



SILVER END CONSERVATION AREA APPRAISAL

June 2014

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1.1 Introduction

Braintree District has a rich and vibrant built heritage, featuring many fine listed buildings displaying a variety of styles representative of the architectural and historic designs of many centuries. There are also other buildings of local importance that are not listed but are worthy of recognition. The District also has an important industrial heritage whereby a number of famous companies first established their presence in the area during the 19th and 20th centuries. These companies and their products, together with associated housing built for their workforce, have left a distinctive architectural legacy. One such company was The Crittall Manufacturing Company, which founded Silver End Garden Village, the subject of this appraisal.

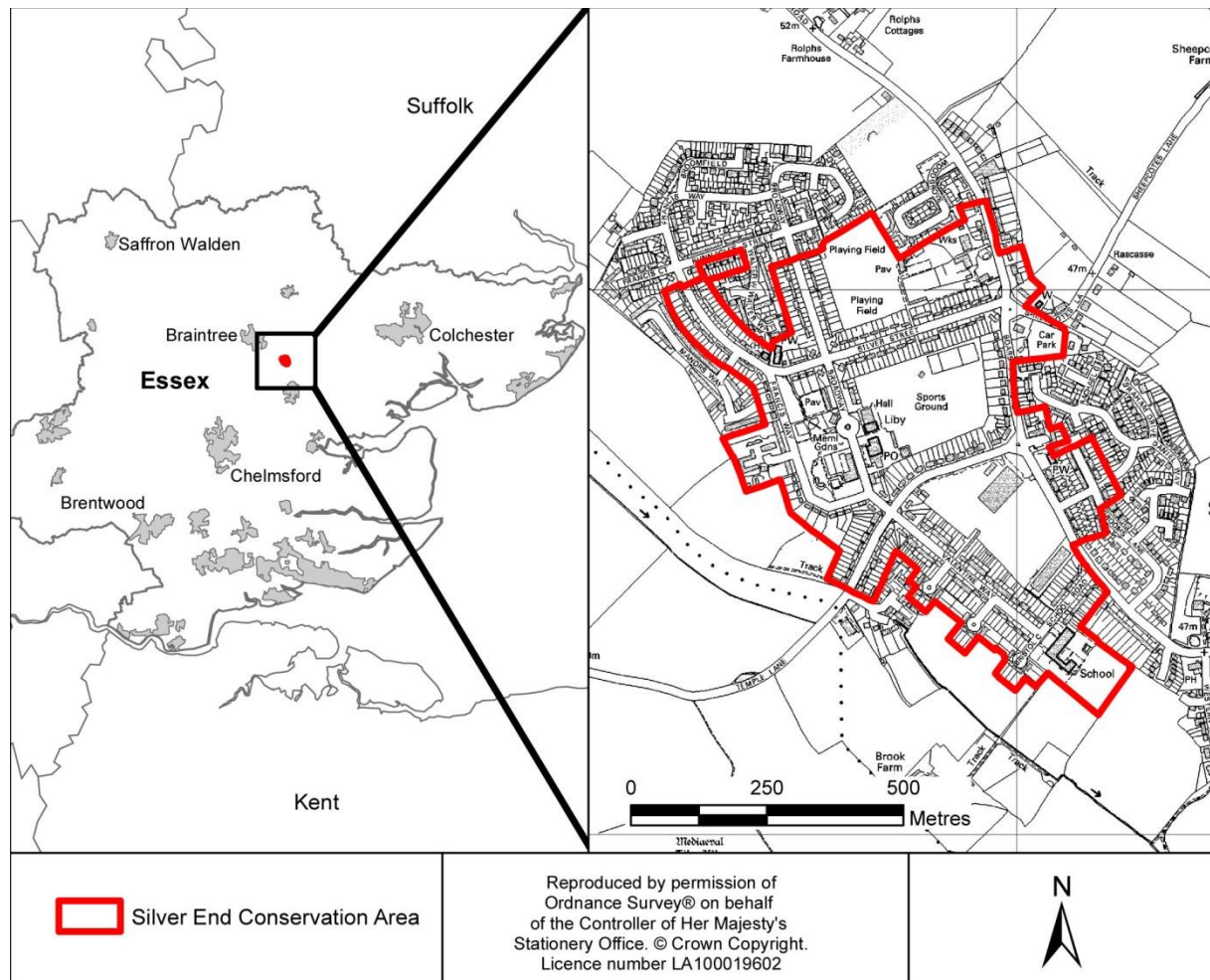


Fig. 1 Location of Silver End

Braintree District is situated within an economically buoyant region where an attractive environment, employment opportunities and good transport links have made it a popular location in which to live and work. It is inevitable that the built environment will change in response to the economy and population growth. It is therefore important to continue appraising the qualities of the District's conservation

areas and to develop practical ways of protecting and enhancing them for both the present and future generations.

Conservation areas are built environments considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. In addition to the individual characteristics of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas, as well as the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features, which can add or detract from the Conservation Area.

This appraisal recognises the importance of these factors and will consider them carefully. The resulting document will be regarded by Braintree District Council as a 'material consideration' when exercising its development management function. The document will also put forward simple and practical management proposals capable of being implemented as and when resources permit.

The purpose of undertaking the appraisal is to:

- Identify and justify the special character of the area.
- Identify elements that should be retained and enhanced.
- Identify detracting elements
- Review the boundary
- Put forward enhancement proposals
- Provide and strengthen development and design control

Silver End Conservation Area was first designated in 1983 and amended in 1985. One consideration of this study will be to examine the extent of the existing boundaries to see whether further boundary changes are appropriate.

1.2 Planning Legislative Framework

For the benefit of all participants in this process, it is considered important that this appraisal outlines the basics of how the planning system operates.

The legislative basis for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 hereafter referred to as the 'Act'. The Act states that Local Authorities shall from time to time designate conservation areas, which are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve and enhance'.

Within conservation areas there are additional planning controls. It is important that if these are to be supported, particularly through the planning appeal process, conservation areas accord with the above statutory description, that rational and consistent judgements are made in determining their special qualities and the extent

of their boundaries and that the concept of designation is not devalued by including areas that lack special interest.

Braintree District Council has the responsibility in law to designate conservation areas and, once designated, has to review them from time to time (section 69 of the Act). Section 71 of the Act makes it clear that councils should 'formulate and publish proposals for the preservation and enhancement' of conservation areas and hold a public meeting to consider them.

There are two main additional planning controls that apply in conservation areas that are not relevant beyond them. Setting detailed exceptions to one side, buildings within conservation areas above 50 cubic metres in size cannot be demolished without planning consent and secondly, any proposal to undertake works to trees above 75mm (3 inches) in diameter and above chest height have to be notified to the Council, who then consider whether or not to make such trees subject to a Tree Preservation Order.

The Town and Country Planning (General Permitted Development) Order (England) 1995 (as amended) sets out the classes of development, such as minor household alterations, which do not require planning permission. This is described as 'permitted' development. Permitted development in conservation areas is slightly more restricted, however there are many other minor alterations that do not require planning permission, even in such areas. To provide further protection of the built environment, councils may introduce additional controls such as an Article 4 Direction as exists in Silver End. The use of such directions can only be justified where a clear assessment of the conservation area's special qualities has been made. In conducting this appraisal we will establish whether or not such additional controls remain an appropriate control mechanism for Silver End.

1.3 National and Local Planning Policy

The National Planning Policy Framework (2012) (NPPF) replaces previous national advice, including PPS5: 'Planning for the Historic Environment'.

The principal emphasis of the framework is to promote development that is sustainable in the long-term. An overarching theme is that economic, social and environmental issues are mutually dependent and should be taken into account when determining planning applications. Positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Under Part 7 of the NPPF 'Requiring Good Design', it is suggested that whilst architectural styles should not be imposed it is considered important to respect and reinforce local distinctiveness.

Part 12 of the NPPF 'Conserving and Enhancing the Historic Environment' states that local planning authorities should set out a positive strategy in their Local Plan for the conservation and enjoyment of the historic environment. Conservation area status should be underpinned by up-to-date evidence used to assess the importance of the relevant heritage assets.

A Heritage Asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. This includes designated assets and those identified by the local planning authority (including local listings) Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight.

Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or to better reveal their significance.

The use of Article 4 Directions to remove national permitted development rights should be limited to situations 'where this is necessary to protect local amenity or the well-being of the area...', Green areas of particular importance can also be identified for special protection as Local Green Spaces.

The Local Development Framework (LDF) is the revised planning system introduced under the Planning and Compulsory Purchase Act 2004, which sets out how local planning authorities will prepare their local plans and development management policies. The Braintree District Local Plan Review was adopted in 2005. This contains the District's most current policies, and whilst some have expired or been superseded, most of its policies are still relevant. This Plan will eventually be replaced by the Site Allocations and Development Management Plan, with its adoption anticipated summer/autumn 2014.

The Braintree District Local Development Framework Core Strategy was adopted on 19 September 2011 and covers the period 2011 to 2026. This document is the principal document which sets the overall vision for the District.

The Core Strategy defines Silver End Garden Village as a Key Service Village, which will provide local housing, jobs and services for the adjoining rural areas (Policies CS1 Housing Provision and CS4 Employment). The former Crittall's factory site and adjoining The Finishing Company premises are proposed for mixed use regeneration, with the aim of enhancing the village.

Policy CS9 of the Core Strategy covers Built and Historic Environment. This states that:-

The Council will promote and secure the highest possible standards of design and layout in all new development and the protection and enhancement of the historic environment in order to:

- Respect and respond to the local context, especially in the District's historic villages, where development affects the setting of historic or important buildings, conservation areas and areas of highest archaeological and landscape sensitivity
- Promote and encourage the contribution that historical assets can make towards driving regeneration, economic development, tourism and leisure provision in the District
- Create environments which are safe and accessible to everyone, and which will contribute towards the quality of life in all towns and villages

- Create good quality built environments in commercial and business districts and in the public realm as well as in residential areas
- Incorporate the principles of sustainable design and construction in accordance with recognised national standards securing the use of:
 - Energy efficient design and materials
 - recycled materials
- Be capable of meeting the changing future of occupiers, especially in housing developments
- Promote the sympathetic re-use of buildings, particularly where they make a positive contribution to the special character of the local environment, and can contribute to the delivery of sustainable development and regeneration

Renewable energy proposals will be supported where impacts on amenity, wildlife, heritage assets and landscape are acceptable.

As referred to above an Article 4 Direction was served on Silver End Garden Village in May 1983, and updated in 1985

A revised Silver End Conservation Guide was published in January 1999 with advice for householders undertaking repairs or additions to the dwellings in the Conservation Area, a revised version of this will be prepared as part of the current re-appraisal of the Conservation Area.

This Conservation Area Appraisal, once it has been subject to public consultation, will be approved by the Council for use in the process of determining planning applications and also for implementing management proposals in Silver End.

1.4 General Character and Setting of Silver End.

Although Silver End is set in a rural area, it is well located to major transport links, retail and service centres and employment areas. It is 8 km from Braintree and 6 km from Witham. 5 km away is Freeport Shopping Village and the A120, with its direct links to Stansted Airport and the M11 and access to London and Cambridge. It is also close to Rivenhall where there is direct access to the A12 to Colchester, Chelmsford and London. A bus service also runs through the village. Mainline train services can be accessed at Kelvedon and Witham and on the branch-line at Braintree, Cressing and White Notley.

