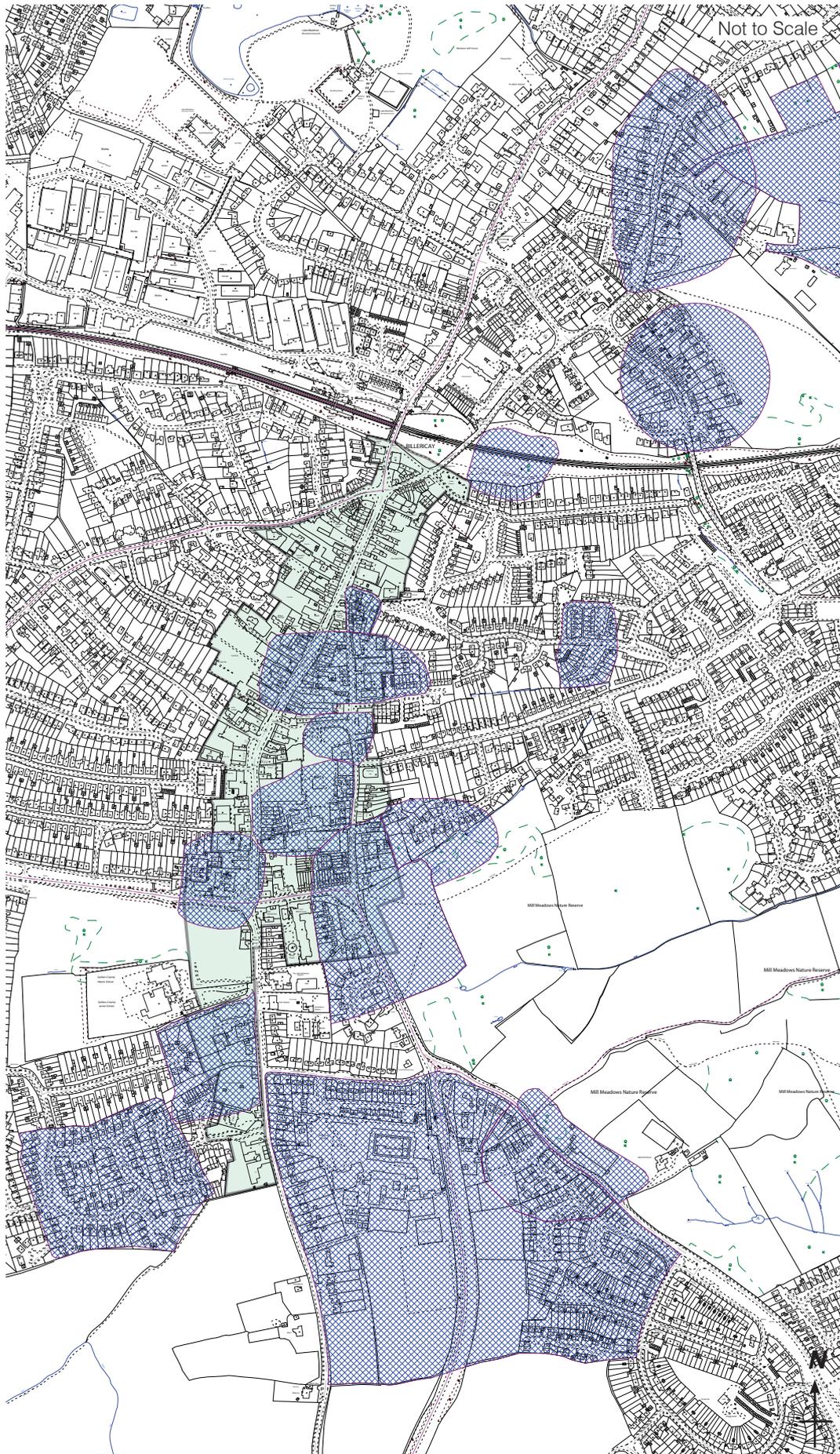
Trade in the town, received further impetus with the development of turnpike roads and the rise of stagecoaches. The Crown (in its original location on High Street with its brewery along Crown Yard and its 'Tap' on Chapel Street where now stands the Coach & Horses P.H.), the Red Lion (No.113 High St), the Sun and the Three Horseshoes (No.139 High St) were Billericay's main coaching inns. Some of the lanes and courtyards off the High Street owe their origin to the coaching trade.

The inns of Billericay were often used to billet soldiers; the town being conveniently located for the military. At the start of the nineteenth century, barracks were constructed in Sun Street in the grounds of Albion House and the terraces of brick, now pebbledashed (some with cockle shell harling) form the south-eastern end of the Conservation Area.

The construction of the Great Eastern railway in 1884 marked the demise of the stagecoaches. In 1889 the line became open for passenger traffic. Yet initially its arrival had little impact on the growth of the town whose population remained fairly static during the century. Estimated at 1,200 in the fourteenth century, the population was 1,472 by the time of the first national census of 1801 and was 1,418 in 1882.

Indeed, the mid-nineteenth century marked a period of decline, with Kelly's Directory of 1874 describing Billericay as "a small decayed town". The 1882 Directory notes that the town "is lighted with gas" and "...that a small market is held on Tuesdays, chiefly for pigs." The market gradually declined, the last being held in 1939, a private market, on what became the Festival Gardens on Crown Road.

So it was the twentieth century which marked the rapid growth of the town, particularly in the post-war years. London overspill population, which gave rise to new towns such as Basildon also saw the development of housing estates and town centre redevelopment in Billericay. The new shops and offices built in the town centre, in the heart of the present Conservation Area, were 'modern' in design, of steel, glass, stretcher-bond brick and concrete, square or



Conservation Area boundary with areas of archaeological finds shown hatched

rectangular, tall with flat roofs. Certainly 'of their time', they replaced buildings of local style, form and massing, diluting the historic pattern of the place and are visually uncomfortable. The population has risen from the nineteenth century 'norm' of around 1,500 to an estimated 40,000 today.

The turn of the century offered hope. The new Waitrose supermarket, though tall, presents a more comfortable elevation to High Street. Completed in 1999, it reflects the gables of the traditional cross wings and it sits in sympathy with its neighbours. The newly completed (2010) courtyard behind No.22 High Street, Shereday Mews, includes a restored row of vernacular outbuildings and new buildings which complement and are sympathetic to the location.

## Archaeology

Most towns claim a past which is 'steeped in history' and Billericay can claim random finds of artefacts from Palaeolithic times, but Norsey Wood was certainly well-occupied by the Bronze Age and into the Iron Age up to the Roman occupation. Indeed it is a Scheduled Monument and was once a medieval deer park (indicated by the presence of a bank with an internal ditch to stop deer escaping). When managed as woodland, the area was enclosed by a large system of banks with external ditches known as Deerbank which were designed to prevent the passage of deer and cattle over them. Indeed it is a Scheduled Monument and was once a medieval deer park (indicated by the presence of a bank with an internal ditch to stop deer escaping). When managed as woodland, the area was enclosed by a large system of banks with external ditches known as Deerbank which were designed to prevent the passage of deer and cattle over them. Fragments of the Deerbank survive at Norsey Wood and the system is also remembered in the local streetname Deerbank Road.

But this is outside the Conservation Area, which has no Scheduled Monument within its boundaries. It does, however, contain broad areas of archaeological finds, notably of Roman date and the extent of finds is shown on the map (p12).

There have been numerous excavations and watching-briefs in the area of the Roman Town at Billericay. The area of the Roman Town has been extensively ploughed in the past, and some is still in agricultural usage. There appears to be little in the way of surviving stratigraphic layers, with the exception of metalling for the road and gravel/cobble spreads, although cut features survive well. The area has suffered quarrying in the past, but this seems to have taken the form of haphazard localised disturbance.

Fieldwork undertaken within the medieval town has largely proved disappointing, principally because the areas of development have led to a concentration of archaeological investigation in the backlands area on the periphery of the main focus of settlement rather than the street frontage. Some areas also appear to have suffered considerable disturbance from gravel and brickearth quarrying, although again this was of a haphazard and necessarily smallscale nature. Waterlogged deposits are only anticipated in deeper features such as wells and cess-pits. Soil-conditions are not conducive to the preservation of faunal remains (except cremated bone) but ceramics, building materials and metal survive well.

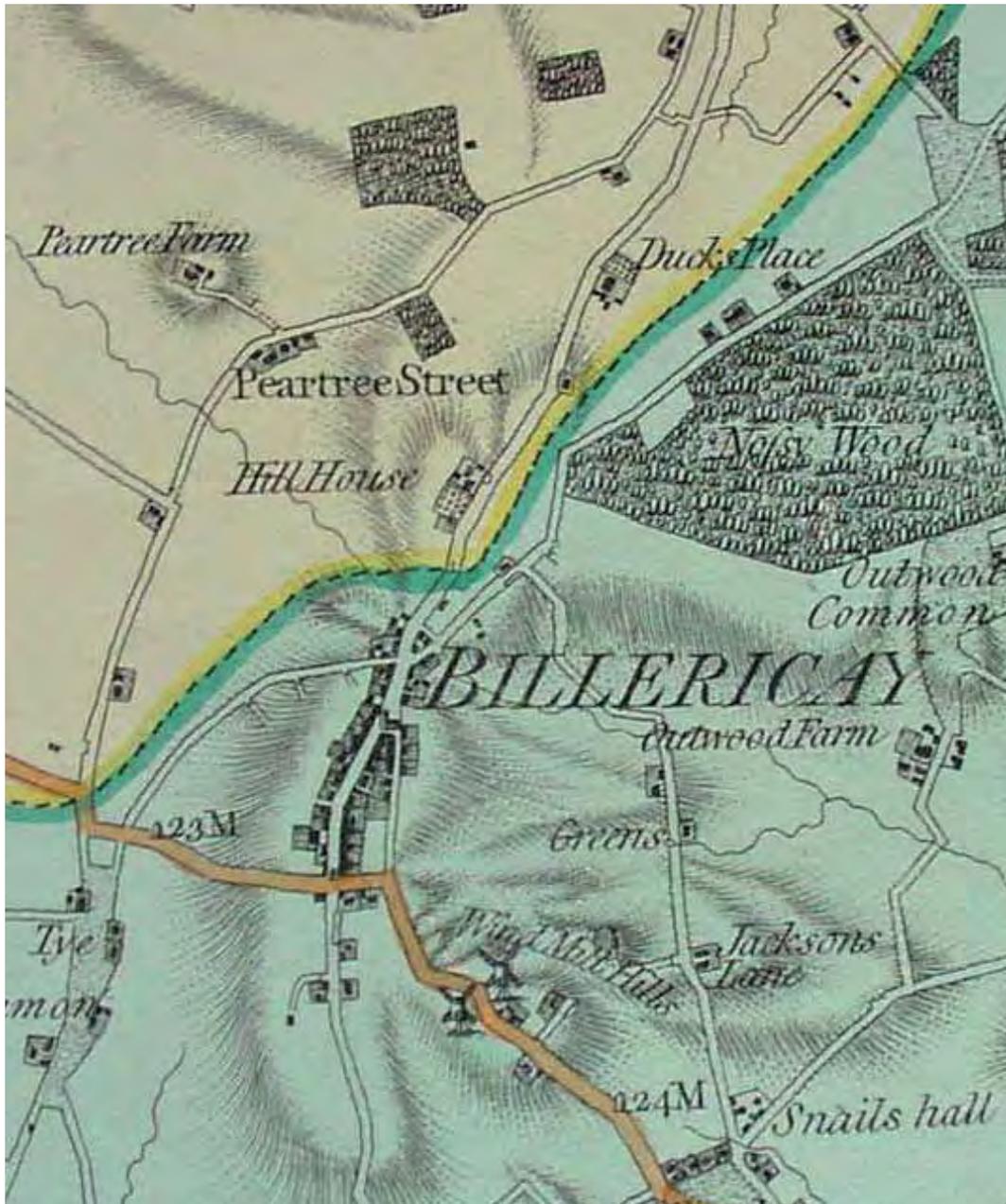
Billericay has a reasonable range of medieval and post-medieval documentary source material for a town of its size and importance. The High Street still retains enough of its historic buildings to preserve the appearance of a small market town of late medieval origin.



