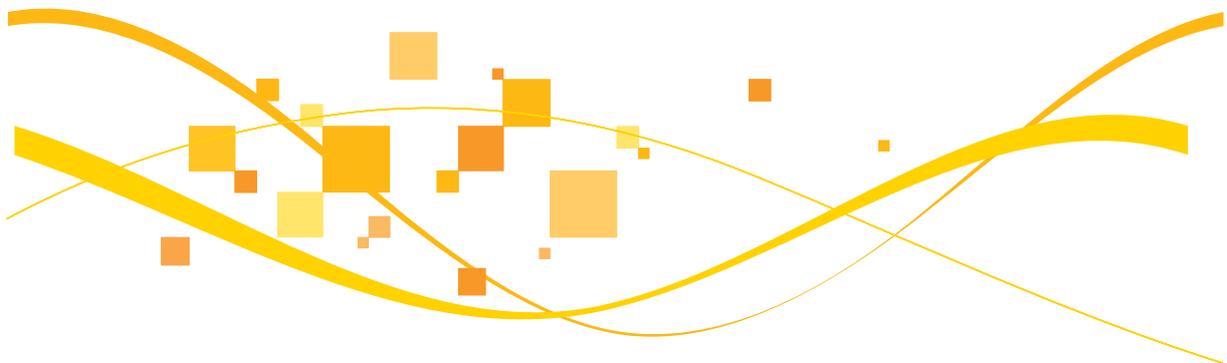


GREAT BURSTEAD
CONSERVATION AREA

CHARACTER
APPRAISAL

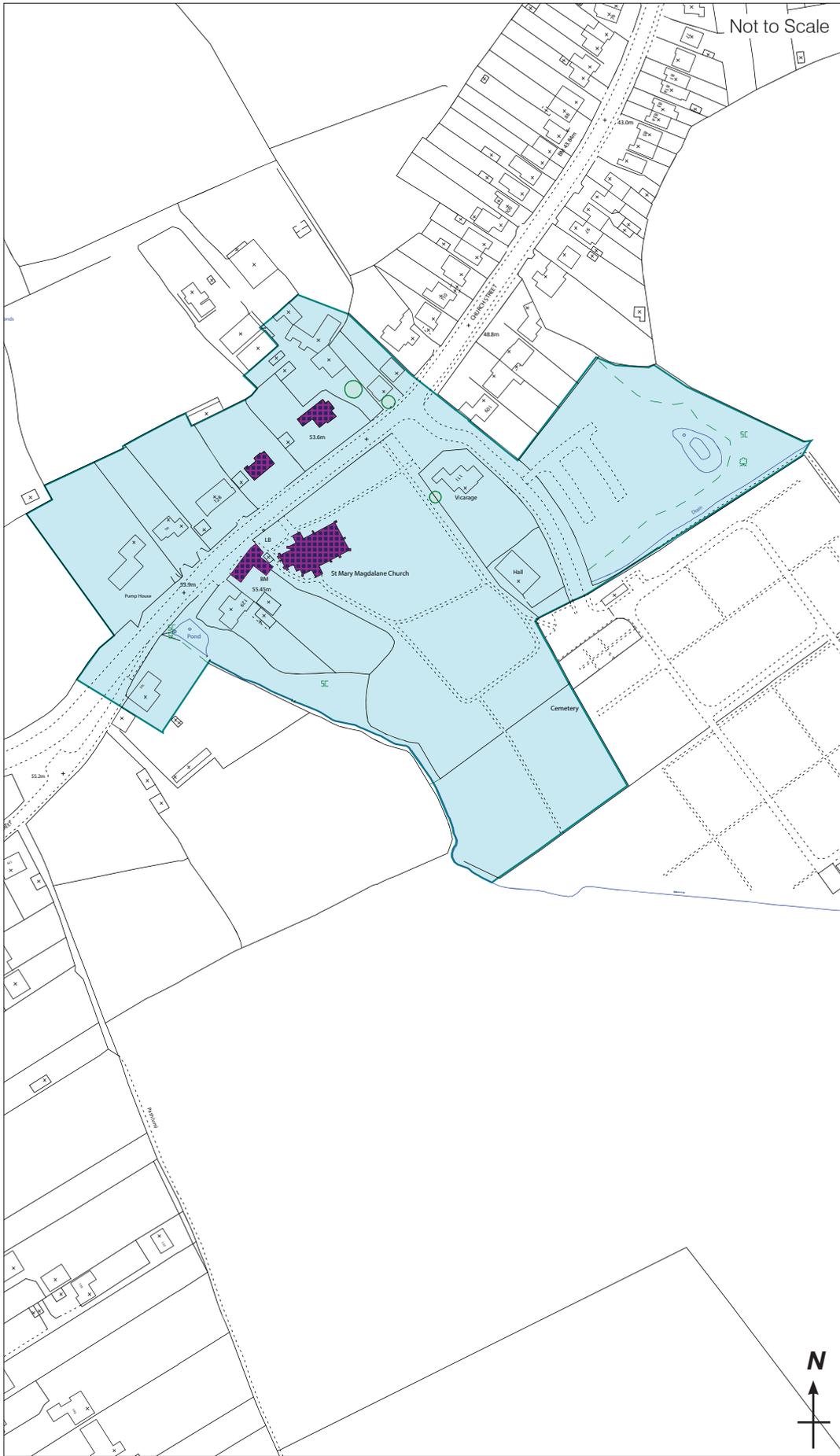
November 2011



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Conservation Area Boundary with Listed Buildings shown hatched

INTRODUCTION

Great Burstead Conservation Area

Great Burstead Conservation Area was first designated in April 1983 and its boundaries have not been reviewed since. It comprises a small area centred on the Church of St. Mary Magdalene, near the western edge of the village and encompasses the historic part of the village on either side of Church Street on the approach to the densely built up section to the east, mainly consisting of late 20th century housing.

It is centred on the Church, of Norman origin, and the three listed buildings which date from the 16th and 17th centuries. The area is bounded to the north by the backs of the gardens of the houses on Church Street, to the south by the old cemetery, to the west by Well Farm and to the east by the vicarage.

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.

Although all efforts have been made to ensure that this document provides as full and as complete account of the character and appearance of the Great Burstead 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

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;
- 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 Basildon 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;
- 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 Council and the Great Burstead and South Green Village Council.

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

- Billericay Archaeological and Historical Society
- Billericay Chamber of Commerce
- Billericay Design Statement Association
- Billericay District Residents Association
- Basildon Renaissance Partnership
- 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
- Great Burstead and South Green Village Council
- RIBA
- The Billericay Society
- Ward Councillors

Summary of the Character and Special Interest

Although small, the Conservation Area has many features of a typical Essex village. The churchyard is a peaceful green, wooded space. There is an area of greensward to the west of the village on the south side of Church Street with the base of a Victorian ventilation pipe on it. The listed houses are timber framed, plastered and characterful and the modern houses make some use of weatherboarding, an Essex feature. The Church, cemetery and village hall denote the public centre of the village, for use by all residents.