Silver End is a clearly defined settlement as illustrated in Inset 53 of the adopted Braintree District Local Plan Review. There are three main elements which characterise the village. These comprise a number of 17th century listed buildings on Boars Tye Road, the early to mid-20th century core of the village which was designated as a conservation area in 1982, and the later 20th/21st century development, which now encloses the Conservation Area.

The original Silver End Garden Village, which comprises the Conservation Area, was developed between 1926 and 1932 by Francis Henry Crittall to provide a new factory and housing for his workers. It was planned using some of the principles established

by the Garden City Movement and the “Modern Movement” in architecture. It is unique in that it contains a complete estate of Modern Movement Houses as well as the more traditional designs associated with the period. It was a brave and bold experiment with the incoming community being directly involved in its construction. The village has altered over time, as a result of the changing fortunes of the Crittall Manufacturing Company, involving several changes of ownership, and new development around the original core. The Article 4 Direction was served following its designation as a Conservation Area removing Permitted Development Rights relating to the relevant General Permitted Development Order for the dwelling-houses. The Crittall factory is now closed and the majority of the site was demolished in 2008, leaving only the original factory and powerhouse. The site is now designated as a regeneration area under the Core Strategy referred to above.

In undertaking an exercise such as this, it is important to consider the community itself and the people who live locally and contribute to its cohesion and social success. Despite several changes of ownership of the powerhouse and the significant loss of the factory, Silver End remains a planned garden village with a good sense of community that has developed over time. It has an active parish council and numerous groups and societies, including sports clubs, and youth associations and a heritage society. There is a wide range of local amenities, including a doctors, chemist, Post Office, a range of shops, library, primary school, a large village hall, public gardens, skate park and well maintained open spaces and recreational facilities, and three active churches, which contribute to community life.

1.5 Setting

Silver End is located some 8 km to the south-east of Braintree, on the ridge between the valleys of the Rivers Brain and the Blackwater. The ridge itself is flat-topped. The geology consists of Boulder Clay overlaying London Clay.

The surrounding landscape is rural in character (Fig 2), with the historic landscape pattern of irregular fields surviving well, although there has been some field boundary loss (largely post-1950s) across the area. To the north-east of the village is the former World War II airbase at Rivenhall Airfield (now Bradwell Quarry) which cuts across the original field patterns. The lanes are ancient, winding, and often sunken. There are a number of small blocks of ancient woodland surviving; however the area was not densely wooded in the medieval or post-medieval period.



Fig. 2 GoogleEarth view of the Silver End landscape

1.6 Origins and Historical Development

The origin of the name Silver End is uncertain, but it may be relatively recent, deriving from the name of the Siveley family who lived in the area in the mid 19th century.

The settlement originally consisted of a scattered collection of farmhouses strung out along the network of lanes. The listed properties at the junction of Silver Street and Boars Tye Road, known as Boars Tye Farmhouse and associated barns and granary, date from the 17th century.

Silver End Garden Village as laid out today is the result of the enterprise of Francis Crittall, the metal window manufacturer whose original ironmongery business was based in Bank Street, Braintree. The growing demand for metal windows needed for the housing boom which followed the Great War and the consequent expansion of the business created a problem for the Company as the local Council was unable to respond to the demands for housing its ever-increasing workforce. Crittall set up a construction company and built the first 'Unity Cottages' between 1918 and 1920 on Cressing Road in Braintree. This was expanded and became known as the Clockhouse Way estate, comprising 56 houses for the workforce at Crittall's Manor Works Factory. They were designed by C H B Quennell in association with Crittall's son Walter "Pink" Crittall, and are considered to be the first Modern Movement houses in Britain. They proposed the standardised, 'unit' principle of construction as a solution to much needed working-class housing and were presented to the Tudor

Walters Committee in 1918. They were highly experimental and also acted as a show case for Crittall products but were apparently viewed with some scepticism and the idea was not adopted by the government.

Nevertheless, the company continued to prosper. The Crittall works at nearby Witham were opened in 1919 and in 1922 he built another factory at Maldon. By 1924 the Witham factory was turning out fifteen hundred windows a day. In that year around 1100 people were employed at Braintree, 400 at Witham and around 100 at Maldon.

Because of this surge in activity there was a pressing need for immediate expansion and to achieve this, he decided to go to the investing public to raise the necessary capital and this decision was the genesis of Silver End as we know it today. Following the experiment of the Unity Cottages Crittall was not keen to build onto an established town. He was also appalled at working class 'back-to-back' housing observed in other parts of the country. It is important to note that Crittall was a morally conscious employer and would have been aware of the Garden City principles established by Ebenezer Howard and the development plans of Parker and Unwin at Letchworth and Welwyn Garden Cities.

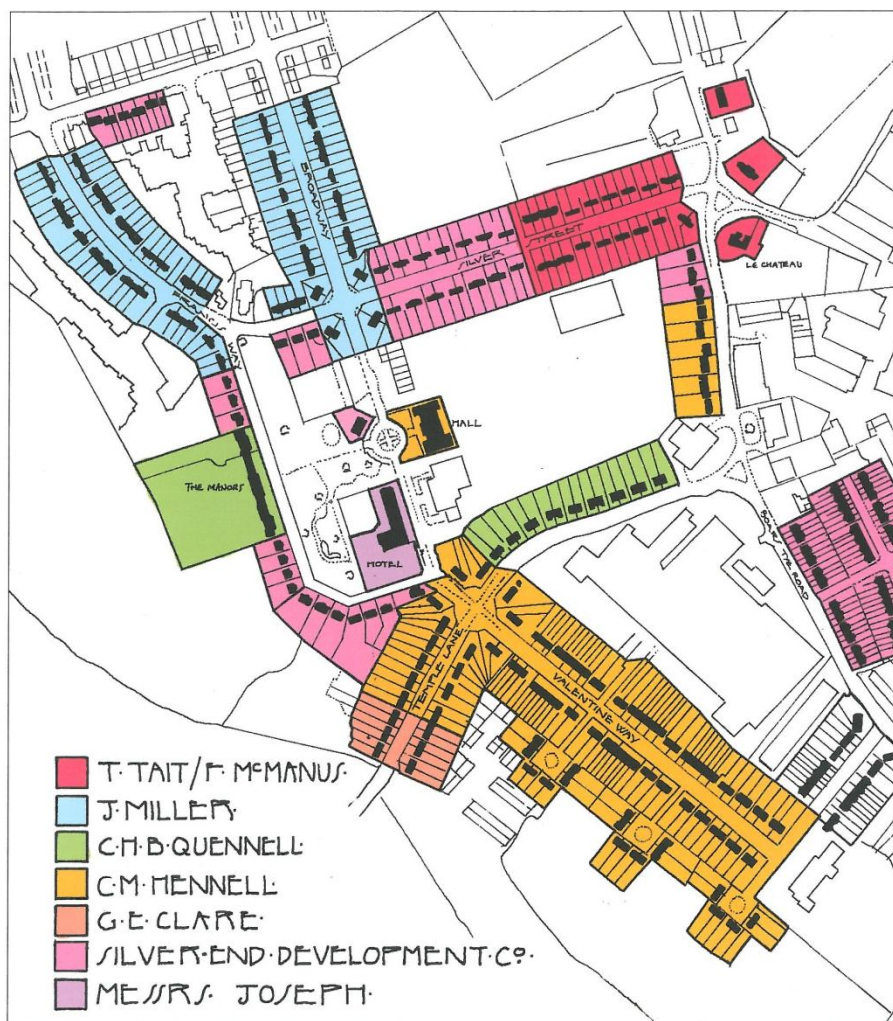


Fig. 3 Plan of Silver End showing zones assigned to different architects (Carpenter 2007)

An option to buy was secured on an area of land of about 220 acres, under the ownership of Boars Tye Farm. The land was purchased in 1925 and Captain Richard Reiss, a director at Welwyn, was appointed as planning consultant. The Silver End Development Company was founded to provide the initial administrative framework for work to begin. The company aimed to not only build good housing at reasonable cost, but also to build something representative of the 20th century.

Francis Crittall credited Captain Reiss with the final choice of architects, however it is likely that his choices were influenced by his son Walter 'Pink' Crittall, who was very interested in new ideas in the art and design world. CHB Quennel, Thomas Tait of the Sir John Burnett Partnership, together with his associate Frederick MacManus were appointed, together with C Murray Hennell, who had worked under the guidance of Parker and Unwin at Letchworth and with Charles James at Welwyn. An in-house team of designers was also appointed to work under the Silver End Development Company, which included Messrs Brown and Burgess of Ipswich who designed the factory.

The new village would utilise all modern facilities available which evolved into a design brief which Francis Crittall described as the elementary rights of every home. These included hot and cold water, gas and electricity, proper sanitation and a garden. This was revolutionary for working class homes as local councils in rural areas often did not even provide an internal cold water supply. The original density proposed was increased to 8 per acre which still allowed sufficient space within the curtilage to grow vegetables in the rear garden and flowers at the front. Road widths were kept to a minimum to maximise the space for front gardens and street planting along the lines of Unwin's imagery of the Garden City.

The Development Company evolved a 5 year plan to build 500 houses at the rate of 100 per annum. The major design objective was the reverse of the traditional way of designing the rooms to fit the house by planning the rooms first, i.e., with form following function which was very much in line with modern architectural thinking such as the Bauhaus. The spatial needs of the house types were arranged to suit the income and family requirements of the tenants.

Captain Reiss took responsibility for the overall strategic planning of the village, providing separate zones for housing, industrial and commercial buildings using the principles of the Garden City Movement. Under his guidance, C M Hennell prepared the detailed village plan. The formal centre of the development was reflected by the axial relationship of The Manors (Francis Crittall's own house) with the village hall and associated village store and hotel, all set within the green environment of the Memorial Gardens and the playing fields.

The site of the factory was decided early on so that it would be operational once the first houses were occupied. It was sited in Western Lane, away from the village centre, which afforded it easy access to the factory at Witham without the need to travel through the centre of the village. The first houses to be built were designed by Hennell and constructed adjacent to the north of the factory in Temple Lane to enable easy access for disabled workers. The foundation stone was laid on 17th April 1926, 5 months after the creation of the Development Company.

Hennell's houses were similar to those he designed at Welwyn – simple artisan cottages constructed of stock bricks, with hipped and slated roofs, and Crittall windows. They were set out in semi-detached form or in terraces of 8, with the building lines varied to contrast with the new straight narrow roads or pre-existing lanes. This method of providing a more varied street scene to avoid monotony was derived from Barry Unwin's theories in his book '*Town Planning in Practice*', which was published at about the time of the first recognisably modern Town Planning legislation. Rather than using the remaining back-land for unsightly yards and access alleys to further housing, it would form an area for rear gardens, sport and leisure and public open space. This concept is clearly reflected in the planning of Silver End.

Quennell's contribution consisted of 18 semi-detached cottages on Temple Lane, Francis Crittall's own house 'The Manors' and a number of manager's houses either side in Francis Way.