# SPATIAL ANALYSIS

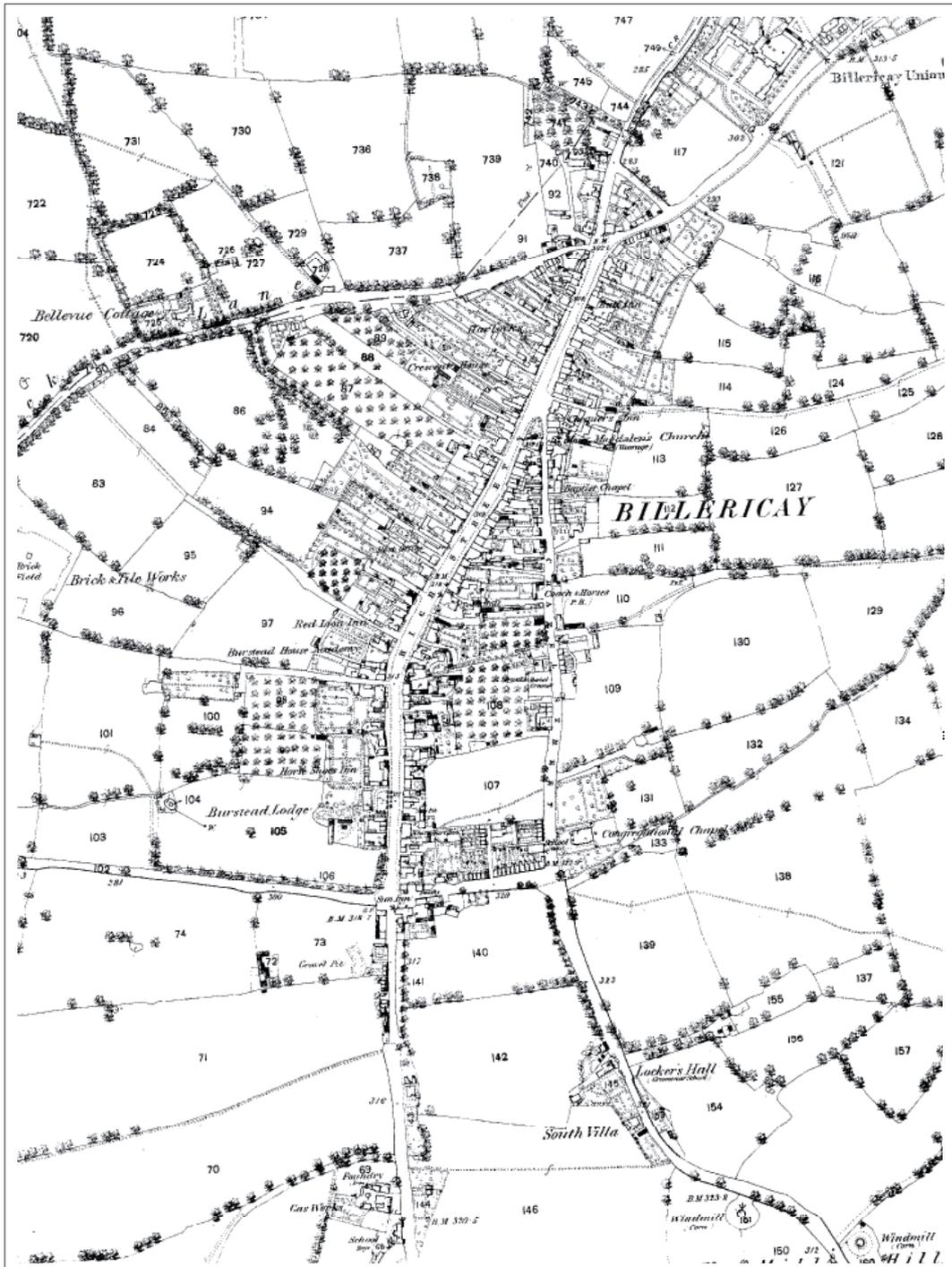
## Layout & Street Pattern – Evolution of the Settlement

Settlement of the urban area appears to have originated as a ditched enclosure of Late Iron Age date, growing into a small town in the Roman period. There is no evidence for occupation of the area during the Saxon period. The area was re-occupied in the thirteenth century, based on the road-side market-place. A chapel was built to serve the new inhabitants in the mid-fourteenth century. The town is typical of the type of medieval new town that grew in an organic manner due to the stimulus of trade, rather than because of official patronage. The post-medieval town expanded in the form of ribbon development along the existing medieval street structure. It was not until the 20th century that the town took its present form.



Andre & Chapman 1777 Map

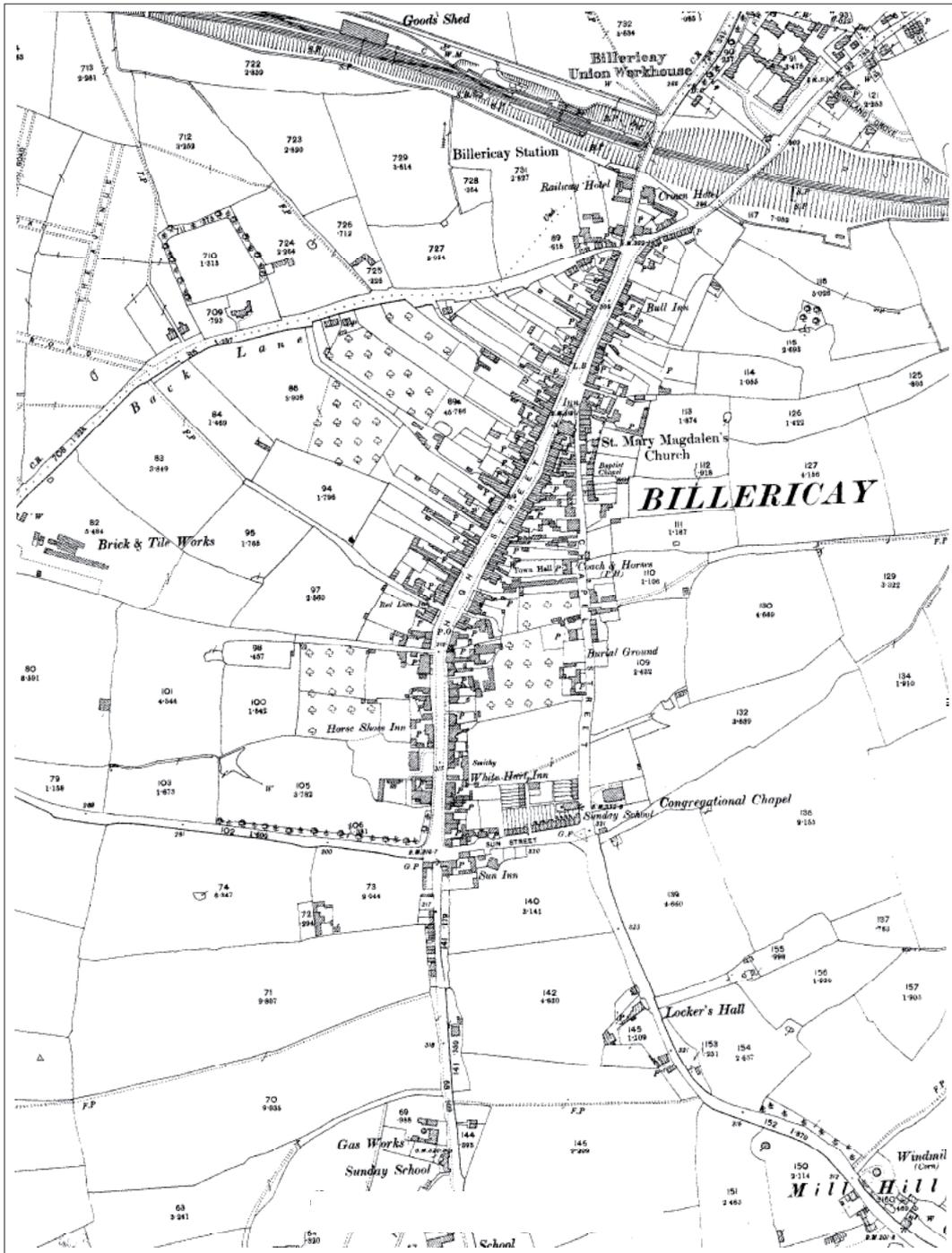




1874 Ordnance Survey Map

The principal street in the Conservation Area is High Street which runs with a gentle curve north to south, approximately 800 metres long (about half a mile) or a ten minute stroll. It provides a continuous linear town centre. Buildings are close together with few gaps and lanes or small courts lead off it. At its northernmost end, it is crossed by the railway line, which lies in a cutting. Crown Road runs parallel to the line, its south-eastwards extension being constructed in the 1930s. Prior to this, it was simply a link between High Street and Norsey Road.

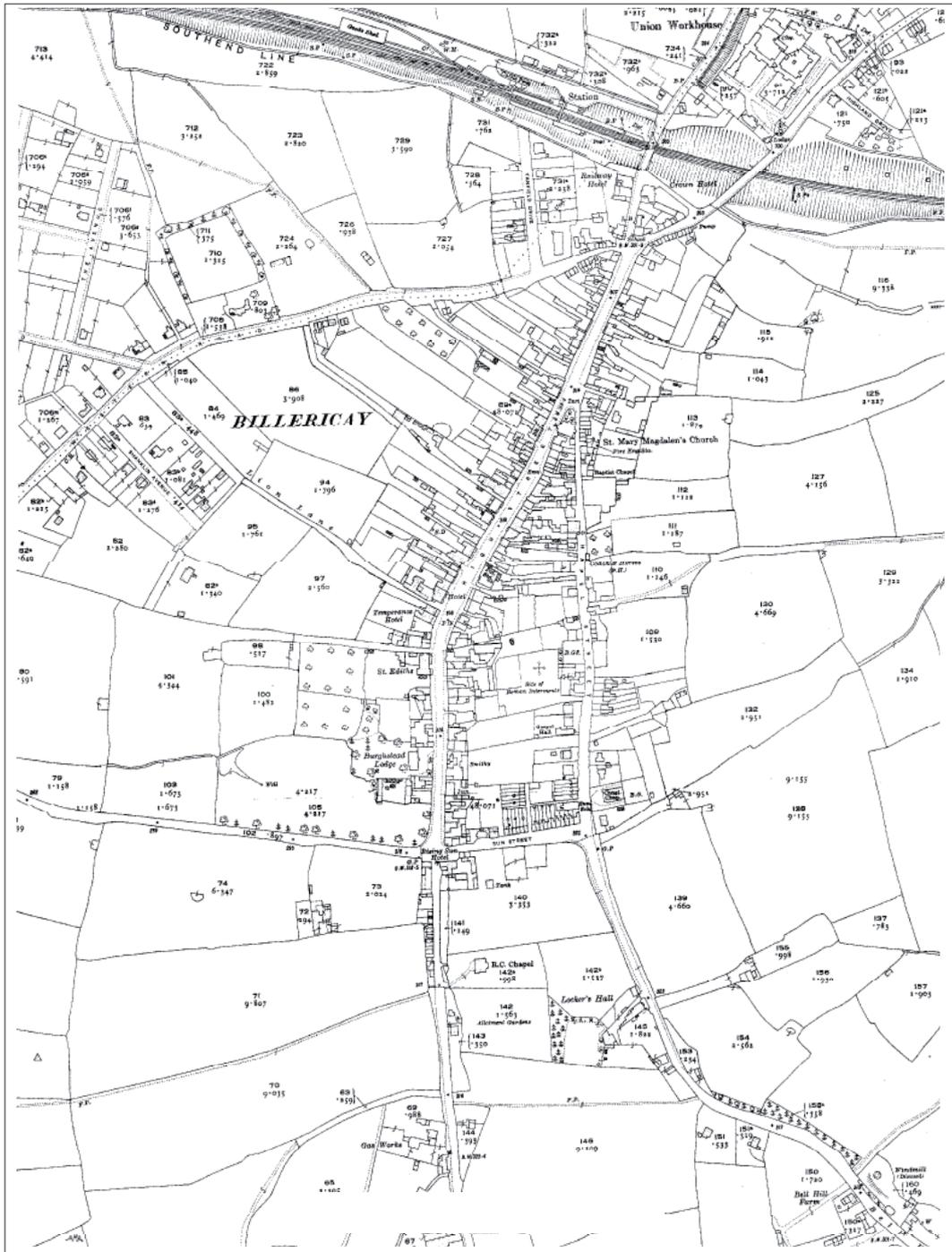
To the south, High Street is crossed by Norsey Road and Western Road, both originally narrow streets. The latter, known as Back Lane until the twentieth century, has been widened at the junction, whilst Norsey Road retains its original width and close terraces.