The density of building here is lower than in the modern part of the village to the east and trees are significant, particularly in the churchyard. The Conservation Area is fairly flat along Church Street, falling away to the south from the churchyard and dropping quite steeply to the east. The Church's height and position provide a landmark.

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'

Great Burstead's special interest derives from a combination of elements that together form the village'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 Great Burstead's distinctive historic character. It is important that these elements are protected to ensure that the qualities that make the Great Burstead Conservation Area appealing are preserved and enhanced.

Conservation Area Appraisals

There is a duty on the Local Planning Authority to determine what parts of their Borough 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 areas. 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 Borough 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 Great Burstead Conservation Area will be assessed. Saved Policies are policies that were originally part of the Basildon Borough Local Plan, adopted on March 1998, with Alterations in September 1999.

LOCATION AND SETTING

Location, Character and Form

Great Burstead forms part of a larger village of around 6,000 people located about two miles south of Billericay, to which it is linked by South Green, a largely modern development to the north and east of the historic core.

It is located three miles from Basildon and about ten miles south of Chelmsford. The nearest railway is in Billericay which has frequent trains to London, and is about 15 minutes from the M25. This has encouraged the expansion of Great Burstead to the east of the historic core, beginning in the 1920s, although the late 20th century was when most building took place.



Borough Map



To the west the route from Chelmsford to Basildon is a historic route south to the Tilbury ferry across the Thames. The Conservation Area encompasses the historic core of Great Burstead, situated around the Church which has Norman origins. It extends south to include the churchyard and cemetery and north to include farm buildings along a small lane extending northwards.



View east out of the Conservation Area

Geology and Topography

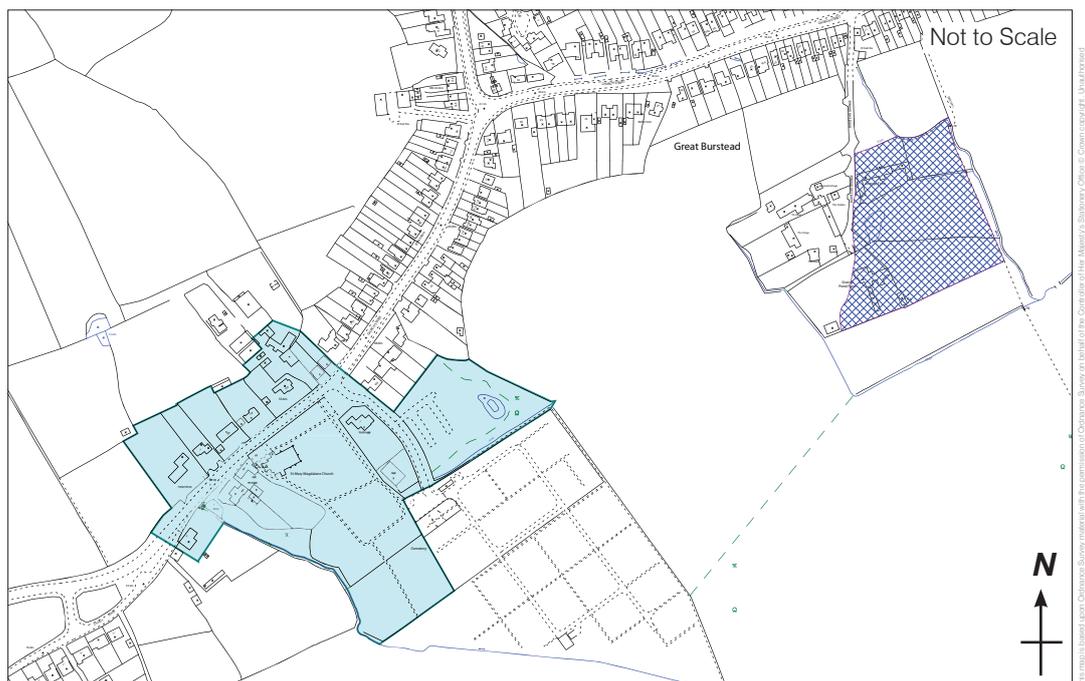
Great Burstead stands at about 60 metres above sea level at the site of the church, falling away to the east and to the south. From the churchyard there is an extensive view over the valleys of the Crouch and the Thames and over the town of Basildon. To the west, beyond the busy A176, lies rolling countryside, there is an area of open country to the east towards Wickford. To the north and south are the towns of Billericay and Basildon.

Geologically, Great Burstead lies in the London Basin, between the chalklands of the Chilterns and the North Downs. It is made up of London clay of Eocene age which has been much used for brick making. Overlying this in south-west Essex are the Bagshot `Beds' composed of sands with some clay.

HISTORY AND ARCHAEOLOGY

The name of Great Burstead comes from the Saxon burgh, a fortified place and 'stead' which derives from farmstead, and in the late tenth century the place was known as Burgstede, a Saxon name signifying a fortified settlement. The settlement is mentioned in the Domesday Book of 1086.

There is some archaeological evidence of very early settlement in the area – Palaeolithic and Mesolithic finds have been made in the vicarage garden – and Roman Billericay seems to have been locally important. On a hill between Great Burstead and Billericay, fragments of urns, paterae (Roman saucer-like vessel of earthenware or metal), and other earthen vessels, together with Roman copper and silver coins have been found. Numerous specimens of vases, urns, and so on were dug up here in 1847.