Tait and MacManus were responsible for the eastern end of Silver Street and the three houses built for the factory managers, 'Wolverton', 'Craig Angus' and 'Le Chateau' at the junction with Boars Tye Road. These houses are Grade II listed in English Heritage's list of Buildings of Historical or Architectural Importance.

By 1927, one year after commencement, there were either 100 houses built or nearing completion, with the foundations under construction for the village hall, designed by Hennell which, together with The Manors and the factory, formed the nucleus of the village. Much progress was also made on infrastructure which was kept ahead of the housing programme.

On May 10th, 1928, the Lord Mayor of London opened the Village Hall by which time 250 houses were completed. The Village Hall was '*definitely superior to any other village hall in the country, embracing a library, billiards and cards room, restaurant and cinema-cum-theatre with seating accommodation for four hundred people*'. (F H Crittall)

It is apparent that Crittall intended to contain the wants and needs of the village at a local level. The day-to-day running of the community was designed to minimise the economic effects of the outside world, with the Company providing a buffer between the two.

The rents from the houses were intended to eventually enable the occupiers to buy their properties. The monetary gain from the income of the rents would be invested to cover the costs. The rents varied upon the size of the dwelling. A small sum for unlimited use of electricity generated from the Power House at the Factory was payable at 8d per week.

The supply of food at the village was perhaps the most significant social innovation. Bowers Hall and Boars Tye Farms were purchased by the Development Company, cumulatively providing 500 acres of farm-land. The Silver End Trading Society was formed to oversee the scheme providing the village with the best food at the cheapest price. In addition to a piggery, a herd of cows was purchased to supply milk twice per day, and a poultry farm and orchard were provided. A market garden

provided fresh vegetables and within one year, 150 acres of wheat was grown and milled and made into bread to be sold in the Department Store.

A bus service provided by the Silver End Development Company linked the village to Braintree and Witham.

By 1930, the village's population approached 2,000. During its first decade, Silver End was largely a village of young people, however, the effects of the Great Depression, began to have an effect on it. In December 1933, the village store was purchased by the Witham Co-operative Society on an annual lease. The Hotel and bus service suffered a similar fate, with the hotel being purchased by Charringtons brewery and the buses and garage being sold off on condition that Silver End residents were given preferential rates. From 1931, redundancies and short-time working became a reality. The Crittall Building Society was wound up and plans for a further 200 houses and a swimming pool were scrapped. Crittall's involvement in the Village continued, reaching a high point during the Second World War. After the War there was time to commemorate the special history of the Village and the village gardens designed by Pink and his wife were completed and the decorative gates constructed and installed by Crittall workers giving their labour for free. By the end of the 1960s, the Crittall Company had been taken over and the houses given up to the local authority.

1.7 Silver End to-day

Most of the dwellings within the conservation area became council housing run by Witham Urban Council until local government re-organisation in 1974 when the ownership and administration was transferred to Braintree District Council. Following this period many tenants exercised their right to buy and about 55% of the dwellings, together with the shops, are now privately owned. A Stock Transfer has now been undertaken and approximately 210 or 45% of the dwellings in the conservation area are now owned by Greenfields Community Housing. These are mostly, concentrated in Broadway, the north part of Francis Way, parts of Valentine Way, School Road and Grooms Lane. Braintree District Council still owns and maintains the Village Hall, the Memorial Gardens and the playing fields.

The Crittall Factory closed in 2006 and the site was largely cleared by 2008. As stated above, it is now a designated regeneration area within the Braintree District Local Development Framework Core Strategy.

There has been late 20th century and early 21st century expansion of the village, effectively enclosing the conservation area to the north and east.

1.8 Character Analysis

The conservation area has been divided into nine character areas, each with a map and a key common to all. Text and photographs provide a brief description of each area. All maps are Ordnance Survey, Essex County Council Licence No: 100019602 (2012).

The extent of the areas is shown on Fig. 4. They are:

- Area 1 - Valentine Way and associated Courts and School Road.
- Area 2 – Grooms Lane and Western Road.
- Area 3 – Former Crittall site and adjacent factory.
- Area 4 – Temple Lane and part of Boar's Tye Road.
- Area 5 – Sports Ground, Village Hall and existing shopping area.
- Area 6 – Manors/ Francis Way south and Memorial Gardens.
- Area 7 – Francis Way north, Broadway, part of Runnacles Street and part of Silver Street.
- Area 9 - Silver Street and part of Boars Tye road/ Sheepcotes.

The set of parameters used for the analysis and evaluation of the buildings and spaces is listed below.

Individually Listed Buildings: The listed buildings have been individually identified from the Essex Historic Environment Record. These are buildings that are protected by the Planning (Conservation Areas and Listed Buildings) Act 1990. Each individual analysis indicates the number of listed buildings as a percentage of the principal buildings in that area.

Identified buildings within the curtilages of listed buildings: Such buildings, if they are pre-1948 and if they were in same ownership as the listed building at the time of the listing, are subject to the same controls as listed buildings, these include the historic wash-houses. Historic walls within the curtilage of listed buildings are separately identified.

Other buildings that make an important architectural or historic contribution to the conservation area: The basic criteria used to identify buildings falling into this category are: (a) the non-listed building is of architectural or historic interest whose general external appearance has not been altered to such a degree that such qualities have been lost; (b) it exhibits a sufficient level of original features and materials; (c) it retains its original scale without modern inappropriate extensions that visually destroy the visual appearance of the building and (d) it is visually important in the street scene. Descriptions of buildings are by necessity very brief and principally describe features in general terms.

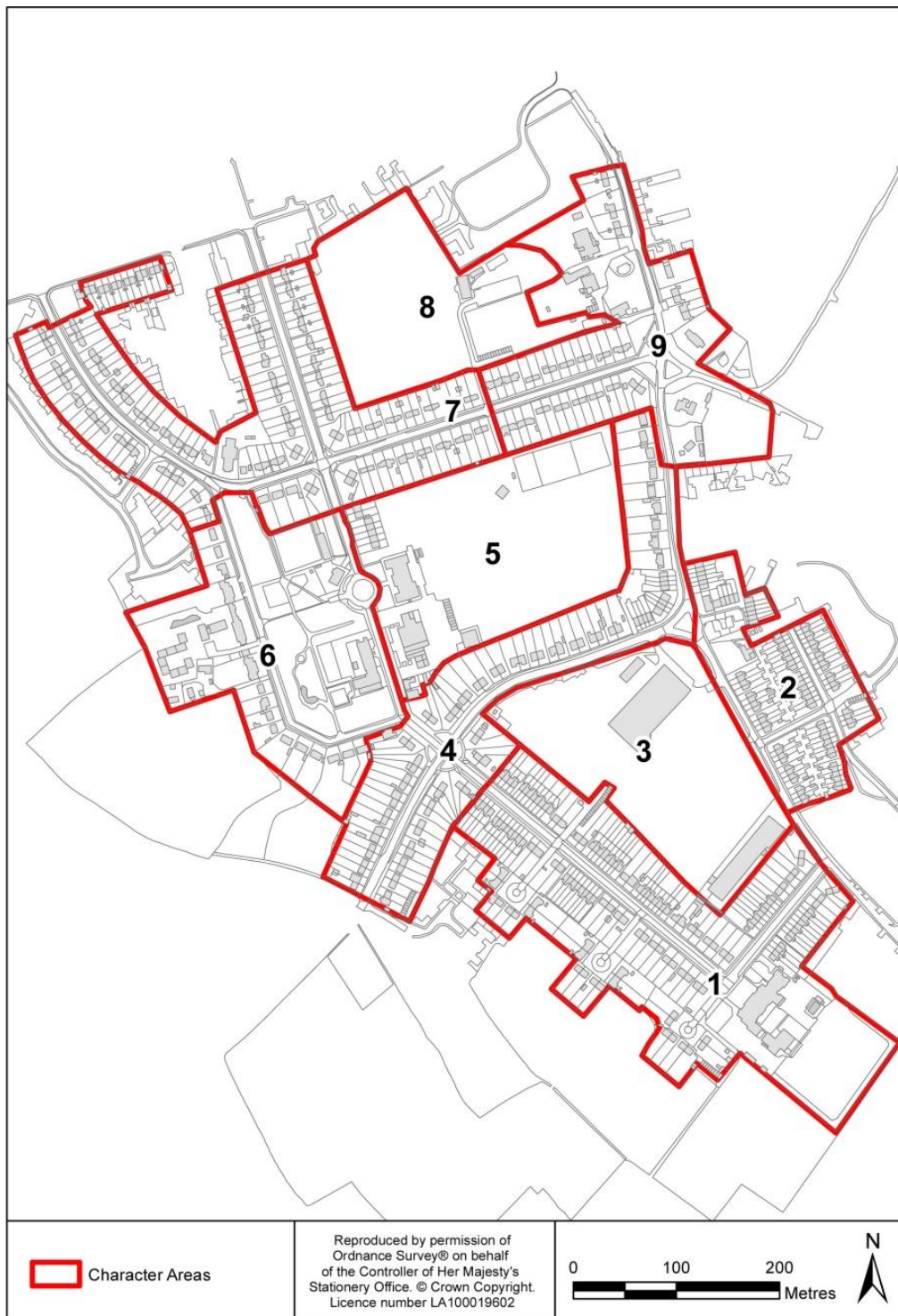


Fig. 4 Silver End Character Areas

Important trees: The basic criteria for identifying such trees are (a) trees must be in good condition; (b) they are visible, at least in part, or as part of a group, from public viewpoints and (c) individual specimens selected should make a significantly dominant contribution to the street scene. It may also be appropriate to identify less mature trees, particularly if they appear as a group. The positions marked on the maps are indicative only.

Important open spaces: Open spaces of landscape quality or of historic importance that contribute to the visual importance and add to the variety of the street scene or the conservation area generally have been included. The entirety of the open space does not have to be visible from public view points

Traditional materials and detailing: Traditional materials and details that make a significant contribution to the character of the area are identified and their historic and aesthetic value have been highlighted in the character analysis.

Silver End Garden Village, which comprises the Conservation Area, exhibits a general uniformity in the range of building materials and detailing used. All the houses in the conservation area are of brick construction, with mainly flettons or buff stock brick used. The modern movement houses were generally painted or rendered, with concrete. 'Slop-dash' concrete render was used at a later date. The Modern Movement houses have flat felted roofs, with slate or clay tiles used for the pitched roofed houses. Detailing is largely limited to concrete porch shelters and some metalwork in the form of porch canopies, triangular projecting windows, balconies and gates. Many of the houses still have Crittall's windows, however they are mainly 1960s replacements. Some of the original doors types survive or have been replaced with replicas, these are largely plain with glazed rectangular or square apertures in the upper half. Also within the Conservation Area are a number of older buildings which pre-date the construction of the Garden Village. These are in the Essex vernacular style. Boars Tye Farmhouse is timber-framed and rendered, whilst the former barns associated with the farmstead are black weather-board. St Francis's Church, which was imported to the village by the Crittall family, is a converted traditional Essex barn, featuring a thatched roofs, black weather-boarded walls and Crittall windows and doors. In most areas, road and footpath surfaces are tarmac.