1894 Ordnance Survey Map

Next, Chapel Street leaves High Street on its eastern side, close to St. Mary Magdalen Church, forming an attractive, narrow urban space at the junction of the two. Buildings here are close together, but Chapel Street then runs south, diverging gradually from High Street, thus increasing the space between the two, and buildings become more widely spaced. It reaches Sun Street, the main road to Southend, which then also joins the southern end of High Street a little further to the west.

This street pattern and linear form was established early on and survived more or less intact until the late nineteenth century. (The early nineteenth century terraces on Sun Street were built on the site of Albion House, probably as barracks during the Napoleonic War).

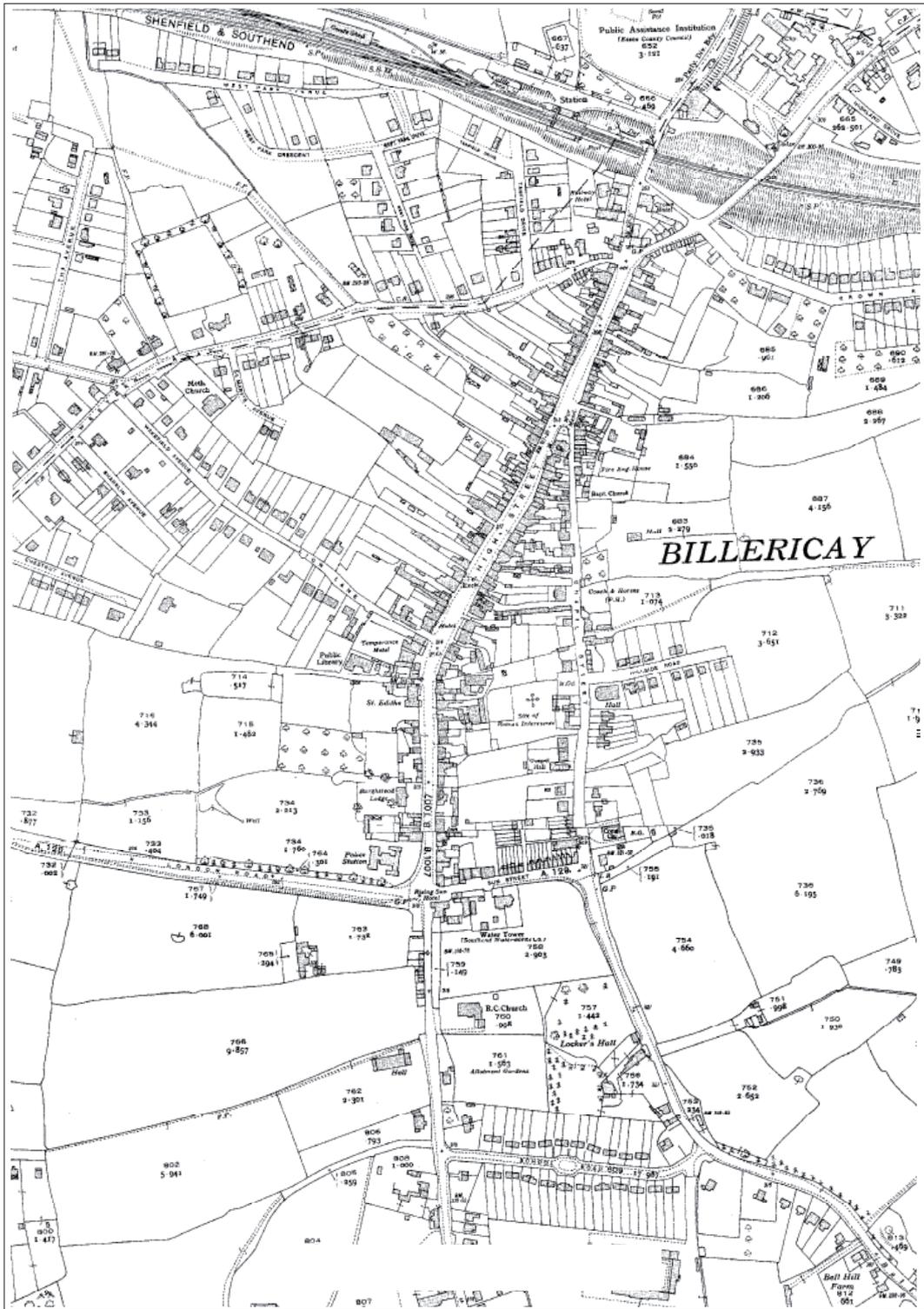


1922 Ordnance Survey Map

The Conservation Area extends southwards into Laidon Road, almost open countryside still in the nineteenth century, where a gravel pit (now Sun Corner open space), foundry, gas works and school were located.

The arrival of the railway in 1889 (passenger trains; freight trains started in 1888) initially had little impact on the form and street pattern of Billericay as the 1896 Ordnance Survey map shows.

The town started its main expansion in the twentieth century; westwards from Lion Lane into Western Road and the site of the former brickworks.



1937 Ordnance Survey Map

The construction of Crown Road ultimately 'opened-up' the land east of High Street for residential development, whilst development west of High Street and Western Road continued in the form of culs de sac. Council housing, built in the inter-war years at School Road, between Laindon Road and Southend Road encouraged development to the south of the town.

## Open Spaces, Trees and Landscape

Although Billericay is a town well-blessed with open spaces, the Conservation Area contains only the eastern side of the green at Sun Corner and the Festival Gardens on Crown Road. The former was a former gravel pit, whilst the latter was an anonymous donation to the town in 1951 to commemorate the Festival of Britain. The parish church, formerly a chapel of ease to Great Burstead, has no churchyard of its own, but only a small area of tarmac to the north and the war memorial adjacent with two lime trees, providing welcome greenery rather than open space.

Similarly, the trees and planting at the end of Western Road, in gratitude to the work of Jim Shields, is on the site of a former building and is more incidental than planned. Indeed, there are few trees in the High Street, though several form important visual stops or soften views outwards (eg the lane alongside The Chequers with the view to a walnut tree, or the car park on the west side of the street).



Sun Corner



Festival Gardens



Planting at end of Western Road



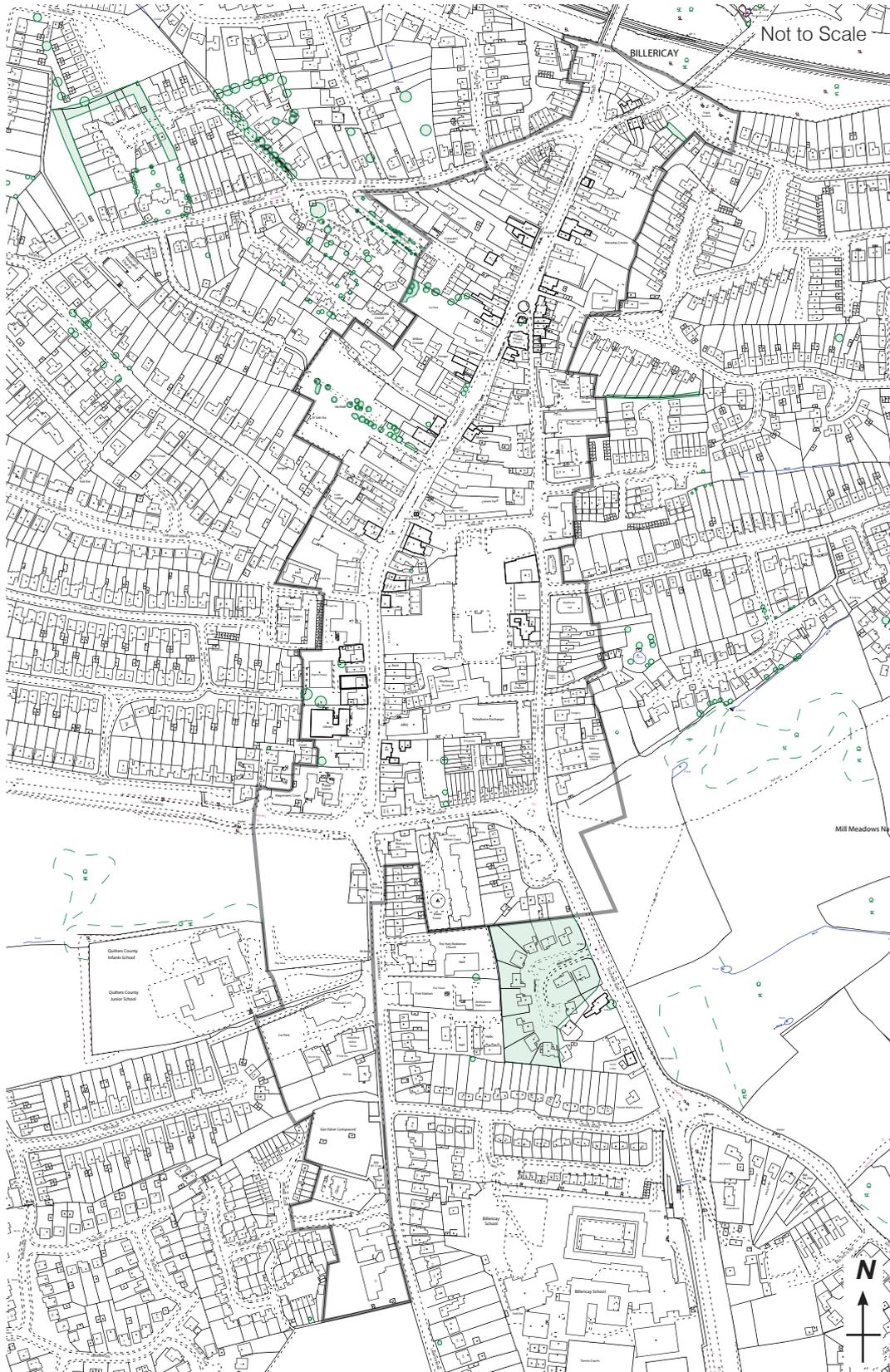
War Memorial, High Street



View down lane next to The Chequers PH

Exceptions include the yews and holm oak at Burghstead Lodge.

However, there are trees beyond the High Street in the backland to the east and west and Tree Preservation Orders (TPOs) have been served as development of these spaces and yards has proceeded.



Trees protected by Tree Preservation Orders (as at September 2011)

## Focal Points and Views

The Conservation Area has few focal points. It possesses no market place or square and has few landmark buildings which can be viewed from a distance. The church of St. Mary Magdalen is the predominant landmark with its brick tower and projecting clock. The widened pavement and area next to it, around the war memorial at the junction of High and Chapel Streets, creates a very attractive space, enclosed by a fine group of listed buildings. The former Town Hall (No.94 High St) is a large building, creating a focal point in the middle of the High Street, whilst Nos. 127-129 across the road, is dominant because of its size, height and harsh appearance. Unlike the Town Hall it is not an asset to the street scene, and replaced an eminently more attractive Victorian gothic building known as St. Ediths.