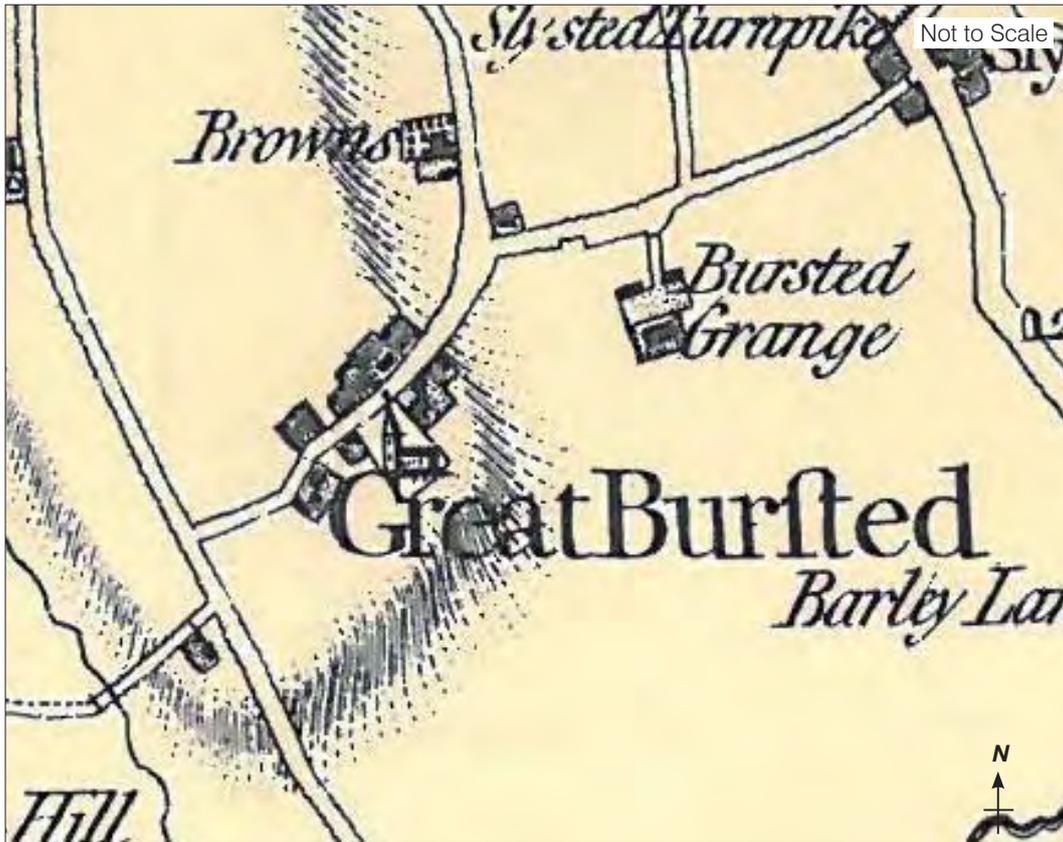


Conservation Area boundary with areas of archaeological finds shown hatched

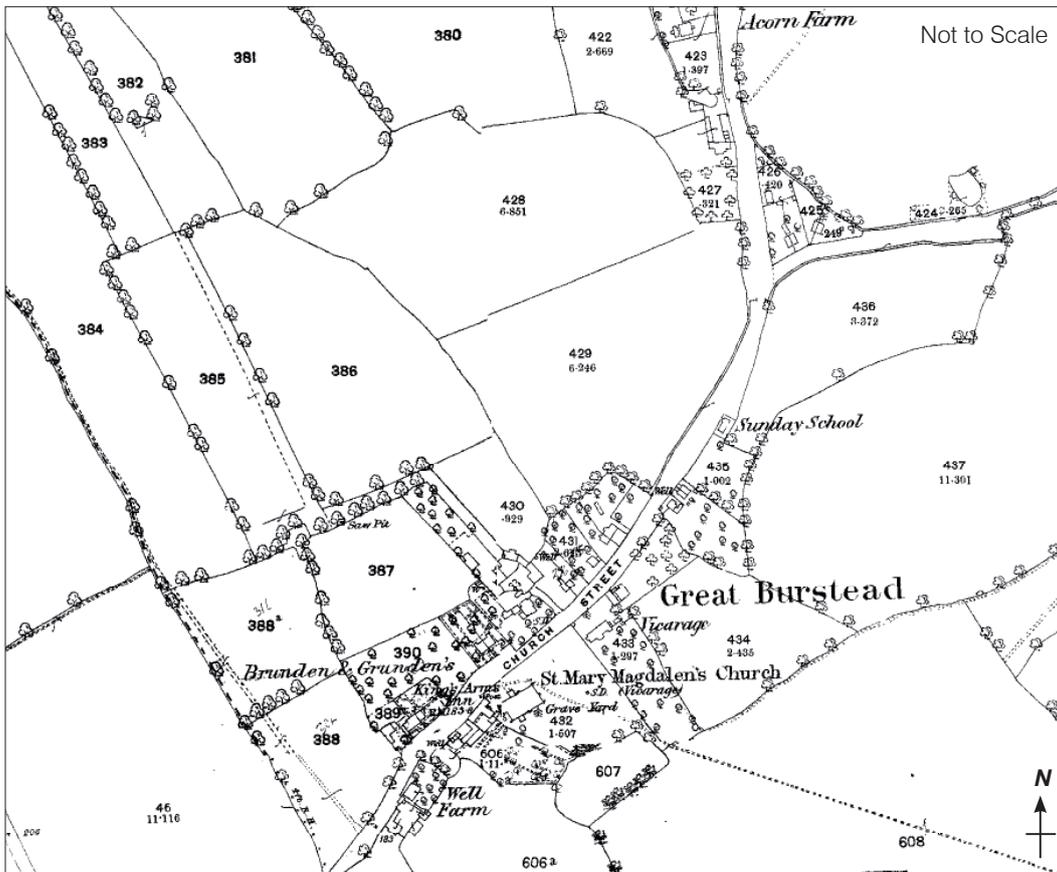
However, the Saxons preferred to settle slightly to the south and founded Great Burstead as a fortified settlement with a market and its own civil administration. It is thought that the first Christian king of the East Saxons, Sebert, was buried at Great Burstead in the year 616. In 653 St. Cedd, the first Bishop of Essex, converted the Thane of the Manor of Great Burstead to Christianity. St. Cedd sanctified the well on the site and erected a Station Cross, which was subsequently replaced by the building of the first church, most likely in wood, in about 680AD'. Great Burstead gave its name to the parish and remained the more important settlement during medieval times with Billericay being simply within the manor of Burstead, owned by the Cistercian abbey of Stratford Langthorne.

Great Burstead remained the foremost settlement in the area until the 19th century when Billericay, which was originally in the parish of Great Burstead, grew and became the commercial centre and finally achieved parochial status. Until this time, the church at Great Burstead had remained the Parish Church and St. John's in Billericay had merely been a chapel of ease.