Key views: The analysis of the area includes the street scenes and the finest views of landmark features, buildings and green spaces. Any development proposals that would significantly alter these important views would not be appropriate.

Neutral Buildings: The uncoloured buildings on the plans are neutral in character and neither enhance nor detract from the street scene.

Detracting elements: Features such as brownfield sites, Buildings at Risk, poorly designed buildings and damaged verges have been identified on the maps for each Character Area.

Detracting elements and possible improvements are addressed in the Management Plan.



Fig. 5 Examples of materials and detailing

1.9 Character Analysis

The Conservation Area has been divided into 9 separate character areas. A summary analysis of their character is provided below which sets out proposed environmental improvements and where appropriate, recommends additional buildings for listing and any areas identified for inclusion in the Conservation Area.

1.9.1 Area 1 – Valentine Way and associated Courts and School Road.

This area comprises the whole length of Valentine Way and School Road, and the three Courts which lead off Valentine Way. Valentine Way rises from its junction with Temple Lane, and then drops gently down with a view of the school at the end of the road. The houses along Valentine Way were among the first to be built, and this area lies to the south-west and south-east of the former factory site.

Individually listed buildings:

There are no listed buildings in this area.

Other buildings that make an important architectural or historic contribution to the street scene:

The Silver End Primary school is an important building within the street scene, lying at the end of School Road where it joins Valentine Way. It was designed in 1928 by Mr J Stuart, architect to Essex County Council. The building is of early/mid-20th century brick with steeply hipped tiled roof with decorative detailing to eaves gables and chimneys. It has been sympathetically extended in recent years. Windows to the front are particularly well detailed and proportioned being housed in a simple decorative surround. The distinctive cream coloured entrance gates, brick piers and metal fence form a distinctive boundary feature. The date of 1929 is clearly displayed on the front. It is set in spacious well-maintained grounds with specimen tree planting to the front and neatly laid out parking areas.

The houses in Valentine Way were designed by C Murray Hennell. The street is characterised by long terraces of housing, in groups of eight, with some semi-detached dwellings. They are constructed in buff stock bricks, featuring a decorative soldier course string, red painted window sills, concrete architraves around the door openings and hipped roofs with slates and brick chimneys. The semi-detached dwellings also feature a ground floor bay and some have their front doors at the side. The houses are set back from the road, and are mainly fronted by privet hedging. The doors on the terraced houses feature twelve glass panels and a diamond lattice window set above the door. The doors on the semi-detached houses feature doors with nine glass panels. Most of the original windows were replaced during the 1960s with asymmetrical casements. Some of the houses have now replaced these with windows of a more appropriate design.

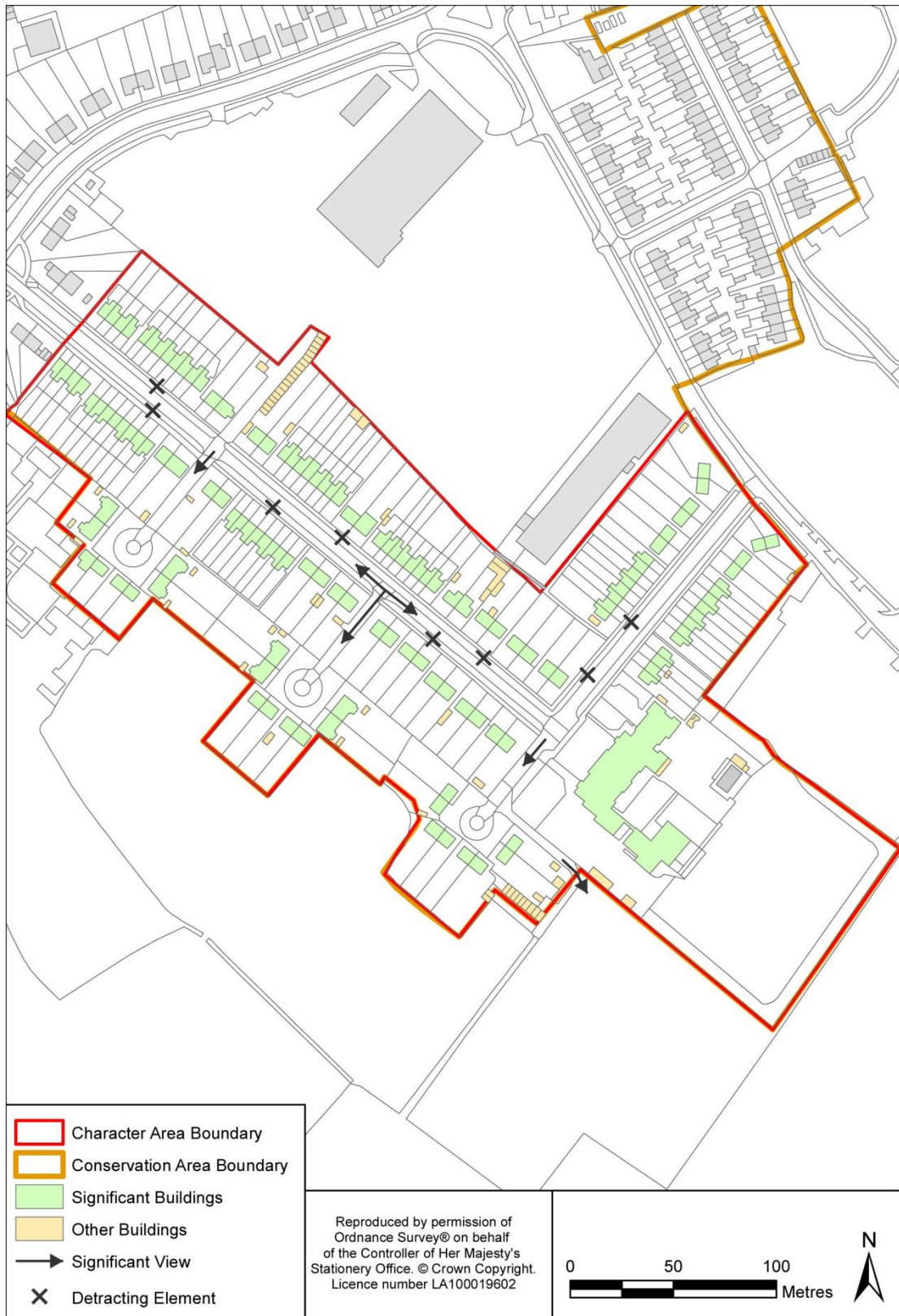


Fig. 6 Character Area 1 - Valentine Way and associated Courts and School Road

Leading off Valentine Way are the three Courts, which are all set around a central circular green area. Leicester and Stretford Courts have two sets of semi-detached houses and two blocks of four flats. The first floor flats are accessed via an external

metal staircase up to a balcony with metal railings. The flats feature gable front projections at either end with a bay window at ground floor. Bristol Court has four sets of semi-detached houses. All the buildings in the Courts are constructed with fletton bricks. The roofs are pitched with gable ends, brick chimneys and are covered with slate. The doors here appear to have originally been set with nine glass panels. The replacement windows installed during the 1960s have been replaced on some of the houses with types more similar to the original windows. These dwellings also feature red painted window sills.

School Road was designed by the Silver End Development Company and also comprises terraced houses, constructed of fletton bricks. The doors here have six panes of glass. They also feature an overhanging floating porch detail which was partially enclosed to the sides by wood and glass framing around the 1960s, except for the two pairs of semi-detached dwellings on either side of the junction of School Road and Western Road. All of the dwellings in the Courts and School Road feature the red window sill detail.



Fig. 7 View of Silver End School

Important trees and open spaces:

Valentine Way has a very distinctive and pleasant character off-set with its grass verges and street trees. School Road is also pleasant, however, the road was widened in recent times, compromising the width of the verge on one side and the trees here are set out more sparingly. Mature Whitebeam predominates on Valentine Way whilst young Norway Maple is the main species on School Road. Each of the turning circles of Bristol, Stretford and Leicester Courts contains a mature quality specimen tree.

Species	Age Range	Approximate Composition Percentage	Overall Condition
Whitebeam (<i>Sorbus aria</i>)	Mature	30%	Fair condition, some trees have been replaced and the new plantings seem to be establishing successfully.
Norway maple (<i>Acer platanoides</i>)	Young	40%	Good condition
Mixed species including <i>Sorbus sp.</i> and <i>Prunus sp.</i>	Middle Aged	30%	Good condition



Fig. 8 View of a block of flats on Leicester Court

Important views:

Views along Valentine Way are of an attractive tree-lined road. There are some glimpsed views into the former factory grounds, and a view of the school at the top. The views into the Courts also provide an attractive vista, with the use of the circular green space and trees. The junction of Valentine Way, Temple Lane and Francis Way forms a cross roads at the entrance of the Village from Temple Lane and is a key landmark on the way to the village centre and the factory. It illustrates the skill exhibited by the founders in the setting out and planning of the roads and housing by utilising and blending an existing road.

Detracting elements:

There is serious damage to the verges on the north side of School Road and both sides of Valentine Way as a result of on-street parking . The privet hedges are not uniform in height and some have been removed to allow the creation of vehicle access to some of the dwellings. Doors and windows have been replaced in some instances with inappropriate designs, including the introduction of plastic windows



Fig. 9 View of verge damage in Valentine Way

1.9.2 Area 2 – Grooms Lane and Western Road.

Western Road runs along the north-east side of the former factory site. The houses in this group either face onto Western Road or face the parallel road to the east, in Grooms Lane. The church of St Francis is sited towards the north-western corner of this area.

Individually listed buildings:

There are no listed buildings in this area.

Other buildings that make an important architectural or historic contribution to the street scene:

The church of St Francis fronts Western Road and is a wooden structure with thatched roof set on an open green area. It probably dates from the late 17th/early 18th century, being a barn transported to its new site from the Bardfield area in 1929. Its conversion includes elements such as Crittall windows and doors. Mrs Crittall gave the stained glass window and Mr F.H. Crittall, the lynch gate.