Church of St. Mary Magdalen, High Street



Former Town Hall, High Street



Nos. 127-129 High Street



Police Station, High Street



The Rising Sun PH, south end of High Street



Three storey terrace at corner of Chapel and Sun Streets

The Police Station terminates the west side of High Street. Set back from the roadside, it becomes a focal building when viewed from the east along Sun Street. The Rising Sun public house terminates the view down the High Street. And at the east end of Sun Street the three storey terrace at the corner of Chapel Street terminates the view along Southend Road.

There are a number of important views in the Conservation Area and also some which detract.

**The most important views are:**

- Eastwards down Norsey Road (and westwards up Norsey Road) with the terraces on either side of the road being prominent.
- Eastwards from the Festival Gardens looking at the distant view outside of the Conservation Area.
- Views of the church both north and south along High Street.
- The view eastwards looking out of the Conservation Area along the lane next to the Chequers. Here the walnut tree is visually important and the view is only marred by the triple lines painted on the road and the tall pole at the end of the street (though this is partially obscured by the tree when in leaf).
- Southwards from High Street down Chapel Street; the narrow lane between the church and the row of listed buildings.
- Northwards along High Street from Burghstead House.
- Northwards from Southend Road to Sun Street/ Chapel Street. The view is marred by highway paraphernalia but the three storey terrace is imposing (as is the cedar tree on Southend Road, but outside the Conservation Area).
- Eastwards across Mill Meadow, looking across grassland to distant trees as the land falls away.
- Westwards across the playing field at Sun Corner. Again the view is distant, looking out of town to the countryside beyond.



No.51 High Street, Crescent House

There are other fine views looking into courtyards and down narrow lanes though these provide glimpses rather than full views. An example is the glimpse of Crescent House through the archway.



### Views which detract are:

- Westwards from Norsey Road to Western Road. The view is across an expanse of tarmac to blocks of mid-twentieth century shops. This is also seen from the traffic lights as one approaches or leaves the town.
- Northwards from High Street to the railway bridge. The view out of town (and out of the Conservation Area) is marred by the bridge and particularly the pedestrian walkway. Then beyond to modern buildings in Radford Way and beside the mini-roundabout. This is 'anywhere architecture' which has no sense of place.
- Southwards and northwards in the High Street looking towards Nos. 127-129 at the curve in the road. This building looms above its surroundings and creates an unwanted landmark in the street scene by virtue of its height, form, bulk and materials.
- Northwards from Sun Corner to the four storey modern building and radio mast beside the Police Station.
- Southwards and northwards along Laidon Road to the gas compound site. This is simply an eyesore. Though vegetation obscures it to some extent when bushes are in leaf, the galvanised metal fencing and wire mesh are unattractive. The compound comprises a gas pressure reduction station with hazardous overground and underground gas equipment.
- Westwards down Crown Yard from Chapel Street. The view here is the backside of commercial buildings and pot holes in a poorly surfaced street/yard which has lost its form. (There is a similar view alongside the car park down Alma Link).
- Eastwards from Waitrose car park to the garage in Chapel Street. This is a view to a gap in the street frontage where enclosure has been lost.
- Southwards down Chapel Street from Vicarage Court (and northwards from Mayflower Hall). The street suddenly loses its sense of enclosure and the view is of cars entering and leaving a main car park and the garage site opposite the car park entrance.
- Westwards from Rectory Court in Chapel Street. The view is of the west side of the northern end of the street where service yards to commercial premises on High Street are exposed.



Burghstead Lodge gate and railings, No.143 High Street



No.133 High Street





Edwardian villas at south end of Chapel Street



Wallinhurst Garage, Chapel Street

## Boundaries

Property boundaries do not form visually important features in the Conservation Area. There are no high walls and few fine railings. Generally properties are situated on the road or pavement edge without enclosure. Burghstead Lodge (The Library) is an exception to this, set back from High Street in a driveway behind a substantial brick wall with iron railings and gate and fine trees. Crescent House, No.51 High Street, is also set well back, this time through an archway. The separation of private land from public highway in the High Street is delineated by changes in the brick weave paving, creating visually a wider pavement, but until probably as late as the 1960s, many buildings in High Street had low walls (and some railings), creating small front gardens. Some still exist, as at Nos. 24, 41-43, 98-102 and 133 High Street.

The southern end of Chapel Street has Edwardian villas and earlier property set back from the road, behind low walls in varying states of preservation. The loss of walls and hedging has detracted here from the street scene, particularly the lack of greenery to soften the Waitrose car park and the lack of enclosure of the garage site opposite. This is also true of Western Road at the western extremity of the Conservation Area.

Laindon Road has shrubs and walls enclosing property at the southern end of the Conservation Area, though the use of mesh and metal fencing in front of the gas compound gives a stark appearance.



Gas compound, Laindon Road

## Public Realm

In 2004, the High Street was repaved using buff brick paving set in a herringbone pattern and the street furniture was redesigned with new bollards, barriers and black painted poles for road signs and lights. Since then additional signs have been added, but on their own poles, rather than sharing posts with existing signs and reducing highway clutter (car parking information signs for example). Some items of street furniture have become redundant and need to be removed.





Street clutter and bus shelter on High Street near St. Mary Magdalen Church



Pair of telephone kiosks and pillar box



Shereday Mews, off High Street



Crown Yard, off High Street



Shops at junction of High Street and Western Road



View east along Crown Road

Particular mention should be made of the telephone kiosks, including the grade II listed K6 telephone box beside the old town hall (or the old police station). The pair of kiosks and the 'double' pillar box outside the old post office are attractive pieces of street furniture.

The roads and courts leading off High Street have not all been paved and some have road and pavement surfaces in poor condition. An example of this would be Crown Yard'. (Alma Link was until recently in a poor condition, but was resurfaced in March 2010). More recent courtyards, developed privately, have been paved using sets, as at Alexander Mews, Shereday Mews and Cookshop Yard. The 'aprons' of other road junctions with High Street could be similarly paved, Lion Lane for example.

Away from High Street, other roads are all tarmac of varying quality and there is a particularly wide expanse of it at the east end of Sun Street, where it joins the Southend Road. (This area of tarmac arose as a result of the mini-roundabout works when provision was made for 2-way traffic in Sun Street, which was never implemented.) This area has additional visual intrusion in the form of galvanised crash barriers and tall highway street lights. Elsewhere street lights are less intrusive, even though they lack the charm of the lanterns they have replaced.

The Norsey Road/ Western Road/ High Street crossroads presents another wide expanse of tarmac. The parade of shops at the top of Western Road is outside the Conservation Area, the boundary running along the pavement in front. Here are rows of bollards behind black painted barriers with an uncomfortable wide expanse of pavement, and across the road is a scruffy area of greenery next to The Crown. Even the little garden at the end of Western Road has concrete planters. The whole area here could be redesigned to create a more pleasing environment, reducing highway clutter and introducing a softer landscape, though in the longer term, redevelopment of the 1960s shops could improve the appearance at this important entrance to the town centre.

Some streets away from High Street lack definition at the pavement edge. The western section of Crown Road has become an access for The Crown and the adjacent restaurant with car parking on one side and a particularly intrusive wire mesh fence on the railway side, especially visible when there are no leaves on the trees. The loss of garden walls on Chapel Street and Western Road, (in the case of the former to create off street car parking), has reduced the sense of enclosure in places to the detriment of the street scene.

# CHARACTER

## Building Types



Listed terrace along Chapel Street



Historic and more recent shops along High Street

As the Conservation Area comprises the heart of Billericay, its commercial core, it is unsurprising that there are numerous shops, offices and places of work, especially along the High Street. There are a few detached residences mixed in and semi-detached housing occurs especially at the southern end of Chapel Street. Many present cross wing gables to the road and a number are jettied (upper floors projecting over the lower floor).

There are terraces of houses, some striking, on Sun Street, Norsey Road, Western Road and at the northern end of Chapel Street.

Elsewhere chapels and meeting halls occur, but it is the shops which dominate. Some occupy older buildings with varying degrees of success. Some present very attractive shopfronts to the High Street, but alas there are others with over-large fascias and signs which detract from the appearance of the street.

Modern shop parades and offices are often simply too high, too bulky, too rectangular in form with flat or false pitched roofs. They simply detract and dilute the otherwise attractive miscellany of buildings, with their gables, jetties and varying roof lines – all in scale.

## Listed Buildings

There are around 40 buildings within the Conservation Area listed for their special architectural or historic interest. With the exceptions of No.6 Norsey Road, which is grade II\* (two star), all are listed grade II. The full list with abridged descriptions is given in Appendix A to this Appraisal.



The Sheredays, No.22 High Street



The Chequers, Nos.42-44 High Street



Nos. 57-61 (odds) High Street



The Red Lion PH, No.113 High Street

The list includes buildings of the sixteenth and seventeenth century which are timber framed and originally plastered. Sometimes the plaster may have been replaced with other material - brick, pebbledash or weatherboarding. Many present cross wings gable to the road and a number are jettied with upper floors projecting over the lower floor. Some jetties have been underbuilt and are no longer visible. These 'listed' survivals are part of a rich heritage of timber framed houses with cross wings along Billericay High Street, many now sadly replaced.

Earlier, medieval buildings, include the now much altered Red Lion, dating from the fifteenth century and the remarkable Nos. 6-10 Norsey Road, which despite its weatherboarded exterior, has a complete late fourteenth century interior – an open hall house with an unusual roof structure.



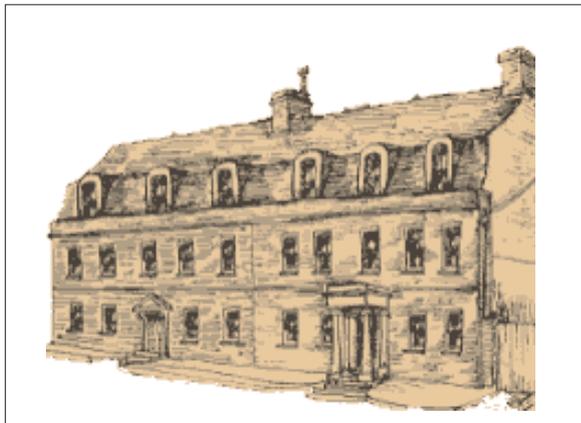
Former Three Horseshoes PH, High Street

The church of St. Mary Magdalen has an early brick tower of fifteenth century date with a rebuilt church of the eighteenth century, also in red brick, attached.

Later buildings of the eighteenth and early nineteenth centuries are mostly also of brick. Red brick was favoured to begin with, then a grey/buff brick as fashion changed. Brickwork of this date is in a Flemish bond of alternate headers and stretchers, contrasting sharply with twentieth century brickwork which is invariably in a bland stretcher bond.



St Mary Magdalen Church



Regis House, No.98 High Street

## Unlisted Buildings

There are, in addition to the listed buildings, a number of properties which are considered to be 'buildings of local interest' which should form a local list and be given protection from unsympathetic extension, alteration or demolition. These are set out below.

### Buildings of Local Interest

Designating Buildings of Local Interest (BLIs) furthers Basildon Council's objective of preserving and enhancing the historic fabric and special character of the Borough. Whilst BLI status does not provide statutory protection, in the manner of nationally listed buildings, it indicates that these buildings are of special local interest and should be given protection from unsympathetic alterations and extensions. Their position within the Conservation Area affords them protection from demolition without authorization, but the aim of the Local List is to safeguard the buildings and to ensure that repairs, alterations and extensions are sympathetic to their character.

BLIs are considered to be 'heritage assets' as defined and protected by Planning Policy Statement 5: Planning and the Historic Environment which is the Government's national policy on the conservation of the historic environment. BLI status therefore ensures that the positive contribution of such heritage assets to local character and sense of place is recognised and valued and is a material consideration which must be taken into account in development management decisions. BLIs make a contribution to the Borough because of their architectural merit and, in some cases, their historical associations. They may contribute to and help to define the character of the townscape of an area, or be significant in the historical and architectural development of a settlement. Many alterations and developments require planning permission and proposals relating to these buildings should pay special attention to preserving features that contribute to their character, maintaining proportions, preserving the setting and using appropriate materials.

### Chapel Street

#### ↪ **No.15**

This single storey red brick building with a slate roof was the town's fire engine shed, built to house the fire tender and of historic interest.