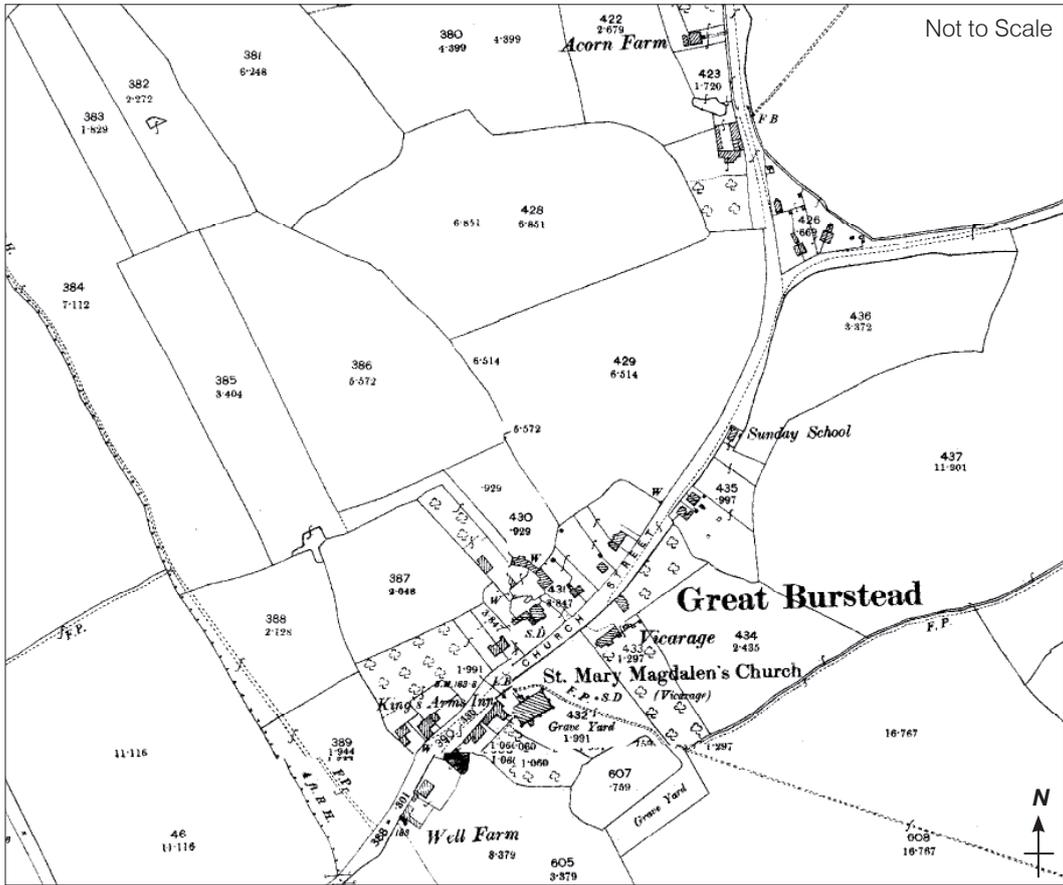
Evolution of Settlement



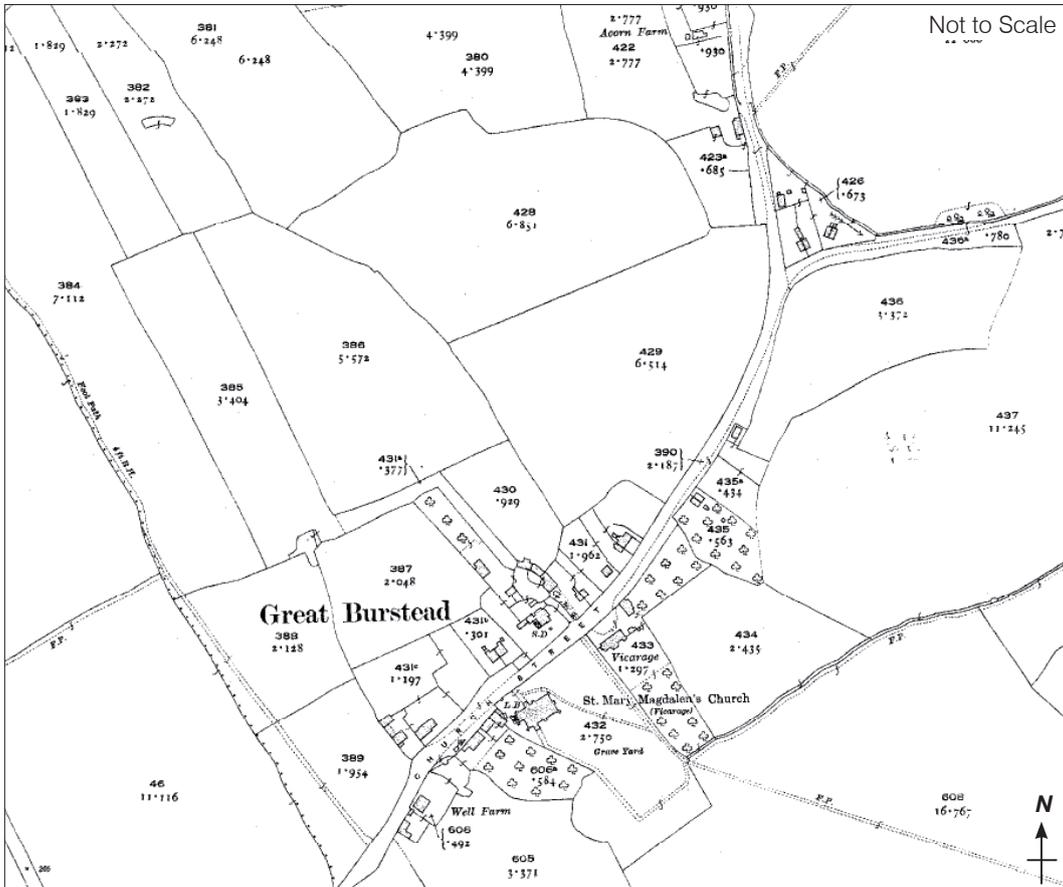
Chapman and Andre Map of 1777



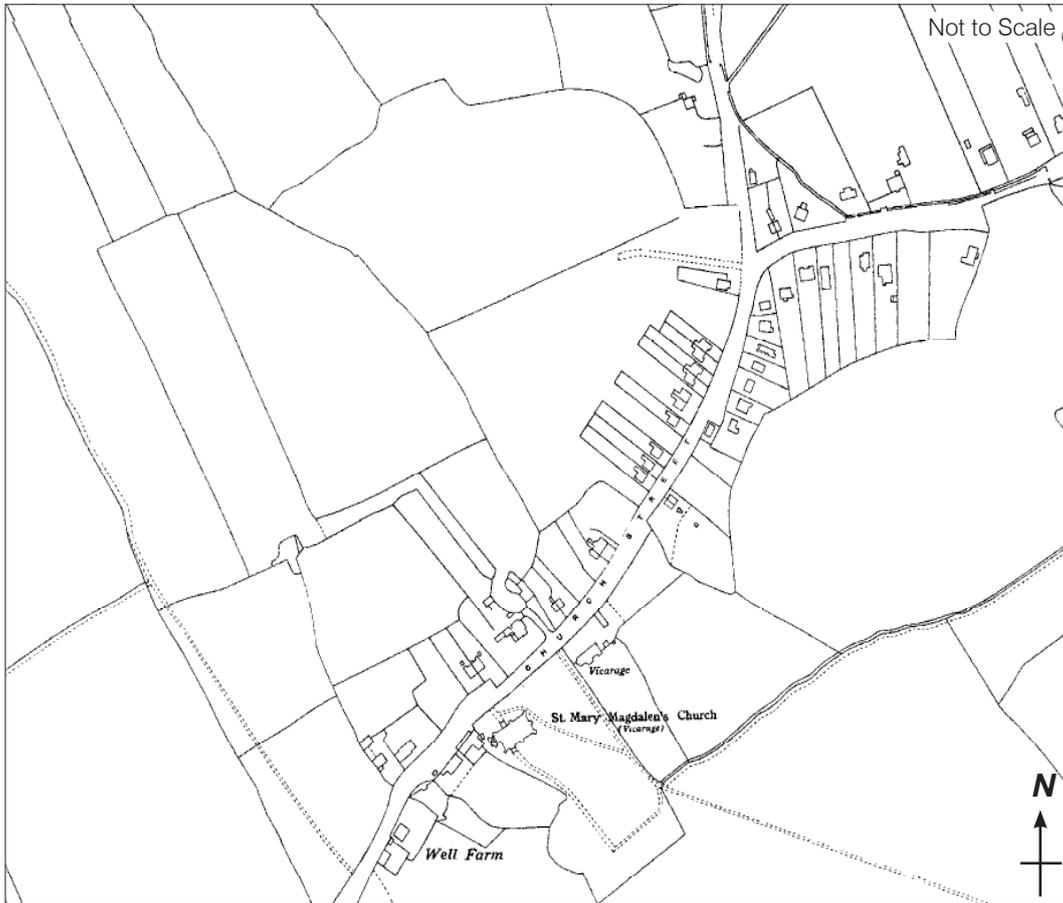
1875 Ordnance Survey Map



1896 Ordnance Survey Map



1922 Ordnance Survey Map



1937 Ordnance Survey Map

Despite its early importance, Great Burstead appears to have always been a scattered settlement with the area around the Church as its heart. During the 19th century there were two farms, the Kings Arms Inn (formerly known as the Five Bells) and a shop and post office and two wells and a pump. There were also houses or cottages around the Kennel Lane junction and at South Green, and several outlying farms such as Acorn Farm and Blackmore Farm.

After the railway arrived in Billericay in 1889 and the increase in population of that town, Great Burstead also began to grow. The Ordnance Survey map of 1922 shows much the same area of development as that of 1875, but by 1938 development had begun on Church Street, Mill Road, Kennel Lane and Grange Road and the pumping station on Southend Road had been built.



Old photograph (undated) showing Old Stores, Church and King's Arms

Post-War development continued apace to fill in the triangle between these roads and the South Green area, as the village became attractive to commuters and those moving out of London. The area around the Church remained largely the same, despite the demolition of the King's Arms Inn, the old vicarage, the outbuilding next to the Old Stores and infill development.

The last 30 years or so of the 20th century transformed most of the village into a modern village with a suburban feel and dense development, particularly in South Green.

SPATIAL ANALYSIS

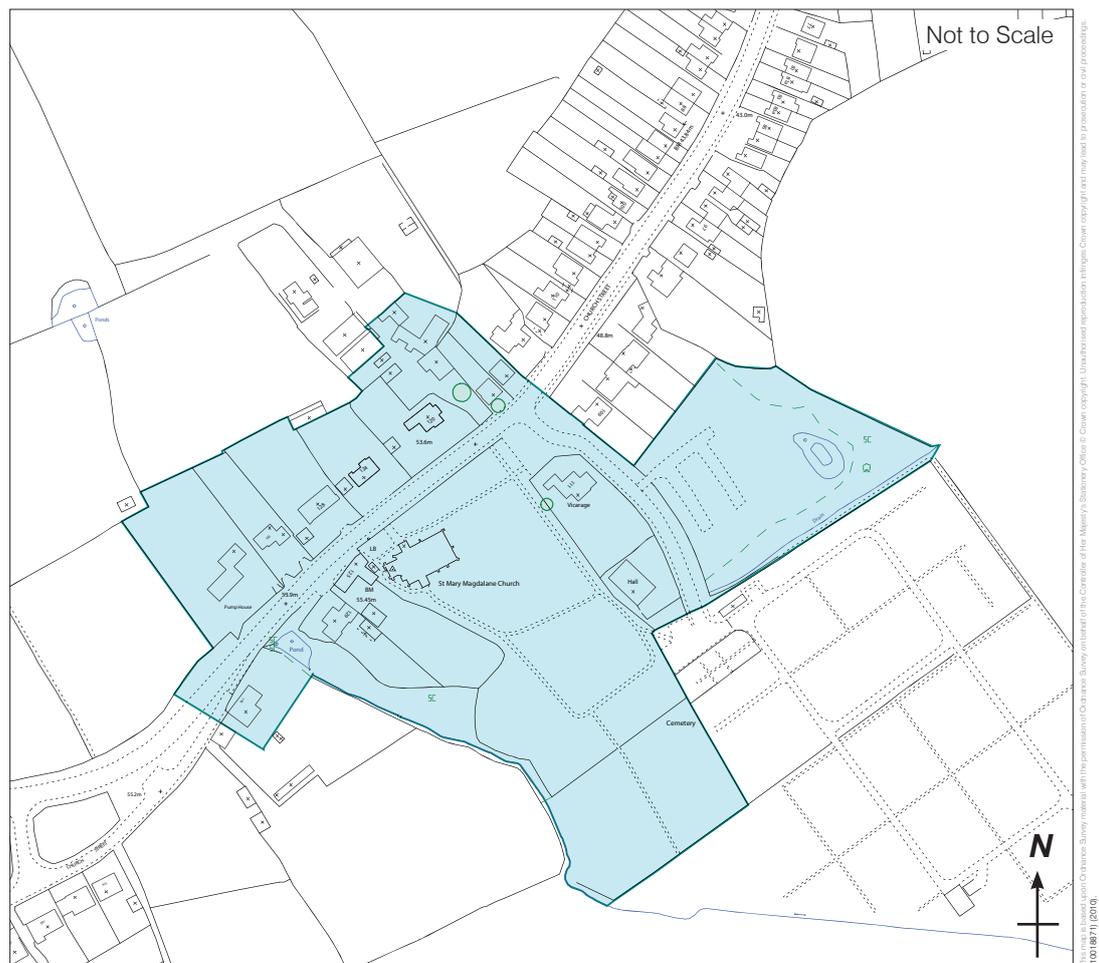
Layout and Street Pattern

The Conservation Area is situated to either side of Church Street with St. Mary Magdalene Church approximately at the centre. Church Street runs to the north east and after the Conservation Area becomes more heavily built up on either side with a heavier density of post-War housing. The Conservation Area extends some way to the south-east to encompass the cemetery of the Church.