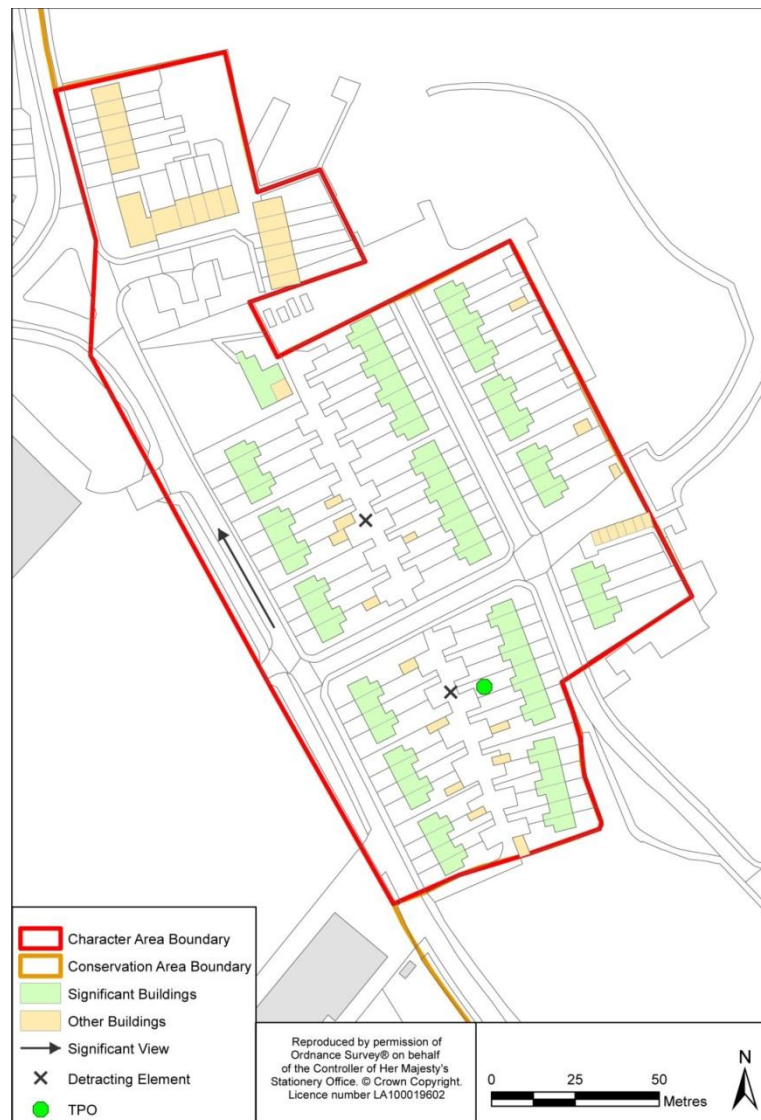


Fig. 10 Character Area 2 - Grooms Lane and Western Road

The houses in this section were designed by the Silver End Development Company. They are set in terraces of four on Western Road and terraces of eight on Grooms Lane. They are of a simple design, constructed in fletton bricks as in School Road. They have hipped roofs covered in slate and also feature brick chimneys, the red window sill detail, and overhanging porch detail, which have also been enclosed to the sides. There are access roads to the backs of the properties where there are garages and car parking.



Fig. 11 View of the church of St Francis

There is evidence of changes to the properties, such as new doors and windows. There are some hedges to the front of the properties, but many of the gardens, particularly in Grooms Lane, are open at the front. The front doors and windows were replaced during the 1960s with asymmetrical casements and 'half and half' glass doors. The original door types appear to have featured 6 glazed panels and the windows were of the original 'Georgian' style glazing pattern. The properties in this section, which are owned by Greenfields Community Housing, have undergone window replacements using Crittall Homelight windows, following the original glazing patterns and new wooden doors also in the original style.

North of the church is a small area of modern housing in Crittall Close, which was originally part of the Bus Depot site, together with a section at the top of Temple Lane and Boars Tye Road. This has been sympathetically designed and blends successfully with the conservation area.

Important trees and open spaces:

There are relatively few trees planted along these two roads as the layout did not include grass verges in its design. There is a mature tree of heaven with TPO status

behind houses facing Grooms Lane. There is a row of middle aged hornbeams and a single London plane tree along the west verge of Boars Tye Road. There is an open area of grass around the church in which an oak tree was planted to commemorate Elizabeth II diamond jubilee in 2012.



Fig. 12 View of the terraced housing on Grooms Lane

Important views:

The view of the Church and adjacent green area form an important and attractive view. The view of the houses is of interest, as it illustrates the layout approach to this area of the village which aimed to house the disabled servicemen's houses closest to the factory.

Detracting elements:

Many of the frontage hedges have been removed, with a great variation in fencing both along the frontages and between properties evident. The access roads to the backs of the properties are untidy with a variety of garages, parking spaces and fences, varying both in design and height.

1.9.3 Area 3 – Former Crittall site and adjacent factory.

The area consists of the site of the former Crittall Works and a second factory to the south-east called 'The Finishing Company' which was originally owned by Crittall. Most of the former Crittall site has been cleared and what currently remains is the former Power House and the original 1926 factory building. Factory buildings once extended over most of the site but these have been demolished, leaving extensive areas of concrete. The site looks unkempt and derelict and significantly detracts from the quality of the village environment. The area is surrounded by a chain link security fence, on the boundary with Temple Lane which is largely hidden behind a high beech hedge, there are also mature trees along this boundary. The Finishing Company building is mid-20th century in date and of no architectural merit.

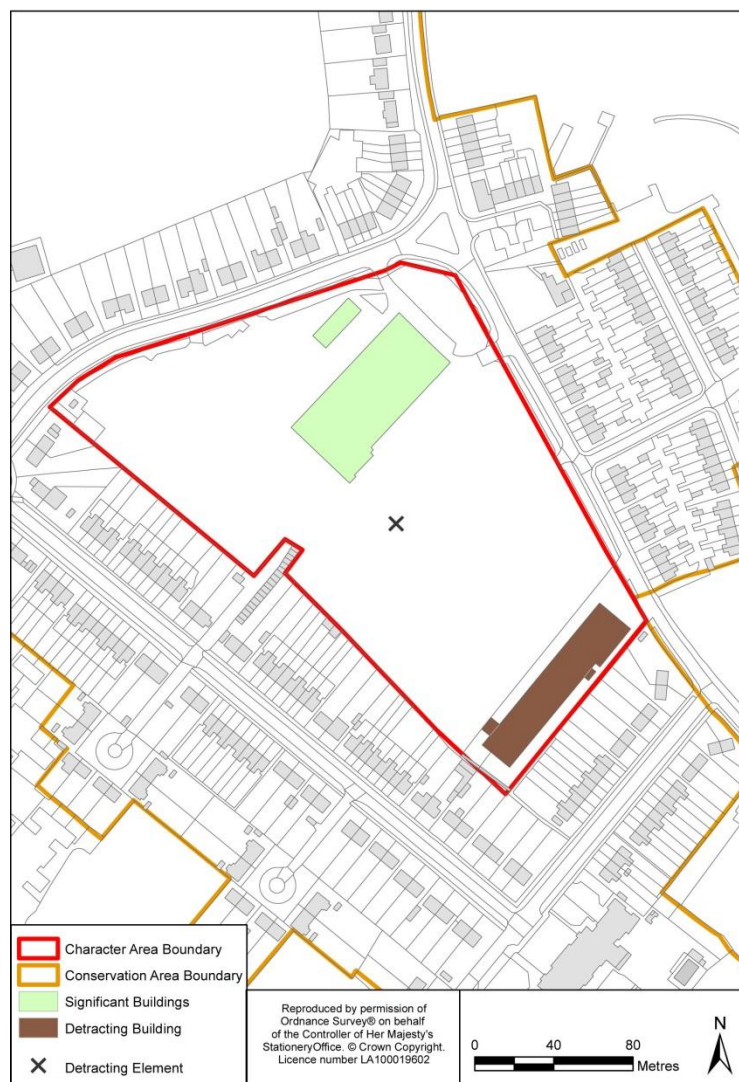


Fig. 13 Character Area 3 – Former Crittall site and adjacent factory

As mentioned above Policy CS1 of Braintree District Council's adopted LDF Core Strategy identifies Silver End as a Key Service Village and a Regeneration Centre. This land is proposed for mixed residential /employment use.

Individually listed buildings:

There are no Listed Buildings in this area.

Other buildings that make an important architectural or historic contribution to the street scene:

The former factory building is the only surviving example of Crittall Manufacturing Company buildings remaining in Essex. It comprises two distinct parts. The front office of the factory building is constructed of gault brick with 'blue' engineering bricks along its base, and around the front doors. It has rounded gable ends and is reminiscent of the AEG Factory in Berlin, designed by Peter Behrens. The roof is covered with dark glazed pan-tiles. There are simple decorative brickwork details to the end elevations and a matching decorative central feature on the frontage featuring a date plaque for 1926. The original green windows are still in situ behind the boarding. To the rear of this is the former production area with its characteristic 'northlight' or 'saw-tooth' roof which is typical of its period and use. Both structures are currently empty and boarded-up. The design of the former Power House is similar to the office frontage of the factory building but features more distinctive brick detailing and a very fine arched window high on its front elevation. Both these structures are of interest as the only surviving elements of the *raison d'être* for the village and rare examples of the district's fast disappearing industrial heritage. The remains of the factory garden with pond are still evident at the front of the building.



Fig. 14 The former Crittall Works factory, looking along the line of the saw-tooth roof

Important trees and open spaces:

The Temple Lane boundary is marked by a high beech hedge, changing to privet at the junction with Western Road, with a number of mature Lombardy poplars on the factory side of the boundary. There are no open spaces in this area that can be accessed by the public as the factory site is enclosed by security fencing.



Fig. 15 Frontage of the Crittalls Work Factory



Fig. 16 The Power House

Detracting elements:

The whole of this area can be characterised as a detracting element. It is a derelict brownfield site. The two surviving historic structures are empty and boarded-up set in a sea of weed-ridden concrete. The Finishing Company has no architectural merit and on its own is a detracting element within the Conservation Area.

1.9.4 Area 4 – Temple Lane and part of Boar’s Tye Road

Temple Lane enters Silver End from the west and rises up along the north-west side of the factory site to its junction with Boar’s Tye Road and Western Road. All the properties on Temple Lane North and the south part of Boars Tye Road also back onto the Sports Ground.

Individually listed buildings:

There are no listed buildings in this area.



Fig. 17 Character Area 4 - Temple Lane and part of Boar’s Tye Road

Other buildings that make an important architectural or historic contribution to the street scene:

The houses on both sides of Temple Lane south were designed by G E Clare and C M Hennell. The houses designed by G E Clare are situated at the entrance of the village. They are semi-detached and feature a red brick base and chimney with brick

detailing around the front doors, rendered walls, hipped roofs covered with clay pantiles, protruding window sills, and overhanging floating porch. They would have had 'Georgian' style casements, however, these were replaced in the 1960s with asymmetrical windows. The original doors are likely to have had six glazing panels at the top. A few of the houses have UPVC replacement windows. The houses designed by Hennell are also semi-detached constructed in buff stock bricks with slate roofs. There are few vehicle access points in this part of Temple Lane due to the sloping grassed embankments, however there is a lay-by. There is a lack of street trees here now.

The houses on Temple Lane north on the other side of the cross roads were designed by CHB Quennell except for the pair of semi-detached dwellings at the junction with Broadway and the pair on the opposite side at the junction with Valentine Way. These dwellings were designed by Hennell. Quennell's contribution are semi-detached and of a distinctive design built of buff stock brick with slate roofs. They exhibit a mix of features including tall chimney stacks projecting from the roof hips, projecting gables, concrete lintels above the front doors and ground floor windows and 'Georgian' brick detailing. Most of the houses have individual vehicle access points. The houses face the factory site, which has high beech hedging along the boundary and a few mature trees along the verge or on the factory side of the hedge. The privet hedges at the front of the houses are of varying heights, and have been removed in some places. The original door types are likely to have featured nine glazing panels at the top half of the door. Some of the houses in this section still have their original brick outbuildings in situ.