Fire Engine Shed, No.15 Chapel Street



Rose Hall, Chapel Street

- ➔ **The Old Meeting Burial Ground**  
The site of the Congregationalists' Old Meeting and the place where Roman interments were discovered. It contains a number of memorials and gravestones which are of historic interest, including the Mabbs family vault.

- ➔ **Mayflower Hall**  
Built c1920s it is a large 2-storey white-rendered building with a half hipped roof. It sits gable end on to Chapel Street on the corner of Hillside Road. It has metal-framed multi-paned windows with double doors in the centre of the Chapel Street elevation. It is an imposing building and commemorates Billericay's Mayflower connection.



United Reformed Church, Chapel Street

- ➔ **United Reformed Church**  
Built as the Congregational Church to replace the old 'meeting house' in 1838 of grey brick with limestone dressings and a slate roof in the Early English revival style to a design by James Fenston.

- ➔ **Rose Hall**  
Built in 1858 of grey brick now with a composite slate roof and timber windows. The site was purchased by the Mabbs Charity to erect a British School (a free school based on non-sectarian principles). It was later used as a Sunday school and renamed the Rose Hall, before becoming the headquarters of the local British Legion

## High Street (east side)

- ➔ **Buildings to the rear of No.18 High Street**  
These former stables and outbuildings to Shereday House have been renovated as part of the Shereday Mews development. They comprise timber framed and painted weatherboarded buildings in a row, with pantiled roofs of differing pitches including mansards. They form an attractive group and are arguably within the historic curtilage of No.22, Shereday House.

- ➔ **No.94 former Council Chamber (Town Hall) or Old Police Station (now Brasserie Gerard)**  
Cement rendered with a slate roof, gable to the road and of 5 bays, with three central tall windows to each floor and doors either side. Above the doors are blank round arched niches and above these a central niche within the pediment which used to contain the arms of the county of Essex. Built



Stables and outbuildings to rear of Shereday House

in 1830 as the Market House with grammar school and assembly room. Used as a town hall from 1862 with part of the ground floor used as a police station until 1938. Then used by the Billericay Urban District Council, it was converted to a restaurant in 2000.



The Reading Room, No.73 High Street

- ➔ **No.136 former Post Office**  
Red brick with a hipped plain tile roof and round headed windows divided into small panes. It was built in 1938.

- ➔ **Pair of telephone boxes outside Royal Mail sorting office**

These traditional items of street furniture are attractive and increasingly rare elements in the streetscene.

### High Street (west side)

- ➔ **No.73 The Reading Room**  
Built in 1886 of red brick with a plain tile roof. Gable to the road with a half hipped roof and gablet and a large three light window at first floor with two hung sash windows, either side of a central canopied door, above which is a frieze with the words "Reading Room 1886" in moulded brick. Used as a reading room, library and billiard room until 1952 when it became a recreation hall.
- ➔ **The Police Station**  
Built c1930, the current police station is typical of civic buildings of its era, built in a neo-Georgian style with a restrained facade of brown brick and a simple gabled roof with substantial ridge stacks. It is a substantial building positioned at an important junction in the town which lends it townscape significance despite its set back position in the street.

### Laindon Road

- ➔ **Nos. 2 and 4**  
A pair of cottages altered and extended in recent times, provide an attractive group on the edge of the playing field. No.2 is rendered with a plain tile roof, single storey with attic. L-shaped, it has the date 1703 on its north gable. No.4 is of red brick in Flemish bond with a slate roof and a single stack on its north gable. It has 8 over 8 pane sash windows and an archway at its southern end.



No.2 Laindon Road

- ➔ **No.56 Scout Hut**  
A red brick single storey roadside building with a slate roof. It was built as a school and appears on the 1875 Ordnance Survey map as such. On the 1896 edition, it is listed as a Sunday school.



No.4 Laindon Road



Scout Hut, No.56 Laindon Road



Former Quilters School, Laindon Road

➔ **Quilters School**

Now converted to an arts centre, offices and an entertainment venue, this is the former Board School built in 1878 of red brick with a plain tile roof.

**Norsey Road**

➔ **Nos. 2 and 4; 12-18 (even)**

Two groups of weatherboarded houses which are visually very important to the street scene and complement the setting of Nos. 6-10, listed grade II\*.



Nos. 2-18 (evens) Norsey Road

**Sun Street**



Nos. 7-17 (odds)



Stanley Terrace, off Sun Street

➔ **Nos. 7-17; 19-27; 29-39 and Stanley Terrace**

These groups of terraced houses were built in the early 19th century and used as barracks during the Napoleonic Wars. Pebble dashed with slate roofs, Nos. 7-17, 19-27 and Stanley Terrace are two storeys, whilst Nos. 29-39 are three storeys high and visually impressive with cockle shell harling covering the walls and, where they survive 6 over 6 pane hung sash windows. This terrace turns the corner into Chapel Street with a graceful curve.

➔ **No.2, The Rising Sun PH**

A large rendered public house of two ranges. The main range is of 2 storeys with attics and is probably 18th century in origin. It has modern casement windows at ground floor, multi-paned sash windows at first floor, and 2 flat-topped dormers in the slate roof. Parapet gables and end stacks. The western range is later, probably 19th century, and lower, of only 2 storeys with a 2-storey bay window. It also has a slate roof, but is hipped at the west end.

➤ **Albion Court Water Tower**

This early 20th century structure is something of a landmark in Billericay with its crisp white lines. It is circular in shape with a solid base and top containing the water tank. The parapets at lower and upper levels lend this functional structure architectural interest.

In addition to the listed and locally listed buildings, there are a large number of unlisted historic buildings in the Conservation Area which make a positive contribution to its character. These are identified on the map and are too numerous to list.

**Building Styles and Materials**

The earliest surviving buildings in the Conservation Area are timber framed and originally plastered. (The exception is the church tower of 1490, which is in red brick). These timber framed buildings often survive as fragments, but a common form had cross wings at either end of a hall. The cross wings were frequently jettied and some survive, though some jetties have since been underbuilt. Roofs are of plain, reddish tile and the cross wings present themselves gable end on to the road along the High Street in particular. Heights are modest, one and a half or two storeys high are usual, making use of attic spaces, and quite narrow in depth, usually with lower outbuildings to the rear.

Some have later fronts, clad in pebbledash, render or weatherboarding and many have been altered on the ground floor to accommodate inns or other commercial premises. Weatherboard, often painted white, has become a distinctive feature of vernacular buildings in Essex and Billericay has some pleasing examples, as along Norsey Road.

Timber framing seems to have prevailed until the eighteenth century when country houses for gentlemen were built of fashionable red brick. These houses are taller with more



The Old Vicarage, No.50 Chapel Street



Cockle shell harling on Sun Street terrace



Fishscale slates on porch of No.75 Chapel Street





The Blue Boar, No.39 High Street



Waitrose, No.112 High Street



No.140 High Street

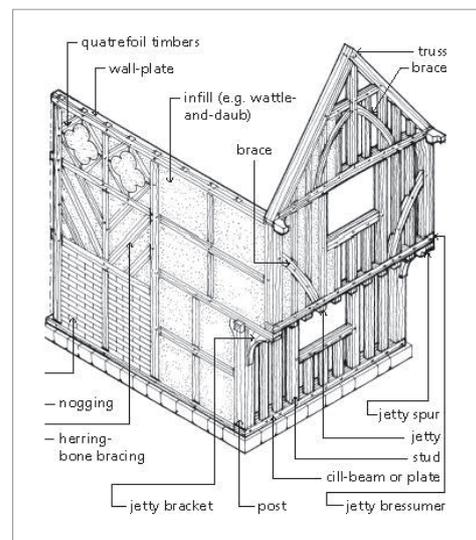


Sheradays Mews, off High Street

generous ceiling heights, but still mostly two storeys and roof spaces are sometimes lit by dormer windows. The form is Classical and ordered with a pleasing proportion of window to masonry. The brickwork is of fine quality; narrow jointed with bricks laid in Flemish bond (rows of alternating headers and stretchers) and gauged brickwork above windows and doors. Occasionally brickwork projects forwards to create rusticated quoins as at Crescent House. Some brickwork was colour washed (or ruddled) to maintain a more even appearance. Several of the older timber framed buildings were given red brick Georgian frontages during this period in order to update their appearance, as at No.63 High Street.

Windows are set back from the façade, in four inch (100mm) reveals above window cills. They are made of timber and are usually hung sash types on cords with small panes of glass between narrow moulded glazing bars. The commonest pattern of window panes is six over six (giving twelve panes per window) or eight over eight. Some of the earlier timber framed houses received their 'Georgian refit' and now sport hung sash windows, as at the Red Lion. Front doors are also elegant, often with fanlights above the door, which is set in a doorcase. To the front were low walls with wrought iron railings and gates. Some of these survive (or have been renewed), though many are now lost.

Roofs are often of plain tile, but as the century progressed, roof pitches became less steep and were clad in slates (brought in, thanks to improved transport, from Wales and elsewhere), hidden behind brick parapets. Also as the century progressed a more fashionable grey or buff brick was used, often just for the main front elevation; side walls and the rear being of red brick. This can be seen at the Old Vicarage in Chapel Street, wholly of pale brick, or at Hill



Typical Jettied Timber Frame

House, No.24 High Street, which has red bricks to the side.

The Classical style continued into the early nineteenth century, where even more modest terraces conformed. The terraces on Sun Street have (or had) hung sashes set in reveals and are roofed in slate. Pebbledash has been used here to clad the masonry and at the Chapel Street end a course material of small stones and cockle shells has been used in a harling mix. These terraces are usually relatively low, of two storeys, but at Sun Street, the eastern end is three storeys, creating an imposing entrance to the town when approached along the Southend Road.



Typical Jettied Timber Frame

The Victorian period saw the development of banks, meeting places and institutional buildings and a more eclectic style evolved. Yet the buildings remained in scale and proportion. Where brick was favoured, it was in a Flemish bond and generally windows were set in reveals. Some large windows were installed, as at The Reading Room in High Street, but they were of timber and the sash style was still preferred. Villas of red brick were built and the style continued into the early twentieth century as at the row of semi-detached houses at the south end of Chapel Street, built in an Arts and Crafts style and some still sport their porches roofed in fish scale shaped slates.