Essentially, the Conservation Area encompasses the historic core of Great Burstead, including the Grade I listed Church, 3 listed houses, the village pump and a farmhouse of historic interest to the south west. It also includes the vicarage, the well-used village hall and the attractive old cemetery, all important parts of village life in Great Burstead.

Also included is part of a lane leading to the north west next to Gobions, at the northern edge of the area, and the road south-east leading from Church Street to the cemetery. These routes are all part of the historic street pattern except for the road to the cemetery which is modern, although it follows an older boundary.

Open Spaces, Trees and Landscape



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



The Churchyard and the cemetery provide an extensive open space to the south and east of the church. This is an attractive and shady green area with lots of character provided by the many trees, views of the church, old graves and the slope to the south. Its large size is owing to the fact that it originally served the whole of the Billericay area, whose Parish church this was.



The Churchyard

The cemetery has a number of paths through the grass and the older section, i.e. that within the Conservation Area, is entered by a timber gate from the car parking area. The area immediately around the church is more formal and neatly kept.

The field to the east of the village hall has an historic boundary and continues the green open space of the churchyard area. It also provides a space between the village's historic core and the ribbon development to the east.

The greensward opposite Well Farm on the north side of Church Street is an attractive green space. It includes an area on which the base of a Victorian lamp column or ventilation pipe remains, a visual link to the history of the area.