The houses on Boars Tye Road were designed by C.M.Hennell and the Silver End Development Company. These houses are detached and constructed in fletton bricks. They were designed for Crittall managers and feature individually designed elements with hipped or gable roofs. There are variations in the style of the door surrounds with either a flat roofed open porch, some with metal decoration above or a copper canopy over the door and weather boarded porch. All the houses have vehicular access and gable fronted garages, some of which are original. Windows were also replaced during the 1960s with inappropriate asymmetrical casements in some instances, however, original windows are still evident in some of the houses. The original window types are likely to have been 'Georgian' style. The original door types appear to have been a mixture of nine, twelve or fifteen panel types. These houses face onto a more recent well landscaped green area which backs onto later development outside of the conservation area.

There is a small group of modern housing at the junction of Temple Lane with Boars Tye Road, in the same style as in Crittall Close across the road on the site of the old bus depot (see Area 2).



Fig. 18 View of Temple Lane

Important trees and open spaces:

Temple Lane is attractive and pleasant and good example of inter-war planning. There are two mature oak trees with TPO status north of the junction of Temple Lane and Broadway. There is a line of Lombardy poplar trees along the section of Boars Tye Road which have TPO status. The verges are generally in good condition.

Species	Age Range	Approximate Composition Percentage	Overall Condition
Common lime (<i>Tilia X europaea</i>)	Mature	30%	Good condition, low pollards
Lombardy poplar (<i>Populus nigra 'Italica'</i>)	Young	40%	Good condition – recent plantings part of group subject to TPO
Mixed species including <i>Sorbus sp</i> , <i>Betula pendula</i> , <i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> and <i>Prunus sp.</i>	Middle Aged	30%	Fair condition – some older thorns will need replacing in the next 10+ years



Fig. 19 View of a detached house on Boars Tye Road

Important views:

Temple Lane is an attractive and pleasant road illustrating the planning of the village utilising existing routes. The factory site is well screened. The junction of Temple Lane and Boars Tye Road is also an important land mark with the green area in the centre of the junction set with sign posts, which was an original feature pre the construction of the village. There is also a view of St Francis Church. The landscaped area opposite the housing on Boars Tye Road is also very attractive and well treed.

Detracting elements:

The original privet hedging has been removed in places with inappropriate fencing replacements or left open. There is also a variety of types of entrances to the properties, some with front paths as well as driveways, and different types of driveway treatments. There is a lack of tree planting at the bottom end of Temple Lane, leaving a rather stark look to the road. Also, some of the doors and windows have newer replacements, some of which are of an appropriate design. There are some inappropriate alterations which pre-date the designation of the conservation area.

1.9.5 Area 5 – Sports Ground, Village Hall and existing shopping area

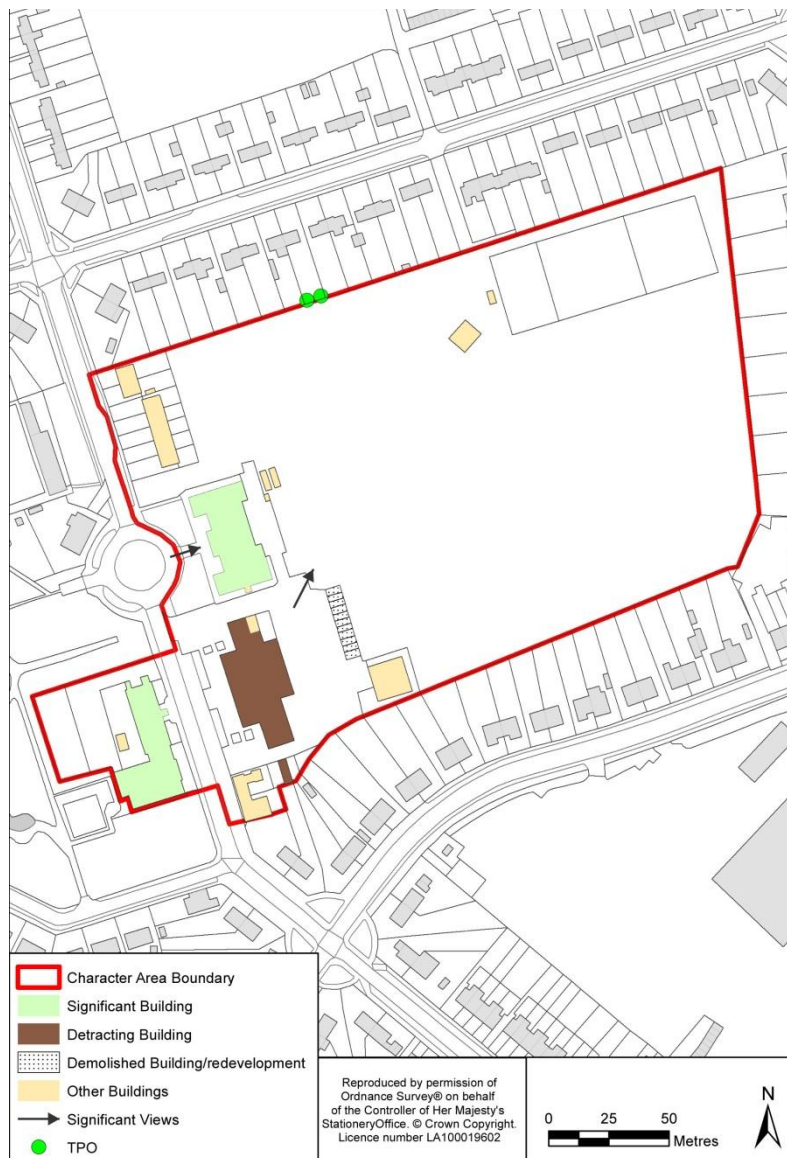


Fig. 20 Character Area 5 - Sports Ground, Village Hall and existing shopping area

This large area is at the heart of Silver End and consists of the Village Hall, a group of shops with a sports ground to the rear and the former Silver End Hotel. The Village Hall and a Department Store were provided as part of the original concept of creating a self-sufficient and independent community. However the Silver End Departmental Store was destroyed by fire in 1951. The current building, which houses a range of shops, a Post Office and a Library, was converted from the storage area to the back of the Store after the fire. Other structures in this group include a fish and chip shop and a 1980s commercial building (Jubilee House) which also houses a Chinese takeaway restaurant. Behind the shops is a small car-park and a modern doctor's surgery. A new block of dwellings is currently under construction on the site of former lock-up garages to the rear of the shops. Whilst residents can travel elsewhere to alternative and larger centres, this local centre, with its variety of facilities, is of considerable importance to the community. However architecturally it is generally of poor quality. The Council has adopted a Design Brief as Supplementary Planning Guidance which sets out how the eventual replacement

of the shops should be planned. In the interim, planning permission has been granted for the refurbishment of the shops which includes the erection of the new houses to the rear and the creation of new parking spaces and landscaping to the front.

To the north of the shops is the distinctive Village Hall, designed by C M Hennell and a small terrace of bungalows. To the rear of the shops is the Sports ground, and recently built skate park, which forms one of a number of important open spaces within the Conservation Area.



Fig. 21 View of the shopping area

Individually listed buildings:

There are no listed buildings in this area.

Other buildings that make an important architectural or historic contribution to the street scene:

The Village Hall was constructed as a mix of Social Club and Village Hall, and is reputedly the largest Village Hall in England. It opened in 1928 and as FH Crittall reported, it '*was definitely superior to any other village hall in the country, embracing a library, billiards and card room, restaurant and cinema-cum- theatre with a seating accommodation for four hundred people. The playing fields, already largely in demand by people from neighbouring towns, comprised football and cricket pitches, a bowling green, two hard tennis courts and a putting green*'. It was considered highly unusual at the time because of its size. The Village Hall is 'Modernist' in design, comprising three projecting blocks built on an 'E' shaped plan with a flat roof. It is constructed in the buff stock brick with the architectural details picked out in blue engineering bricks, similar to the factory. It features a distinctive triangular pillar decoration built in to the sections set back from the front blocks. Some original architectural details have been removed from the roof and the windows are not

original. Planning permission has recently been granted for new windows following the original glazing patterns.

The former Silver End Hotel is sited opposite the shops and was designed by Messrs Joseph and Sons. It is constructed in buff stock brick with decorative contrasting brick detailing, a hipped slate roof with flat-roofed dormers, a flat roofed porch with off-set rectangular brick pillars, low brick wall and metal railings and 'Georgian' style windows. It was converted to a care home some years ago and has been extended to both sides. It has recently been refurbished and still features many of the original windows. Early photographs show that it originally had two giant ceramic pots either side of the entrance, which have since disappeared. Whilst different architects were used for the three main buildings in the village centre, there is a unity here as a result of the choice of materials.

Important trees and open spaces:

The Sports Ground is an extremely valuable open space with important trees to the boundaries. This large green area is well maintained by the District Council and has a mixture of sporting facilities including a football pitch, a cricket pitch, tennis courts and a skate-park. The area is in regular use. The boundary comprises the rear of the buildings fronting Broadway and a mix of fences and hedges forming the rear of the properties that front onto Silver Street, Boars Tye Road and Temple Lane.

The roundabout in front of the Village hall is an attractive feature and forms part of the landscaping to the front of the Hall and the public gardens opposite. The area is well designed and maintained and there are mature trees on the verge and in front of the Village Hall. There are two Indian bean trees and individual English oak to the front of the children's centre and Library complex.

Important views:

Although views from ground-level into the Sports Ground are limited by the enclosing buildings, the majority of the residents of the adjoining properties would have views into the area from their upper storeys. The village centre forms an important view in its own right, as it represents a cohesive and well planned landmark. This area faces onto the entrance to the public gardens with glimpsed views of the gardens and Francis Crittall's house 'The Manors', which was deliberately placed opposite the village hall. The village shops are of poor quality, however, the remaining buildings, together with the street landscaping are nevertheless an attractive example of garden village style planning. The new skate park has been well planned and forms an attractive feature and popular facility for the village.

Species	Age Range	Approximate Composition Percentage	Overall Condition
False acacia (<i>Robinia pseudoacacia</i>)	Mature	20%	Fair condition, some major deadwood and dieback present, evidence of previous limb loss – trees are in the final 1/3 of the useful life expectancy.
False acacia (<i>Robinia pseudoacacia</i>)	Young	20%	Good condition. New plantings – to succeed the mature trees behind
Horse chestnut (<i>Aesculus hippocastanum</i>)	Mature	40%	Good/fair condition, evidence of leaf miner in leaf litter which would be expected – two trees to rear of Silver Street appear to be subject to TPO's
Mixed species including <i>Quercus robur</i> , <i>Pyrus calleryana</i> and <i>Catalpa bignonioides</i>	Mature – young pears	20%	Good condition – Oak and Indian bean tree are important feature trees, could be considered for TPO

Detracting elements:

The building housing the shops is architecturally poor, it is also in need of some refurbishment. Similarly the parking area at the rear is unattractive and in some areas the concrete surface is breaking-up. A new parking area has been created to the front of the shops, together with some landscaping as part of the planned refurbishment of the shops referred to above. The upkeep of the Sports ground is generally good, although one of the sheds beside the tennis-courts is in a state of disrepair.

1.9.6 Area 6 – Manors/ Francis Way south and Memorial Gardens

This area comprises Francis Way south of its junction with Silver Street and the Memorial Gardens which lie between Francis Way and Broadway. 'Manors', FH Crittall's own house, lies half way along the this stretch of Francis Way overlooking the Memorial Gardens.