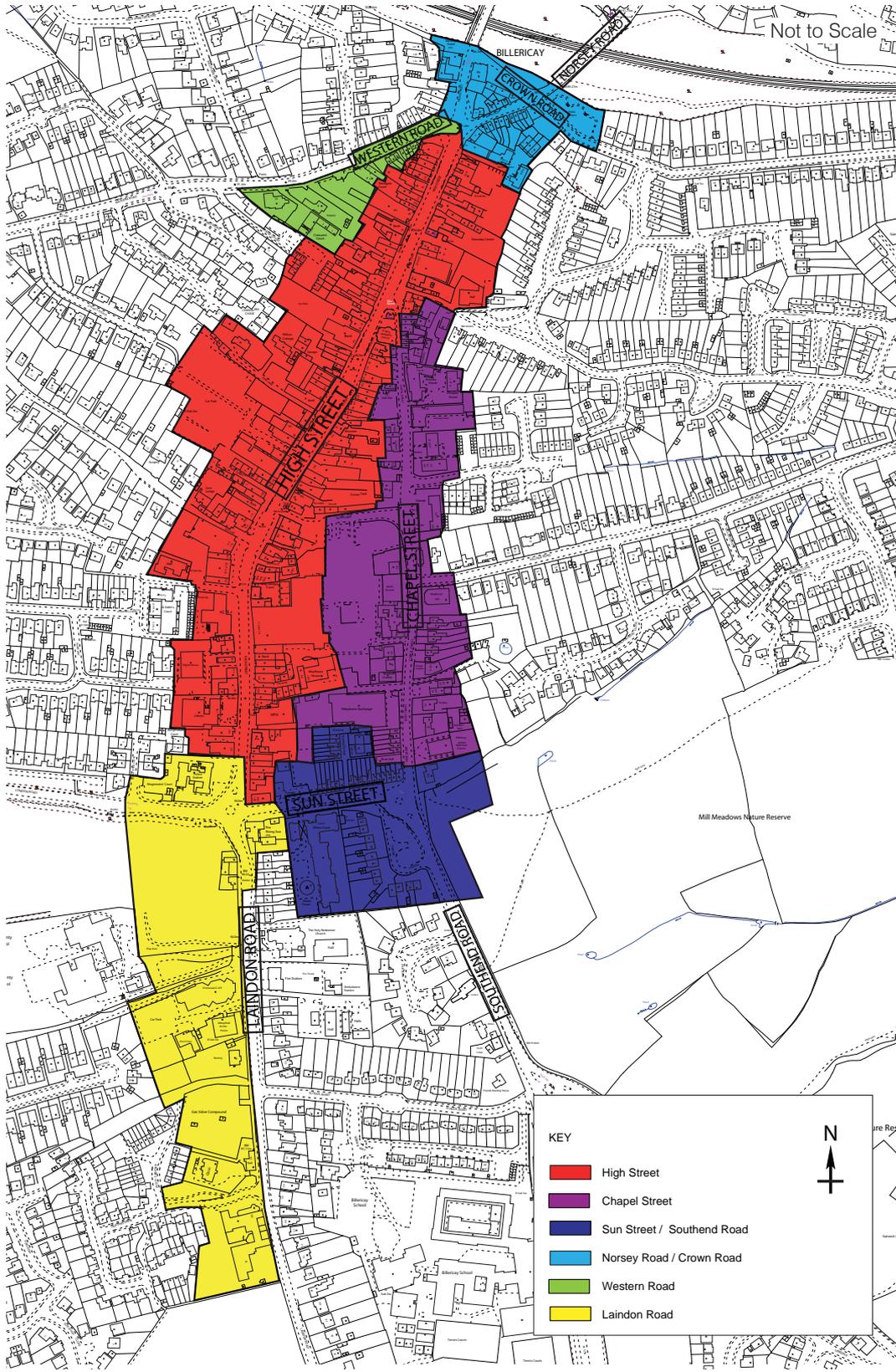
Rear of 63 High Street (1947)

The mid-twentieth century arrived on the back of new town development and town centre redevelopment which was to scar many historic towns across the country. Billericay did not fare well. Buildings of modest scale and size, some of historic interest, were demolished and replaced with steel framed structures with modern cladding materials, including concrete. Where brickwork has been used as a cladding, it is invariably in a stretcher bond (rows of bricks all laid longways on), which gives no visual variety and is quite simply dull. These replacement buildings were usually out of scale, out of proportion and out of sympathy with the place. Collectively they remain the greatest scar on the face of Billericay and have severely diluted the modest country town appearance.

The twenty-first century is faring better. The Waitrose development presents a kinder elevation to High Street, acknowledging the tradition of gabled, plastered cross wings. It is still large and inevitably bulky and its car park does nothing for the street scene in Chapel Street. Elsewhere the shops at No.140 High Street with a date on the front of 2004 are in scale and fit in well, whilst Shereday Mews reflects the mansard roofs of Shereday House's stables and coach houses, creating a pleasant courtyard. Mansard roofs are a traditional feature of Billericay, but contemporary buildings are often too wide to accommodate mansards comfortably with the result that they appear inappropriately bulky.

## Character Areas – Street by Street Analysis

Although very much the town centre, the Conservation Area provides marked contrasts between one street and another. These are now described in a little more detail.



## High Street

High Street is wide and busy, with local and through traffic, including lorries on their way to the Thurrock Container Port. It has always been the main artery of the place, whether taking pilgrims to and from the ancient ferry at Tilbury or motor traffic to Chelmsford. It is lined with shops on both sides and the Conservation Area includes the small lanes and yards leading off it and the backland beyond. The street contains small groups of buildings of sixteenth, seventeenth and eighteenth century date (and some which have an earlier origin); many of them are listed buildings, interspersed with later property.



View south to High Street from railway bridge



The Railway Inn, No.1 High Street



No.21 High Street



Alexander Mews, off High Street



Nos. 45-47 High Street



No.101 High Street



Holly Court, off High Street



Old Barn Court, off High Street



The Walk, off High Street



Police Station, No. 153 High Street



Burghstead Lodge, No. 143 High Street

From the north, the street is entered over the railway bridge, which with its pedestrian walkway, is not pretty, and then between two imposing 'gateway' buildings, The Crown and The Railway public houses. It then rises towards the crest of the hill, meeting the junction with Norsey Road and Western Road. The view is across tarmac to the extended pavement and parade of shops at Western Road, whilst to the left is a scruffy area of greenery just beyond The Crown. This entrance is disappointing and not enhanced by the parlous state of Elizabeth Cottage (No.4 High Street) and the tatty appearance of No.21 High Street, occupied by three restaurants.

From the crest of the hill, looking south, the view is much better; of the bustle of a busy shopping street. Modern buildings detract on the left, but the mix of old timber framing and Georgian red brick soon compensate and there are glimpses down courtyards on the left (east) and on the right to Crescent House, through an archway.

Then the arrival at the triangle in front of the Church at the junction with Chapel Street and views alongside the Chequers to distant hills and also past timber framed buildings on the east side of Chapel Street. The character here is of an attractive, historic place, pleasing to the eye. The appearance of the pebble dashed shops at Nos. 45 and 47 is unfortunate. The render clearly obscures an attractive historic building as the parapet, tiled roof behind and the single eight over eight pane remaining sash window testify.

High Street gently descends to the south towards a curve in the road. Despite the presence of a number of jarring twentieth century runs of shops, the overall appearance is of small scale buildings, gabled cross wings and variety in roof heights, but all modest.

This changes dramatically at the curve in the road where the sheer scale of Nos. 127-129 intrudes. It creates an unwelcome landmark and dwarfs the nearby historic buildings (contrasting markedly with the new Waitrose store opposite). Here too shopfront design is less attractive with some, e.g. Iceland, paying no respect to fenestration above. The lanes off are also variable. Lion Lane runs past the attractive public house, but the entrance to the central car park and the view down St. Edith's Lane are not pleasing and the quality of the road surface in Crown Yard is poor. Holly Court is beginning to require maintenance, but Old Barn Yard and Cookshop Yard on the east side are pleasant and invite exploration. These yards and courts provide an intimacy appropriate to the form and scale of the Conservation Area. Even The Walk, with its shops between brick buttresses, leading to Waitrose car park has charm despite being behind modern buildings.

The trees in front of Burstead Lodge provide greenery which is rare in the High Street. It is a pity that the view of this building is now marred by car parking and the entrance gate, now without its lantern, is uncared-for and permanently locked.

South of here the view is towards the roundabout at the end of Sun Street, the Police Station and the green at Sun Corner. The Police Station is imposing because of its bulk, but views of parked cars and the tall, four-storey building behind Audit House jar, particularly when viewed from the south, looking up the High Street.

## Chapel Street



View north along Chapel Street with Vicarage Court on the right



Middle section of Chapel Street with Waitrose access



No.3 Chapel Street

Chapel Street is narrow at its northern end and starts with an impressive row of listed buildings opposite the Church. Travelling southwards, downhill the street widens and buildings are less close together. The new apartment blocks on the east side loom and dwarf nearby buildings. Although an attempt has been made to provide variety to the street, the sheer bulk is out of keeping.

The form of Chapel Street has been altered in recent years with the provision of a major car park and rear servicing for retail premises. This has significantly increased traffic along the road and the provision of traffic calming measures could be considered. This middle section of the street disappoints and the garage opposite Waitrose car park particularly detracts. The sense of enclosure has been lost. This occurs again on the eastern side, further south where front garden walls to semi-detached houses have been removed to create off street car parking spaces.

On the west side, the setting of the Old Vicarage (No.50) has been compromised by the hard landscaping around it in brick-weave paving. The Old Burial Ground provides a peaceful open space, but access to it is restricted through the gate and can only be reached from the car park side.

The Telephone Exchange detracts from the appearance of the Conservation Area. If redeveloped the site could provide a courtyard style development, complementing those in High Street and Sun Street to the south, with pedestrian access to High Street. South of this are terraces leading to Rose Hall on the west side and spacious housing with mature trees and the fine United Reformed Church on the east.



Telephone Exchange, Chapel Street

### Sun Street (including Southend Road)



North side of Sun Street, view from Southend Road



The Rising Sun PH, Sun Street



Water Tower, Albion Court, off Sun Street



Entrance to Mill Meadow



Fairview

On the north side, Sun Street comprises terraces of varying height, the only gap in the frontage being the former garage. On the south side is the Rising Sun, then modern apartments around the Water Tower, which can still be seen through the archway at Albion Court. The east end is formed by the green and trees at Fairview, a small close of semi-detached houses built in 1958 on the site of allotments, which help frame the open view to the tall three storey terrace which turns gracefully into Chapel Street. The Conservation Area includes the trees and hedges alongside Mill Meadow and complete this pleasant entrance into the town. The only detraction is the excessive amount of tarmac and street furniture at the junction.

## Laindon Road



Emmanuel Church, Laindon Road



Former Quilters School, Laindon Road



Quilters Drive, off Laindon Road

Laindon Road leads south out of town. Its eastern side is of semi-detached houses, with the Roman Catholic Church of the Holy Redeemer and the Fire Station, all outside the Conservation Area which is confined to the west side of the street only. So it includes the eastern edge of the open space at Sun Corner with its fine views out of town to the west and rows of trees. It includes two properties opposite the Rising Sun, one of which has the date 1703 in its gable. Then southwards there are few buildings. The new Emmanuel Church provides a landmark and beyond is the metal fencing of the gas compound, the Scout hut, clinic (a former school built in 1938) and the former Quilters School,



now converted to other uses. Behind this is a modern housing estate, Quilters Drive. Whilst there are individual buildings of interest, there is little here in townscape terms; the impression being suburban or edge of town.

### Western Road

The Conservation Area encompasses the south side of this road and commences with two small terraces of pebbledashed two storey houses, then a modern office building of brown brick, whose presence is softened by trees. The rear yard to the former Co-op shop on High Street, now the Blue Boar, is intrusive.



View northeast along Western Road

Pavement edge walls have broken down and hedges have become unkempt. Beyond is a modern surgery and a house on a bank, between which is Crescent Court, apartments built in the rear garden of Crescent House in High Street.



St James Mews, off Western Road

From this point south-eastwards, the former backland to High Street has now been developed with houses in culs de sac (Coxbridge Court, St. James Mews, the south end of Western Mews and

Chandlers Chase). These relate more to the other streets of modern houses off Western Road than to the character of the remainder of the Conservation Area.

### Norsey Road and Crown Road

The short stretch of Norsey Road from High Street to the railway lies in the Conservation Area and is heavily trafficked, an issue that is exacerbated by the lack of footpaths. The views both up and down the road from the west and up from the east are important, with two storey, weatherboarded terraces on the one side and a one-and-a-half storey short brick terrace with large chimneys on the other.



Rear of The Crown PH, Crown Road



Norsey Road viaduct from railway bridge





Nos. 1-5 Norsey Road

Crown Road provides the northern boundary with a wire mesh fence and trees of the railway embankment on one side and car parking for The Crown on the other. This is less stark when trees are in leaf. It crosses Norsey Road by the side of the viaduct over the railway line, built of Staffordshire blue engineering bricks, and then to the south-east includes the attractive and peaceful Festival Gardens, which gives fine views out of town to woods and hills beyond.



Nos.1-5 (odds) Norsey Road



# KEY CHARACTERISTICS



View North along High Street



East side of High Street

Two main streets run almost parallel north-south and converge at their northern ends, where beyond they meet a crossroads and at their southern end are linked by a main road. This is the basic form of the Conservation Area.

It is characterised by a collection of buildings dating from the fifteenth to the nineteenth centuries, modest in scale and rarely above two storeys in height, many of which have been used as High Street shops. This small scale country town mix of timber frames, jettied cross wings, plaster, weatherboard, brick, plain tiles and slate has been interspersed with tall and bulky steel framed buildings of the twentieth century, different in style, but more importantly different in scale and bulk.