Trees in front of the Church

The lane past Gobions leading to Gobions Farm buildings has a rural feel and is enclosed with dilapidated farm buildings on either side. It is an important reminder of the traditional character of Great Burstead before the extensive ribbon development to the north east.

There are many trees in the churchyard and cemetery which add greatly to its character, and also in front of the church along the churchyard's boundary with the road. There are a number of trees on either side of Church Street which add greenery but do not provide a sense of enclosure as they are well set back from the pavement edge.



Greensward with remains of Victorian ventilation pipe

The village pond was an important part of village life until the 20th century and was used for watering horses. However, it is now located within the grounds of Well Farm.

Focal Points and Views

The size of the church, the height of the tower and its position at the high point of the village ensure that it is a focal point both within the Conservation Area and for the rest of the village





Long view of church through churchyard



View of church from southwest with No.125 Church Street in front

as one approaches it along Church Street. Good views of it can be had from all directions, particularly the long view through the churchyard framed by trees and the view from the south west, with No.125 Church Street (The Village Stores) in front of it leaving only the tower and spire on view.

The view up the lane past Gobions has a negative impact because of the collection of decrepit farm buildings. There is a good view along the path that leads from the vicarage to the church, the path being lined with trees and a traditional style lamppost echoing the verticality of the church tower and spire.



View south out of Conservation Area over Thames valley

The view out of the Conservation Area to the north east is of uninspiring late 20th residential ribbon development. There are some attractive short views along the paths in the churchyard, lined with trees, and the view south there is stopped by a rough hedge. The view south out of the Conservation Area is over the Thames valley and is a long view with Basildon in vision.

Boundaries

Property boundaries are not of great visual importance in Great Burstead. Nos. 130, 128 and 125 (The Old Stores) have low brick walls which give little definition, whilst hedges at No.129 and the Pump House lend some colour and definition to the pavement edge on this busy modern road.

Utilitarian timber fencing is in use down the side of the vicarage and around the village hall, to the western edge of the churchyard and around the south of the cemetery, where there is also hedging, in keeping with the churchyard's rural character. The mesh and metal post fence to the south of the village hall has a negative impact.



Picket fence at Bottle Cottage

The Church has a nice section of Victorian brick wall, much patched, between it and No.125 with a post box set in, and a low stepped brick wall running from the Church entrance at the edge of Church Street. The white picket fence in front of Bottle Cottage is in keeping with the character of the cottage, and is an Essex rural style.

Gobions, one of the most important buildings in the Conservation Area, is unfortunately almost completely hidden by a tall hedge and a fence along its eastern boundary, as well as a set of very elaborate modern gates.

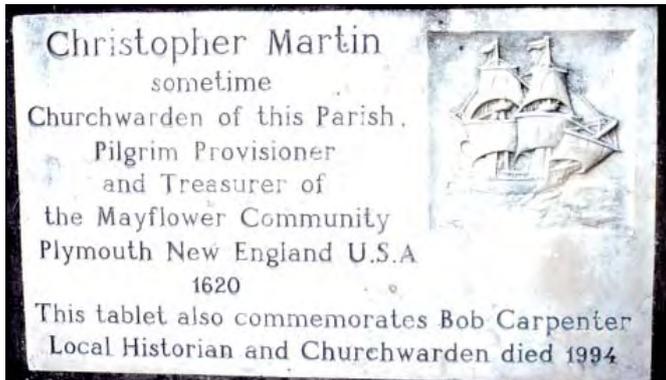
Public Realm

Most public surfaces within the Conservation Area are tarmaced and the lampposts are modern except for a few traditional ones in the churchyard, in front of Bottle Cottage and in front of Gobions, within the property's plot. The churchyard paths are also tarmac and the tarmaced area in front of the vicarage is rather tired.

The churchyard has a simple timber bench well suited to its environment and green litter bins. Both church entrances have modern metal hand rails which look a little utilitarian in this context. Church signage is appropriate and spotlighting in the churchyard is discreet.

A plaque on the inside of the churchyard wall commemorates a recent church warden, Bob Carpenter who wrote a book about the other churchwarden also commemorated in the plaque. Christopher Martin was the churchwarden at Great Burstead in 1611 and a successful

businessman in Billericay. He became the Pilgrim Fathers' agent in preparing for the voyage to New England and he sailed on the historic Mayflower voyage in 1620. Martin served as treasurer and Governor of the Mayflower, but was deposed on arrival in New England. He died on 8 January 1621.



Christopher Martin Memorial Plaque



Tarmac near the vicarage



Village Pump





Unusual skull and crossbones engraved headstone within the church yard



King George V letter box in the churchyard wall



Decorative 'king' and 'queen' corbel features at the church's north entrance



Cast iron base of ventilation pipe adjacent to Pump House

There is a post box set in the wall between the church and The Old Stores. Most of the cable posts are of timber and not excessively intrusive, although there are a large number of them and the one at the corner of Gobions does have a negative visual impact. The village pump survives, located over an old well, on the green adjacent to No.129 Church Road, outside which is a timber bench with decorative wrought iron end pieces.

CHARACTER

Building Types, Styles and Materials

Most of the buildings in the Conservation Area are houses and have always been so. The exceptions are the Church, the village hall and the farm buildings behind Gobions. From their current state it is difficult to discern the original use of the farm buildings but some may have been stables. Given their relatively small size others may have been piggeries and storage barns. The house next to the Church was the Village Stores in the late 19th and early 20th centuries and had two shop fronts, since removed.

The Church contains architectural features of a number of styles. The nave is Norman and retains one original window, whilst the rest is 14th -15th century with an early 16th century chancel chapel. Its relative importance is displayed in its use of stone, Kentish ragstone, probably the easiest stone to access across the Thames ferry at Tilbury. The local style is evident in the spire which has wooden shingles, another easily accessible local material. The rest of the Church roof is tiled. Tiles, along with bricks, were made locally in this area of suitable clay for brick making. The north porch has heavy timbers.



Farm building behind Gobions



North porch of the Church

The houses fall into two main groups; the 18th century or earlier, timber framed and listed group around the church, and the post-War buildings. Falling into neither category is Well Farm, probably early 19th century. The three listed houses – the Old Stores (No.125 Church Street), Bottle Cottage (No.124 Church Street) and Gobions (No.120 Church Street), use traditional, readily available local materials – timber and plaster, and tiles for the roofs that may have been originally thatched. Gobions is the grandest of the three, with a cross wing and greater height. They are discussed fully in listed buildings' below.

Well Farm is much altered but its origins as a solid brick early Victorian/late Georgian farmhouse are clear. Brick was more common as a building material at this time. If one ignores



Well Farm

the western extension one can see from old photographs that the unusual window arrangement, with one window in the middle vertically, has been preserved, although the house has lost a chimney. It also has a modern slate roof and modern sash windows with glazing bars and a porch extension to the front.