Individually listed buildings:

There are no listed buildings in this area.

Other buildings that make an important architectural or historic contribution to the street scene:

'Manors' was built in 1926-7 and was designed by CHB Quennell. Together with servants quarters either side. It is aligned on an axis defined by a tree lined avenue through the Memorial Gardens to the roundabout and Village Hall. The exterior of the building is largely intact and unaltered although significant alterations have taken place to the interior. It is constructed in cream painted brick with a hipped slate roof. It's design is somewhat conventional featuring 'Georgian' detailing and proportions. The front doors however, are of a more modern design constructed by the Crittall factory. It is now sheltered accommodation with new social housing units built in the former garden behind. The former pond survives but is very overgrown and is in need of clearing, Greenfields CH is currently drawing-up a scheme to refurbish it.



Fig. 22 Character Area 6 - Manors/ Francis Way south and Memorial Gardens

Nearly all the remaining properties on Francis Way south are detached and designed by The Silver End Development Company. They are mainly built of the fletton brick as per School Road with slate roofs. The house designs vary slightly in architectural detail, window configuration and door surrounds. There are some trees planted in the verge. These houses all face onto the Memorial Gardens. The old telephone exchange is sited on the corner of Francis Way and Broadway. It is an interesting building in the 'Modernist' style with flat roof and is rendered in 'slop-dash' concrete. The window types are the 'Georgian' pattern. Hedging is a mix of beech and Privet.

The Memorial Gardens are dedicated to the memory of Francis Henry Crittall, and are held in high esteem by the village. They are an unusual facility to find in a village the size of Silver End, being something normally found in a large town. They were not completed until the 1950s and were restored in 2000-2005. They are in generally good condition and well maintained. The play area has been refurbished, is neat and attractive and well laid out. The Garden is surrounded by a well-constructed modern metal fence and hedge in need of supplementary planting in some locations.



Fig. 23 View of the Manors

Important trees and open spaces:

There are two pine trees with TPO status behind the modern development adjacent to the 'Manors', and a cedar to the rear of The Broadway. Other species along Francis Way and The Manors are young callery pear, middle aged birch and cherry, and mature ash/oak.

The memorial gardens contain very fine individual specimen trees of Lime, Horse Chestnut, Blue Atlas Cedar, Copper Beech, London Plane, Tulip Tree and Poplar. Some of the latter are reaching maturity and some have already been replaced. An

avenue of Poplars delineates the axial link between the Manors and the Village Hall. There is also a stylish oriental garden consisting of an attractive pond area with a concrete Pagoda, weeping willow and rockery at the centre. It is surrounded by 12 concrete seats behind which is a rockery and memorial to Walter Crittall. Other features include a Rockery planted with Heather; a shrub and herbaceous border of mixed species, defined by a ragged hedge, irregular with many gaps and a formally designed rose garden surrounded by Yew hedge. Nearby is a fine walkway of Wisteria and other species supported on well-designed modern semi-circular metal hoops, under planted in part with ferns. The entrance off Francis Way consists of metal gates hung on 2 brick piers surmounted by lanterns, dedicated to the memory of Walter 'Pink' Crittall and constructed by Crittall employees in 1956. The entrance to the gardens off Broadway, opposite the village hall also consist of a larger set of metal gates with brick piers and lanterns dedicated to the memory of Francis Crittall 'The Guvnor' and his wife. These also include facsimile signatures of his three sons and an image of a daffodil, thistle and rose, which is symbolic of the origins of the first settlers in the village. Both sets of gates demonstrate a high level of skill and design ability.



Fig. 24 View of the Entrance gates to the Memorial Gardens off Francis Way

Important views:

The Memorial Gardens are viewed from three directions in the conservation area and form a very attractive centre piece. They are mature, well-established, well maintained and are valued by villagers of all ages. The entrance gates also form an important local landmark.

Detracting elements:

There is some damage to the verge in Francis Way from on-street parking. There are variations also in the surface treatments used for vehicular access across the verge. The original beech hedging around the Memorial Gardens is largely intact, but with some gaps. There is some loss of privet hedge along the house frontages and replacement with fencing.

1.9.7 Area 7 – Francis Way north, Broadway, part Runnacles Street and part Silver Street

This area comprises Silver Street south of the Playing Field to where it joins Francis Way, Broadway to the west of the Playing Field, Francis Way northwards to just short of the junction with Runnacles Street, and part of Runnacles Street

Individually listed buildings:

There is one listed K6 telephone kiosk on Silver Street in this area.



Fig. 25 Character Area 7 - Francis Way north, Broadway, part Runnacles Street and part Silver Street

Other buildings that make an important architectural or historic contribution to the street scene:

Francis Way, Broadway and Silver Street are mainly characterised by the 'Modernist' houses. The houses on Francis Way and Broadway were designed J Miller. These are of a stark design set in terraces of 4 or semi-detached pairs. They are of brick construction and are mainly painted brick or rendered and are generally coloured in shades of white or cream. They feature porches with over-hanging flat roofs and would originally have had Georgian pattern windows and wooden doors with either two horizontal glass panels or a set of 6 glass panels. The original door colours used for all the 'Modern Movement' houses were orange, ultramarine and emerald green. Some of the terraces originally had concrete balconies which were later removed. The bungalows feature hipped roofs clad in pan tiles and were designed by the Silver End Development Company. They are rendered and feature decorative

brick detailing. The flat roofed houses in the western part Silver Street were also designed by the Silver End Development Company They are of a 'modernist design' with a strikingly plain horizontal emphasis. The original window types are thought to have been the horizontal bar type.

Most of the vehicular entrances are over concrete strips with grasscrete in the verge. A lot of hedges have been removed, particularly on Francis Way and Broadway, and there fewer trees here too. Silver Street has more front hedges and trees in the verge.



Fig. 26 View of houses on Broadway

The congregational church, at the junction of Silver Street with Francis Way, is largely original. It is of a more traditional design built in brick with a tiled roof, original rainwater goods and entrance gates and well-proportioned windows. The foundation stone was laid in April 1930. An original coloured plan, by the Building Department, Silver End dated March 1930 still exists. The building sits in neat grounds that are well maintained with 2 no. specimen thorn trees.

The houses on Runnacles Street were designed by the Silver End Development Company. They are of a conventional design constructed in buff stock brick with decorative soldier course in contrasting brick with painted concrete lintels above the door and window at ground floor. They have hipped slate roofs, and overhanging floating porch detail. There are two windows at ground floor and only one window at first floor. The original door types are similar to Temple lane and School Road.

Hedging in this area consists of privet with some mixed conifer species along the street frontages.

Important trees and open spaces:

All the trees in the conservation area above a certain size are protected by conservation area status. There are three trees at the backs of gardens on Silver Street which have TPO status. Two of these are within area 5.

Species	Age Range	Approximate Composition Percentage	Overall Condition
False acacia (<i>Robinia pseudoacacia</i>)	Mature	30%	Fair condition, some major deadwood and dieback present, evidence of previous limb loss and pruning works – trees are in the final 1/3 of the useful life expectancy. Decay fungi present on two trees
Norway maple (<i>Acer platanoides</i>)	Middle aged	20%	Good condition
Cherry sp. (<i>Prunus sp.</i>)	Mature	40%	Good/fair condition, trees are within the final third of their useful life expectancy – adequate verge space to facilitate new plantings to succeed the aging cherry's, these should be like for like replacements
Mixed species including <i>Populus sp.</i> , <i>Pyrus calleryana</i> , <i>Sorbus sp.</i>	Middle aged	10%	Good condition

Important views:

The individual street scenes form an important view in their own right, being representative of the different architects used in the planning of the village. Whilst many of the houses and gardens have been altered there is still a sense of unity and integrity in the village.

Detracting elements:

The lack of trees on Francis Way, Runnacles Street and Boadway is very noticeable, as is the loss of the front boundary hedging which has either been left open or replaced with wooden or other types of fencing. There are also some inappropriate door and window replacements in this area. In some places the cars are parked in the road, in other places on the verge or in the gardens.

1.9.8 Area 8 - Playing Field and Allotment Gardens, north of Silver Street

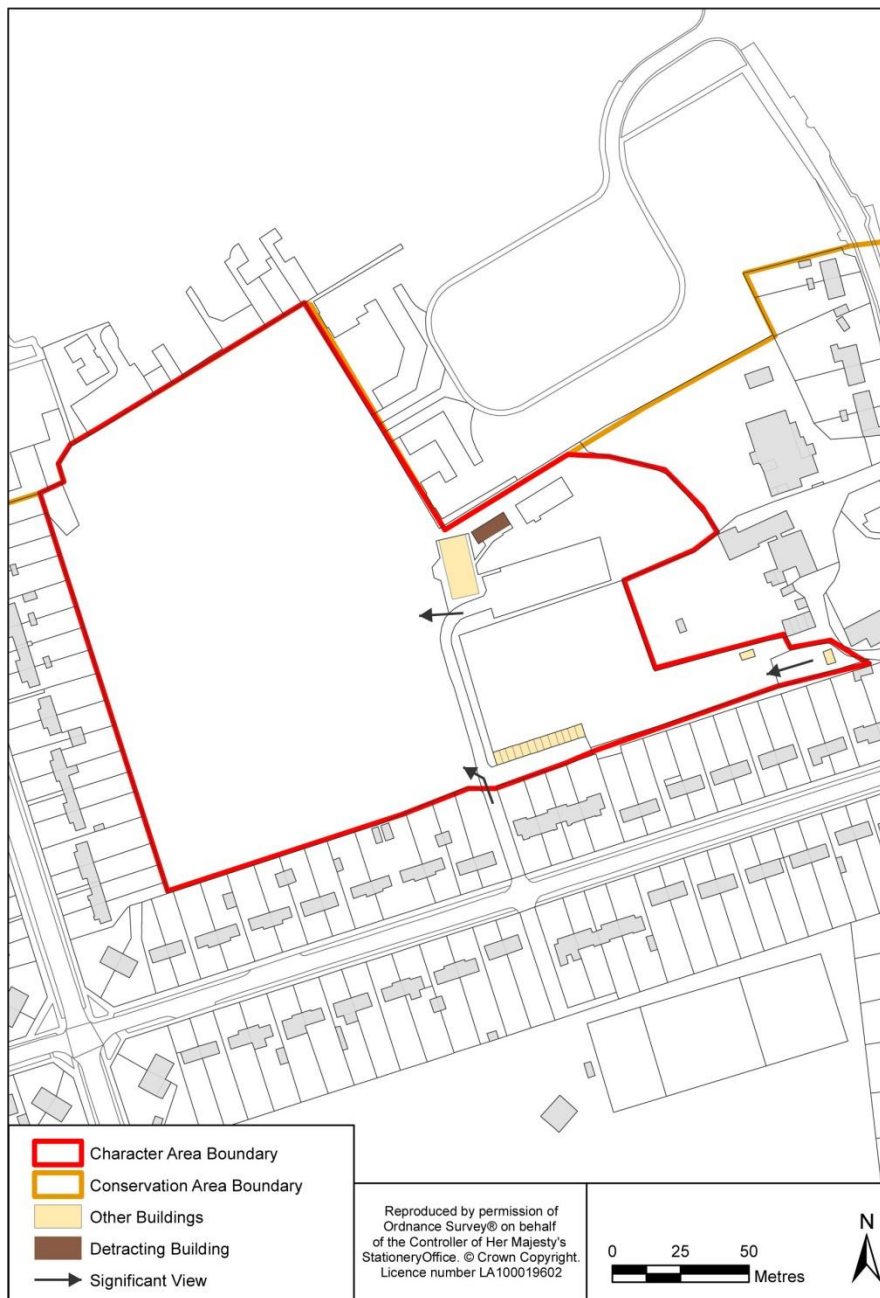


Fig. 27 Character Area 8 - Playing Field and Allotment Gardens, north of Silver Street

The Playing Field and allotments are bounded by Broadway to the north and west, Silver Street to the south, and properties on Boars Tye Road to the east. This area is well maintained by Braintree District Council. The playing fields are well used and there is a modern brick pavilion of simple pleasant unassuming design. Nearby is the old scouts hut, a new scouts hut currently under construction, and there are two metal containers (one coloured green, the other yellow). The allotments are well used and neatly defined by a metal fence in good condition.