The result is a fragile townscape which could easily be destroyed if further development with buildings of this form is permitted. Rear servicing and car parking associated with modern retail, is already eroding the character of Chapel Street, and gradually turning it into a service road. Changes to shopfronts can also easily erode the quality of the street scene.

There are still parts of the Conservation Area where groups of buildings survive to give a very pleasing appearance, as around the junction of Chapel and High Streets. The Conservation Area has over forty listed buildings within its boundary.

Trees and open spaces form a backcloth or are on the edge, rather than providing focal points within the Conservation Area and High Street is particularly devoid of trees (notable exceptions being at Burghstead Lodge and outside the greengrocers shop, No.81 High Street).

There are no derelict buildings, though a few require improvement, maintenance or repair, and there are areas of improvement opportunity for enhancement proposals.

# SUMMARY OF ISSUES

## Issues and Opportunities



Car parking along the High Street



Modern shopfronts and 'A-boards'

The Conservation Area is busy. Sun Street and High Street are through routes and the latter takes a mix of through and local traffic generated by its town centre role. Short stay on-street parking is permitted in High Street and there are accesses to two car parks, where parking is limited to four hours. Whilst the volume of traffic reduces pedestrian enjoyment to some extent, it contributes to a liveliness and bustle. The town seems to be trading well and there are few vacant shops. As in most towns, there is a lack of car parking, but there would appear to be little opportunity to improve provision within the Conservation Area without visual detriment.

Car parking, though much needed, has exacerbated the visual decline of the middle section of Chapel Street, now reduced to a service and access road. This is a shame for both ends of the street are attractive, especially the northern end. The challenge here is to reinstate the sense of enclosure and 'recover' the street. In the longer term there may be a chance to redevelop the Telephone Exchange and garage sites, but the apartment blocks at the northern end of Chapel Street should not be the exemplar. A courtyard approach with buildings of modest height and bulk, sympathetic to the Billericay vernacular would be better.

The arrival at the town centre from the north, across the railway disappoints until the traffic lights are passed. This area needs improvement and enhancement. It should be brighter and could be improved, though redevelopment or the re-elevation of the shops beyond the western boundary of the Conservation Area may be in the longer term. In the short term, landscaping would help.

The appearance of the High Street is fragile. Incremental changes often of a minor nature can adversely affect the quality. The loss of well proportioned shopfronts is an example, as stall risers go, as the framing of shop windows with pilasters is lost and the ever increasing growth in the width of fascia signs in plastic occurs. There are some good quality shopfronts, but there are many which are not and there is an increasing number of (temporary) banner signs and 'A' boards which detract and contribute to clutter. A shopfront design guide might help. There is though a general lack of projecting box and illuminated signs, a policy which should be encouraged as these detract from the appearance of buildings.

The proliferation of street signs and highway furniture also needs to be controlled. A cull is needed, wonky signs need straightening and some road surfacing needs repair or renewal (eg Crown Yard).

There are no derelict buildings in the Conservation Area, but some are shabby. Included are No.4 High Street (Elizabeth Cottage), No.21 High Street (at the junction with Western Road) and Nos. 45/47 (Oxfam and Clarkes).

The mid twentieth century rows of shops have diluted the character of the town centre visually. Wherever possible their appearance needs to be improved, perhaps by improving shopfronts or by altering the elevations, though in some cases demolition and starting again may be the only answer.

Other incremental changes have occurred over time throughout the Conservation Area including the removal of chimney stacks, as at No.6 High Street, the replacement of timber windows with uPVC casements, as at No.8 Norsey Road, and the installation of satellite dishes, as on the terraces in Sun Street. Other interesting features have been covered over such as the decorative timber work at Nos. 65-67 High Street, and paint or render used to cover original brick work, such as at No.5 Norsey Road.

### Areas of Improvement Opportunity



Land to the rear of The Blue Boar PH



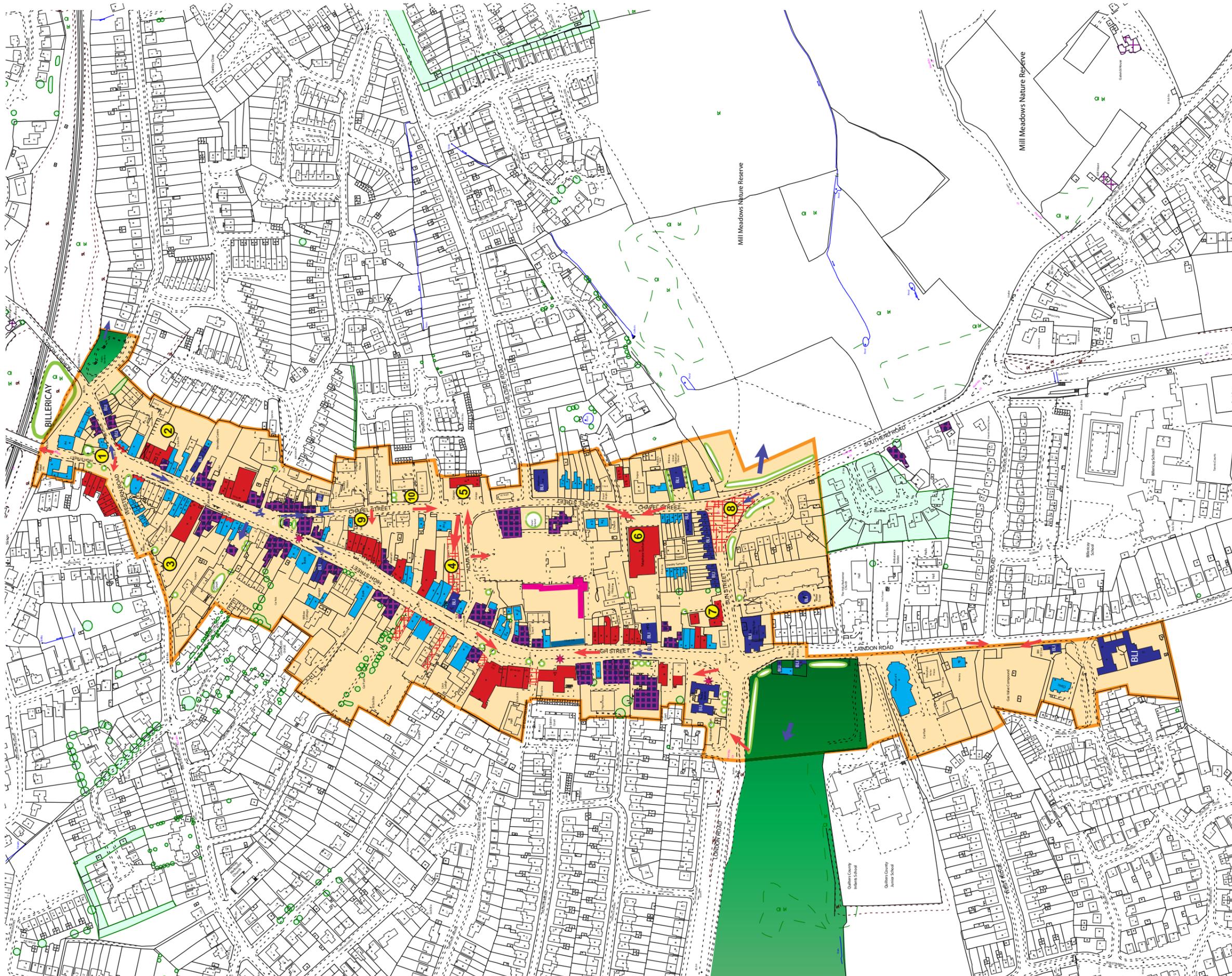
Former garage, Sun Street

There are Areas of Improvement Opportunity within the Conservation Area, where the appearance could be improved. These are:

1. The junction of High Street, Norsey Road and Western Road, including the wide pavement area on the west, land south of The Crown and the garden at the end of Western Road. (The site might also include shops on the western boundary of the Conservation Area).
2. Land between Alexander Mews and Shereday Mews on the east side of High Street. Possible development site with potential to include Nos. 8-10 (evens) High Street.
3. Land to the rear of the Blue Boar on the south side of Western Road. Possible development site with potential to include the Blue Boar.
4. Crown Yard. Opportunity for visual improvement.
5. Garage site east of Chapel Street. Possible development site.
6. Telephone Exchange site, between High Street and Chapel Street. Possible development site or opportunity for visual improvement.

7. Garage site north of Sun Street. Possible development site.
8. The junction of Sun Street, Southend Road and Chapel Street. Opportunity for visual improvement.
9. Rear boundary of Nos. 58-60 (evens) High Street. Opportunity for visual improvement.
10. Front boundary of Nos. 37-53 (odds) Chapel Street. Opportunity for visual improvement.





### Townscape Appraisal Map

- KEY**
- Conservation Area Boundary
  - Listed Building
  - Building of Townscape Value
  - Building of Local Interest
  - Negative Building
  - Landmark Building
  - Building Facade Needing Improvement
  - Positive Facade
  - Negative Facade
  - Important Green Space
  - Positive View
  - Negative View
  - Negative Floorscape
  - Area of Improvement Opportunity (number refers to list in text)
  - Important Tree / Hedge
  - Tree Preservation Order
  - Group Tree Preservation Order



Not to Scale

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# APPENDIX A

## Listed Buildings

### Chapel Street

#### **No.1 (Goodspeeds) grade II**

Listed with The Chequers No.42 High Street (see below).



#### **Nos. 3 and 5 (St Aubyns) grade II**

Originally a single 16th century-17th century timber-framed and plastered house. No.5 (St Aubyns) was re-fronted in the 18th century. No.3 has a jettied upper storey on exposed joists and has exposed timber-framing.



#### **Nos. 7 and 9 grade II**

17th century-18th century timber-framed, weatherboarded. 2 storeys. 2 window range, casements with glazing bars. Boarded doors. Roofs tiled.



#### **Nos. 11 and 13 grade II**

18th century timber-framed houses No.11 is faced with roughcast and No.13 is pebble dashed. 2 storeys. 2 window range, casements with glazing bars. Two 20th century doors. Roofs tiled.



#### **No.50 (The Old Vicarage) grade II**

House, early 19th century of gault brick with Welsh slate roof. Of two storeys with attics and symmetrical front with pedimented door surround with coupled Doric pilasters. Of 3 bays of double hung sash windows with small panes and rubbed brick flat



arches. Contemporary 6 panel door with fanlight of Gothick tracery. Two flat topped dormers behind parapet with small panes. Gable end chimney stacks. Brick front garden wall attached to south end corner of building with contemporary cast and wrought iron gate between brick piers with stone caps.

**Nos. 54 and 56 (Spa Cottage) grade II**

Pair of cottages 17th and 18th century timber framed and pebble dashed with gambrel (mansard) roof of clay machine-made plain tiles. Of one storey with attics with three pantiled dormers. No.56 has central ridge line stack and there is a gable end stack to No.54.



**High Street (east side)**

**No.12 grade II**

The gabled south cross wing of a former 16th century-17th century timber-framed house. The upper storey has a shallow jetty and exposed timber-framing. 2 storeys. 1 window range, 3-light casements with lattice leaded lights (20th century). The ground storey has a 20th century shop front in period style.



**No.22 (Sheredays) grade II**

A 18th century red brick house with a parapet and raised brick band. 2 storeys and attics. 3 window range, double-hung sashes with glazing bars, in stuccoed reveals and with stuccoed flat arches.



**No.24 (Hill House) grade II**

An early 19th century red brick house with a yellow brick front with a parapet with a stucco modillion cornice and a moulded string course. 2 storeys, attics and basement. A wide stucco band runs between the storeys and at plinth level.



**No.38 grade II**

A late 16th century timber-framed house with later additions and altered in the 18th century. Weatherboarded. 2 storeys. 2 window range, double-hung sashes with glazing bars, 3-light windows on the first storey. The ground storey has two 20th century bow windows in 18th century style with glazing bars, and a 20th century shop front at the south end. Roof tiled, with a moulded wood eaves cornice. The interior has a beam inscribed with the date 1577.