The post-War houses are described fully below in 'Unlisted buildings'. They are in a variety of styles using different bricks, and some with weather-boarding, but they are all of a similar size and mass. The vicarage, for example, is a simple building with little detail and somewhat institutional looking single storey extensions, but it fits well into its site set back amongst trees on the site of the earlier vicarage.



Black and red pantiles on a farm building behind Gobions

The farm buildings behind Gobions that lie within the Conservation Area appear to have originally been built using timber and pantiles, including some black pantiles, but have been much patched with brick and concrete at different times. They probably date from the early 19th century and they appear in a curved line on the 1875 Ordnance Survey map. They are currently in a critical condition.

Listed Buildings

There are four listed buildings within the Conservation Area. The Church of St. Mary Magdalene is the key building within the Conservation Area and grade I listed with Norman origins; the nave has one Norman window on the north side. It is built of uncoursed stone rubble and was mostly built in the 14th and 15th centuries, with the north and south porches and the South Chapel added in the early 16th century. The north porch has heavy timber arches. The tower, to the west, has buttresses and a castellated parapet and a shingled spire.

No.125 Church Road, next to the church, was formerly a public house and was in later years a bakery, then a butcher's shop and finally a general grocer's store. It is a 17th century timber-framed and plastered house with a tiled roof, grade II listed, now considerably altered, with weather-boarding and brick on the west gable end. It is of two storeys and three bays each with sashes with glazing bars. A lean-to extension to the east is also tiled. Its shop fronts have



South porch of the Church



Gobions

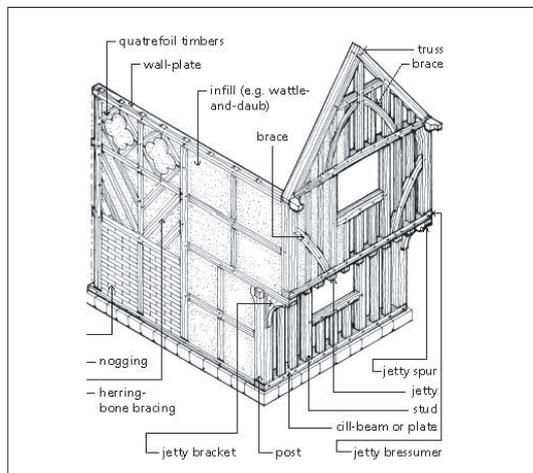
now gone and it has a brick and timber gabled porch. It has a modern weather-boarded outbuilding behind it.

No.120 Church Street, Gobions, grade II listed, is a 16th-17th century timber framed house with a cross wing to the east, much altered and now mainly faced in brick, partly rendered and painted. It is of two storeys with a tiled roof. The eastern part has weatherboarding to the first storey and the southern gable has exposed timber framing. It has modern extensions to the rear and to the west, and an additional single storey extension. The latter is in brick with weatherboarding above. The windows are casements with lattice leaded lights, modern versions of which can be found in the extensions.



Gobions

Nos. 124-126, Bottle Cottage, is grade II listed. The building, now one house, is timber-framed and plastered and is 17th-18th century. It has a steeply pitched tiled roof with a lean-to single storey extension to each side, and two doors to each cottage. It has two storeys with attics, casements with glazing bars and a rebuilt central chimney stack of 17th century style with grouped diagonal shafts.



Typical Jettied Timber Frame

Unlisted Buildings

The unlisted buildings within Great Burstead generally have a fairly neutral impact on the character of the Conservation Area with the exception of Well Farm which has 19th century origins and is of some townscape interest.

- ➔ Pump house is a post war building that stands on the site of the Hill Crest Farm orchard which is still shown on



Pump House

the 1938 Ordnance Survey map. Of the 19th century settlement it was the last house to the west before Noak Hill Road on the north side of Church Street. The present building has four bays with a gable to the west, of brick with white weather-boarding to the first floor. The roof is slate and the house has a balcony at the first floor.



No.128 Church Street

- No.130 Church Street is an infill building on the site of Hill Crest Farm. It dates from the late 20th century and is of brick and cedar wood cladding with a concrete tiled roof.
- No.128 Church Street is another infill development on the site of Hill Crest Farm. It is an imposing modern house, originally symmetrical with two bays either side of a central front door, but now with a two bay extension to the east. It has some details such as the semi-circular door hood and the ground floor arched windows echoing the church opposite, but the brickwork, laid in stretcher bond and the brick type are not traditional.
- The farm buildings behind Gobions that are within the Conservation Area are now derelict. The range to the east, possibly originally stables, appears on the first Ordnance Survey map of 1875. They appear to have been originally built of timber, brick and pantile but have been patched with concrete and later brick.
- Nos. 118 and 116 Church Street are houses built after the designation of the Conservation Area in 1983 and replace a pair of cottages demolished to make way for them.
- The vicarage is a brown brick 1970s property with tile hanging on its gable and single storey extensions. It is on the site of the earlier vicarage which was built pre-1875.
- The church hall is a long low timber building with a shallow pitched roof. It sits low in the landscape and does not detract although the fence around it is quite shabby.
- No.129 is a late 20th century house with a gable and slate roof in white weather-boarding. It is built on the site of a previous building and stands close to the site of the village well.
- Well Farm is a house that appears on the 1875 map, of two storeys with attic, in brick. It has been extended and had a porch added.



The Vicarage

Key Characteristics

The Church is the focal point within the Conservation Area owing to its height, mass, form and materials. Surrounding it is a green, heavily treed open area whose character has been well preserved. Although the modern section of graveyard to the south and southeast, where the



trees are still immature, detracts somewhat. The Conservation Area would be enhanced by the inclusion of the field to the east of the Church Hall.

The rest of the Conservation Area is more mixed; the older houses providing a link with the village's history which has been eroded to some extent by infill and rebuilding in 'modern' styles some time ago without reference to local traditions.

The wide tarmaced road and pavements add to a sense of creeping suburbia which becomes a reality as one exits the Conservation Area to the east. Trees are less significant in this part but still serve to add character and distinguish it from the densely built up part to the east.

More recent buildings, such as Nos. 116 and 118 Church Street, have a different character to their predecessors and the surviving older properties within the Conservation Area, but still relate to the historic core of the village through their position and their historic plot boundaries. The character and appearance of the area is held together by the traditional buildings which represent the surviving elements of the village's historic core.



Field to east of village hall

SUMMARY OF ISSUES

The Conservation Area feels fragile and under threat, being very small and surrounded by modern suburbia. Two traditional houses have already been lost since the Conservation Area was designated. The original semi-detached houses have been replaced with two fairly nondescript detached dwellings and No.116 Church Street has a tree protected by a Tree Protection Order encased in modern paving at the front. Great care must be taken to preserve the character of the listed buildings remaining, as well as Well Farm. If any of the modern buildings were to be replaced it could offer an opportunity to design a building more appropriate to the Conservation Area.

The farm buildings behind Gobions could be an asset to the Conservation Area if carefully restored and an appropriate use were found.

Further extensions need to be carefully monitored to ensure they are appropriate, particularly in the case of the listed buildings. Some extensions have diluted the character of the original property and do not reflect their position in a Conservation Area. However, some of the more recent extensions better respect the traditional characteristics of the area than some of the earlier development that occurred soon after the Conservation Area was designated. Gobions has large modern gates and a high hedge which unfortunately hide one of the Conservation Area's greatest assets from the street.

The tarmaced surface next to the vicarage could be improved and the churchyard should be surveyed for trees that could benefit from a Tree Preservation Order.

Although of timber, and not generally very prominent, there is a proliferation of telegraph poles and overhead cables which, together with the modern streetlighting, do not enhance the Conservation Area. Any opportunity to reduce their visual presence should be encouraged.

The size of vehicles and volume and speed of traffic travelling through the Conservation Area is of concern to local residents. The possibility for traffic calming should be investigated, although any such measures should be carefully considered and designed to ensure they do not harm the character and appearance of the Conservation Area.



Original Nos. 116-118 Church Street

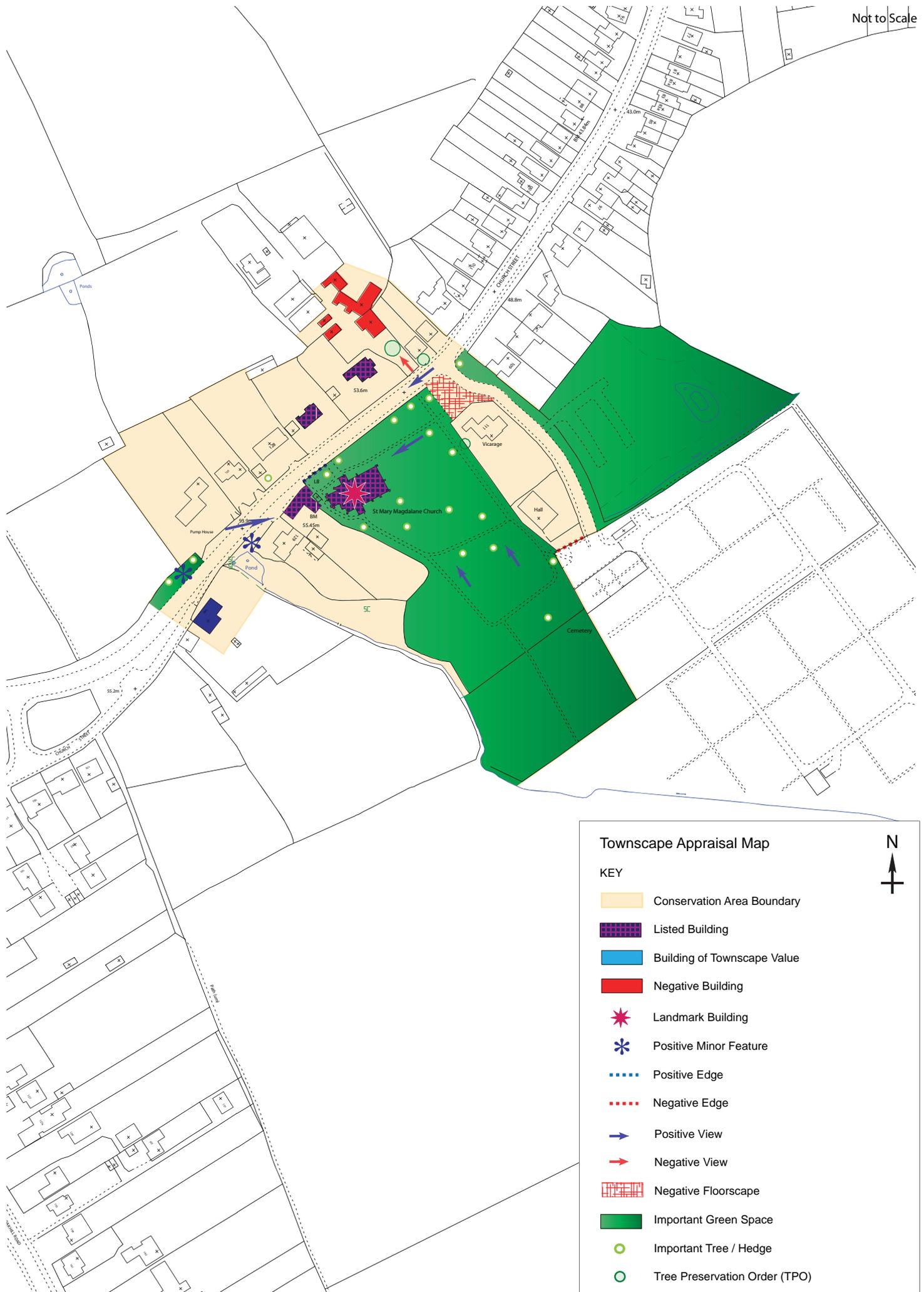


Nos. 118 and 116 Church Street



Extension at Gobions





Townscape Appraisal Map

KEY

- Conservation Area Boundary
- Listed Building
- Building of Townscape Value
- Negative Building
- Landmark Building
- Positive Minor Feature
- Positive Edge
- Negative Edge
- Positive View
- Negative View
- Negative Floorscape
- Important Green Space
- Important Tree / Hedge
- Tree Preservation Order (TPO)

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- Billericay in Old Picture Postcards, K. Harvey & V. Meecham, 1994
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- A History and Guide to the Church of St. Mary Magdelene Great Burstead





APPENDIX A

Listed Buildings

Church of St. Mary Magdalene, Church Street grade I

A random stone rubble Church of Norman origin, the remainder of the church is mainly of the 14th century and 15th century. The west tower has angle buttresses and a castellated parapet and is surmounted by a shingled spire. The church has the former reredos of the Church of St. Christopher-le-Stocks in the City of London, and its 18th century altar rail, also came from a church in the City of London. (These were moved to a bomb damaged church in London after the Second World War.) There are 18th century wall monuments, one to James Fishpoole (D 1767). The church has a fine oak dugout chest of the 12th century, it is said to have been used to collect money from the Crusades in the reign of Henry I. (RCHM 4)



No.120 Church Street grade II

A 16th century-17th century timber-framed house with a cross wing at the east end. Considerably altered and now mainly faced in brick, colourwashed. The cross wing has exposed timber-framed on the 1st storey. Roof tiled. A modern wing extends at the rear (RCHM 8).



Nos. 124 & 126 Church Street grade II

A 17th century-18th century timber-framed and plastered house. Roof tiled, with a central chimney stack rebuilt in 17th century style with grouped diagonal shafts.



No.125 Church Street grade II

A 17th century timber-framed and plastered house, considerably altered, now faced in roughcast render and weatherboarded on the west gable (RCHM 6).



The Royal Commission on Historical Monuments (RCHM) in Essex' Vol. IV provides further details on the Church of St. Mary Magdalene (monument no.4) and No.125 Church Street (monument no.6).

All the listed buildings in the Great Burstead Conservation Area form a group.

Images courtesy of Images of England (c) Mrs Angela Clark and Mr Ian Wiseman.





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