**No.40 grade II**

A 17th century timber-framed and plastered house with 18th century features which adjoins No.38 and breaks forward slightly, with its gable end to the street. 2 storeys and attics. The upper storey originally was jettied on the front but was underbuilt in the C19 and now has a 20th century shop front.



**Nos. 42-44 (The Chequers) and No.1, Chapel Street (Goodspeeds) grade II**

Was originally a single 16th century timber-framed and plastered house with cross wings at the north and south ends to which an extension was added in the 17th century (No.42). The fenestration is of the 18th century or early 19th century, mainly double-hung sashes with glazing bars. The Chequers Inn has 2 splayed bays on the ground storey and No.1 Chapel Street has a 20th century shop front.



**War Memorial grade II**

A Portland stone cross of 1921 inscribed with 62 names of the fallen in the First World War. In 1957 a second memorial was added to commemorate the fallen in the Second World War



**Church of St. Mary Magdalen grade II**

A late 18th century red brick church with a good late 15th century red brick west tower with set back buttresses to about half the height of the tower, corner piers above, rising to polygonal pinnacles and a stepped parapet carried on a trefoil arched corbel table. The west window is of 2 lights with perpendicular brick tracery. The west ends of the aisles are late 19th century, (probably 1880), built in the same style as the tower. The church has a segmental apse on the north and east sides and the interior has balconies on 3 sides supported on slender cast iron columns.



**No.46 (Church House) grade II**

A 18th century and later red brick house with a plain parapet on the front. 2 storeys. 3 window range, double-hung sashes with glazing bars, in stuccoed flat arches. A central 6-panel butt and bead door has narrow fluted pilasters. Roof tiled, hipped at the north end. A rainwater head bears the date 1804.



**No.72 grade II**

The remaining gable of a 17th century timber-framed and plastered house. 2 storeys. 1 window range, double-hung sash with glazing bars. The ground storey has a 20th century shopfront. Roof tiled.



**Nos. 74A, 74 (Cater Museum) and 74B grade II**

A 18th century red brick front. 2 storeys and attics. 3 window range, double-hung sashes with glazing bars, in painted reveals. The centre window on the first storey is blocked (with painted glazing). The ground storey has 3 central doorways with fanlights, an early 19th century bow shop window at the south end and a 20th century bow shop window in 18th century-19th century style at the north end. Roof tiled, mansard (20th century), with 2 segmental headed dormers.



**Telephone Kiosk next to No.96 (Brasserie Gerard) grade II**

Telephone Kiosk. Type K6, Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast Iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.



**No.98 (Regis House) grade II**

A 18th century red brick house with a parapet and a moulded brick cornice. 2 storeys and attics. A raised brick band runs between the storeys. 5 window range, double-hung sashes with margin glazing bars, in stuccoed reveals. A central 6-panel door has a doorcase with narrow panelled pilasters, pulvinated frieze and a dentilled pediment on brackets.



**No.100 (Foxcroft) grade II**

A late 18th century or early 19th century white brick front with a parapet and a cement and brick cornice. 2 storeys and attics. A raised brick band runs between the storeys. 5 window range, double-hung sashes with glazing bars, in plastered reveals. A central doorway with an ornamental fanlight and panelled reveals has a heavy stuccoed portico with square pillars.



**No.106 grade II**

A 18th century timber-framed and plastered house with weatherboarding at the sound end. 2 storeys and attics. 3 window range, double-hung sashes with glazing bars. The ground storey has a central 20th century door and 2 20th century shop fronts.



**No.108 grade II**

A 17th century timber-framed and plastered house with cross wings at the north and south ends and a carriage entrance at the north end under the cross wing. The house was a good deal altered in the 18th century and there are large 20th century additions at the rear. 2 storeys. 4 window range, double-hung sashes with glazing bars. The ground storey has a 20th century doorcase with pilasters and cornice hood and a 20th century segmental bow window in 18th century style with glazing bars. The carriage entrance has exposed beams and joists.



**No.138 (The White Hart) grade II**

An early 19th century red brick building. 2 storeys and attics. 5 window range, double-hung sashes with glazing bars, in plain reveals and with segmental arched heads. There are 2 blocked windows on the 1st storey.



**High Street (west side)**

**No.41 grade II**

A small 18th century house with a red brick front. 2 storeys and attics. A raised brick band runs between the storeys. 3 window range, double-hung sashes with glazing bars, in flushed cased frames. The ground storey windows have shaped soffits. A 6-panel door with moulded architrave has a pediment on condole brackets. Roof tiled, with a moulded wood eaves cornice end 2 flat headed dormers (20th century).



**No.43 grade II**

A 18th century red brick front with rusticated brick quoins, a parapet and a moulded brick cornice, to a timber-framed building. 2 storeys and attics. 3 window range, the outer windows are 3-light, double-hung sashes with glazing bars, in plain reveals. The centre window has a rusticated brick surround. A central doorway has a shouldered architrave end dentilled pediment. Roof tiled, mansard, with 2 flat headed dormers.



**No.51 (Crescent House) grade II**

A 18th century red brick house standing approximately 70 yards back from the road in its garden. The front has rusticated brick quoins and the centre part breaks forward slightly with rusticated brick quoins and is surmounted by a modillion pediment. 2 storeys and attics. 3 window range, the centre window is blocked, the outer windows are 3-light double-hung sashes with glazing bars. A central 6 panel door has a Tuscan portico with plain columns. Roof tiled, mansard, with 2 flat headed dormers.



**Nos. 57-61 (Chantry House) grade II**

Originally a 16th century hall house but now considerably altered. There are cross wings on the north and south ends and an extension on the south end. The cross wings and extension are 2 storeys and the centre block is 1 storey and attics. Nos. 57 and 59 have 18th century and 19th century windows, double-hung sashes with glazing bars. The ground storey has a modern shop front and 1 splayed bay. No.61 has exposed timber-framing and 2 original 2-light windows in the gable, with diamond mullions. A panel above the north window bears the date 1510. The windows are 20th century casements with lattice leaded lights and the ground storey has 2 modern bays. Roof tiled, No.61 has a rebuilt chimney stack. The interior has exposed ceiling beams and joists.



**No.63 grade II**

A late 18th century or early 19th century red brick house with a stuccoed parapet and cornice. 3 storey. 3 window range double-hung sashes with glazing bars, in stuccoed reveals, with stuccoed flat arches. The ground storey has a 20th century shop front in 18th century style with bow window with glazing bars. 2 six-panel doors with small fanlights have panelled reveals.



**Nos. 75-79 (Shelleys) grade II**

A 18th century timber-framed and plastered house with later alterations. Now faced with roughcast on the upper part and weatherboarding on the base. 2 storeys. 1:2:1 window range, casements with glazing bars. The centre part, of 2 window range is raised slightly and has a cart entrance. The wings have small 20th century shops.



**No.91 (The Gables) grade II**

This was formerly the offices of the North Thames Gas Board. A board on the front of the building states "This house was the original meeting place of the Billericay dissenters who were licenced to worship here on April 2nd 1672 with liberty of conscience". Originally a 16th century-17th century timber-framed and plastered house with cross wings at the north and south ends. Much altered in the 18th century and later. The rear the house is faced with weatherboarding. The windows are double-hung sashes with glazing bars, those on the 1st storey of the wings have louvred shutters. The ground storey has a splayed bay with a dentilled cornice. The door is 20th century.



**Nos. 93 and 95 grade II**

A 18th century timber-framed and plastered building adjoining the south end of No.91. Altered in the 19th century end later. Renovated in the 20th century. 2 storeys. 5 window range, double-hung sashes with glazing bars. The ground storey has a cart entrance at the north end and 2 20th century shop fronts.



**No.113 (The Red Lion) grade II**

Part of a 15<sup>th</sup> century building but very much altered in the 18<sup>th</sup> century and 19<sup>th</sup> century. Timber-framed and plastered. 2 storeys. 3 window range, double-hung sashes with glazing bars. The ground storey has a splayed bay at the south end, paired windows and bar entrances. Roof slate, hipped at the south end.



**Nos. 131 and 133 (The Shambles) grade II**

A detached 18<sup>th</sup> century timber-framed and plastered house, little altered externally. 2 storeys and attics. 3 window range, double-hung sashes with glazing bars. A central 4-panel door with a rectangular fanlight has a doorcase with fluted pilasters, frieze and a cornice hood on shaped brackets. There is some weatherboarding at the sides. Roof tiled, mansard, with 3 hipped dormers and end external chimney stacks.



**No.137 grade II**

A late 18<sup>th</sup> century or early 19<sup>th</sup> century red brick house. 2 storeys. 3 Window range, double-hung sashes with glazing bars, in plain reveals. A 6 panel door has a segmental hood on brackets. The ground storey has a 19<sup>th</sup> century bay and a 20<sup>th</sup> century shop window in 18<sup>th</sup> century style with glazing bars.



**No.139 (Three Horseshoes House) grade II**

A 18<sup>th</sup> century red brick house. 2 storeys and attics. 3 window range, double-hung sashes with glazing bars, in flush cased frames. The doorway has a wood doorcase with narrow architrave and a hood on brackets. Roof tiled (20<sup>th</sup> century), mansard, with 3 segmental headed dormers.



**No.143 (Burghstead Lodge) grade II**

A fine 18<sup>th</sup> century red brick house, now used as the Register Office and Citizens' Advice Bureau, with the Library contained in the modern side/rear extension. The front has a parapet and a stone cornice between the 1<sup>st</sup> and 2<sup>nd</sup> storeys and a plain stone band between the ground and 1<sup>st</sup> storeys. 3 storeys and basement. 5 window range, double-hung inches with glazing bars, in plain reveals. The doorway is approached by a flight of steps. A six-panel door with a semi-circular fanlight with fan glazing has a wood doorcase with pilasters, triglyph frieze and a modillion pediment. Roof tiled, hipped.



**Norsey Road**

**Nos. 1 to 5 (odd) grade II**

A range of 18<sup>th</sup> century red brick cottages. 1 storey and attics. 4 window range, casements. Boarded doors (20<sup>th</sup> century). Roofs tiled, mansard, with a brick dentil eaves course, 4 gabled dormers and 2 square chimney stacks.



**Nos. 6, 8 and 10 grade II\***

Former house, now three cottages. c.1400 and timber framed and weatherboarded with gables asbestos slate roof. The front has 3 entrance doors and a 2 light casement, to each unit with 3 square panes to each light. Off centre small brick stacks and stacks at each gable end. Small in-line open hall house of late 14th century substantially complete inside. Central hall thus has cambered tie beam, with heavy arch braces, in situ with 4-way braced, octagonal crown post with moulded cap and base. Service and parlour partitions are without tie beams, of the 'raised collar' type with the rafters lowered to storey post upstands. This is the earliest example of this technique yet seen in Essex and its utilisation, within a 'closed truss' format is worthy of more detailed study. The arched head of the former front door remains in situ as does a major part of the parlour partition. 17th century log burning fireplace inserted into hall with contemporary first floor. The service end (No.10) shows traces of a probable smoke bay (kitchen fireplace) against the end wall, replaced in 17th century by a substantial brick stack.



# APPENDIX B

## Properties removed from the Conservation Area (September 2011)

### Archers Close

- Nos. 1,3,5,7,9,11,13,15,17,19,21,23,25,27,29,31,33,35
- Nos. 2,4,6,8,10,12

### Chandlers Chase

- Nos. 1,2,3,4

### Lion Lane

- Nos. 1,3
- Nos. 6,8,10

### Quilters Drive

- Nos. 1,3,5,7,9,11
- No.2
- Nos. 29,31,33,35,37,39,41,43,45,47

### St Edith's Lane

- Nos. 1,2,3

### St James Mews

- Nos. 1,3,5,7,9,11,15
- Nos. 6,8,10,12,14,16

### Western Mews

- Nos. 6,8,10,12,14
- Nos. 7,9,11,15,17

### Western Road

- No.47 (corner of Coxbridge Court)



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