Fig. 28 View across the Playing Field to the backs of houses on Broadway

Individually listed buildings:

There are no listed buildings in this area.

Important trees and open spaces:

There are some trees, predominantly sycamore and field maples around the edge of the Playing Field, mostly at the backs of the gardens which back onto this area.

Important views:

The Playing Field by its own nature has a very open feel enhanced by the trees around the edge. Differing fence styles do not particularly detract. The allotments are much more enclosed and the sheds appear to be much of the same size.

Detracting elements:

The metal containers detract from the overall appearance of the area, as does the former scout hut. There are not many trees around the edge of the Playing Field and the area could benefit from more trees.

1.9.9 Area 9 - Silver Street and part Boars Tye Road/ Sheepcotes.



Fig. 29 Character Area 9 Silver Street and part Silver Street and part Boars Tye Road/ Sheepcotes

This area comprises the eastern end of Silver Street, the junction with Boars Tye Road and Sheepcotes Lane and a short portion of the northern extension of Boars Tye Road, as far as No. 32. There are a number of listed buildings that contribute to the character of the area that can be divided into two distinct groups. Firstly there are the 17th century timber framed properties known as Boars Tye Farmhouse, and the associated former granary and barns. Secondly there are the buildings associated with Silver End Garden Village, flat-roofed structures designed in the International Modern idiom of the late 1920's. These comprise the three large detached houses of 'Wolverton', 'Craig Angus' and 'Le Chateau', at the junction of Boars Tye Road and Sheepcotes Lane, and on Silver Street 12 pairs of semi-detached houses and two terraces of houses. Both the workers and the managers houses were designed by Tait and McManus, and are two-storeyed, flat-roofed and built of painted brick.



Fig. 30 View of houses on the southern side of Silver Street, looking east

To the north of the former Boars Tye Farmhouse lies the Nordic Timbers Woodyard, which incorporates a Listed barn and a large industrial building once used as part of the Crittall's builders yard and now part of the woodyard. Beyond this is a small group of six pairs of semi-detached houses similar in style to those in Western Road (Area 2).

The triangular area of grass and trees at the road junction coupled with the mature trees along Silver Street contribute to the local character of the area. The poplars on the road junction have tree preservation orders. The gardens boundaries on Silver Street largely comprise clipped privet hedges with some mixed conifer species.

Individually listed buildings:

The buildings at the northern end of Silver Street are all Grade II Listed, comprising twelve symmetrical pairs of cottages (Nos 1-24) and two terraces of four cottages (Nos 25--32) designed in 1927, by Tait and MacManus in the International Modernist style. The pair of semi-detached houses on the northern side of the junction with Boars Tye Road were originally assigned to the cow and pig men employed at the farms. The houses are of brick construction painted white, with a felted flat roof behind a rendered parapet. Some are concrete rendered and some have been rendered with 'slop-dash' concrete. Some of the dwellings feature 'V' shaped metal bay windows. The window types are the horizontal bar form. The doors would have been of a similar type to Francis Way and Broadway and in similar colours. Although on the whole this group of buildings appear to be in reasonable repair, some need refurbishment in terms of re-painting and general maintenance, with cracks in the plasterwork and damp being the most obvious issues. This is particularly noticeable with the north-facing frontages on the south side of the street.

The manager's houses at the road junction with Boars Tye Road are also listed Grade II and were designed by Tait and Macmanus in 1928. Le Chateau is asymmetrical and of rendered brick, in the Dutch style of Dudok. It has a flat boarded roof and a plain parapet. Wolverton is painted brick with a symmetrical main block. The central doorway has an ornamental iron railed balcony above and a projecting 'V' shaped feature rising above the parapet, below which is a glazed window and door onto the balcony. Craig Angus is a symmetrical painted brick house with a boarded flat roof and a parapet. The central doorway has a canopied balcony above. The centre part above the balcony is recessed with a diagonal bay. Over the canopy a diagonal central feature rises above the parapet. The windows are metal casements with horizontal glazing bars. Single storey wings project on the east and west ends. Craig Angus and Le Chateau are on the Buildings at Risk register (ECC 2013).



Fig. 31 View of Wolverton, Boars Tye Road

Boars Tye Farmhouse and associated farm buildings are Listed Grade II, these pre-date the construction of Silver End Garden Village. Boars Tye Farmhouse dates to the late 17th century, timber framed and plastered with a tiled roof. The building is used as a Care Home. To the north of the farmhouse there is a Grade II Listed late 17th century barn, now incorporated into the Nordic Timbers Woodyard. It is a timber-framed and weather-boarded 5 bay barn with south facing midstrey and later lean-to outsheds on either side. The main roof is corrugated asbestos with red clay pantiles on each lean-to. To the south of the farmhouse is a Grade II Listed barn of early 17th century date. It is a timber-framed and weatherboarded 5 bay barn with gabled midstrey to the south. It was converted in the late 20th century into a home. Also Grade II listed is the 17th century timber-framed, weather-boarded and tiled granary on saddle stones associated with Boars Tye farmhouse.

Other buildings that make an important architectural or historic contribution to the street scene:

The northern end of the Conservation Area is delineated by a small group of three pairs of semi-detached houses (Nos 22-32), constructed in fletton bricks similar in style to those in Western Road (Area 2). They are of a simple design, with two bands of horizontal brick detailing, hipped roofs covered in slate with brick chimneys and the red window sill detail. St Mary's Catholic Church, which is sited just outside the Conservation Area on Sheepcotes Lane, is an unusual small Corbusier-inspired building built in 1961.

Important trees and open spaces:

There are tree preservation orders on the Lombardy poplars on the road junction with Sheepcotes Lane. In addition the mature trees (principally lime, whitebeam and Norway maple) along the verges add considerably to the visual attractiveness of the area.

There is a roughly square area of open grass with a number of ornamental trees on the north-west corner of the Silver Street/Boars Tye Road junction, with a corresponding small triangular area opposite. These are the only open spaces in Area 9.

Important views:

The views up Silver Street to the houses at the junction, and the views from the junction down Silver Street are of significance. Views out from the area are largely curtailed by curves in the road.

Detracting elements:

The Listed Buildings Craig Angus and Le Chateau are in poor repair and both are on the Buildings at Risk register (ECC 2013). Craig Angus has largely disappeared into the surrounding unkempt garden vegetation and is hard to see from the road. What could be seen showed signs of deterioration and decay. Le Chateau similarly shows signs of lack of upkeep, with work needed on the paintwork and plaster, and evidence of damp, particularly around the parapet and the flat roof. A number of the listed buildings on Silver Street are also looking rather tired and in need of re-painting, some are showing signs of damp in the form of cracked and stained plaster and paintwork. This is particularly noticeable on the north-facing frontages on the south side of the street.

The northernmost listed barn is in industrial use operated by Nordic Timber. The wood-yard occupies the same site and structures as the original Crittalls Builders Yard for Silver End. Part of it is visible from the public highway presenting an unkempt appearance. It is however an employer within the village.

To the south of Sheepcotes is an area marked as a car park on modern maps. It formed part of the original part of the garden of Le Chateau, is overgrown and unused and does nothing to contribute to the conservation area. Planning permission has been granted for this site, now known as car park adjacent to Deveron Lodge, for the erection of 12 new houses (Planning reference BTE/07/02612/FUL). Whilst the site has been moth-balled due to the recession, the development is expected to commence this year.

1.10 Overall Summary

Silver End is a rural village, with no major road running through it, and is unique in character. The conservation area encompasses the original Silver End Garden Village as developed by Francis Henry Crittall between 1926 and 1932 as a factory and housing for the workers.

The original settlement consisted of scattered farmhouses and the listed properties at the junction of Silver Street and Boars Tye Road, known as Boars Tye Farmhouse and associated barns and granary, are in the conservation area and date from the 17th century.

The other listed buildings in the conservation area consist of the three detached managers' houses on Boars Tye Road, and semi-detached worker's housing on the eastern half of Silver Street. These are all flat-roofed, two-storied, brick-built, painted white and designed in the International Modern style of the late 1920s. Privet hedges to the front of properties and grass verges with trees lining the road add to the character.

The rest of the original Garden Village comprises more flat-roofed housing along the rest of Silver Street, part of Broadway and on Francis Way, and contemporary pitched-roof housing in the rest of the conservation area. All these properties are locally significant and most of these houses also have privet hedges to the front and the roads have grass verges with some trees. Measures should be taken to ensure that they are not put at risk through inappropriate alterations.

There are also a few pockets of modern housing within the conservation area which have been sensitively designed and do not detract from the overall character.

The historic landscape and settlement pattern survives well, although there has been field boundary loss (largely post-1950s) across the area. Special care should be taken to protect the remaining areas of open space in the conservation area.

There are three important open spaces within the conservation area, consisting of the playing field, sports ground and Memorial Gardens. There are some tree preservation orders within the conservation area, and other significant, mature trees. There is a smaller open area around St Francis' Church.

Most of the views are along the roads within the village, with some views into and across the playing field and sports ground. Views to open country can only be seen from beside the school.

Detracting elements have been described and the manner in which these could be dealt with is described in the table set out in the management plan.

2 Part 2 - Management Proposals

2.1 General Planning Controls and Good Practice in the Conservation Area

The general controls and national legislative framework has already been described. Against this background the Council's Development Management staff process planning applications assisted by the Essex County Council's Conservation Officer.

Planning applications are currently considered against policies set out in the Braintree District's Local Plan Review (adopted 2005). The Council is in the process of preparing a Local Development Document, which will eventually supersede the Local Plan Review in its entirety, the adoption of which is anticipated summer/autumn 2014.

An Article 4 Direction was applied to Silver End Conservation Area in 1983:-

HOUSEHOLDER APPLICATIONS SILVER END CONSERVATION AREA VALIDATION REQUIREMENTS

An 'Article 4' Direction applies in Silver End which removes the right to carry out development which is normally permitted under the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This affects replacement front and side doors, windows on the front and side elevations, replacement fencing to the front or sides, construction of parking spaces/driveways and the painting of the exterior.

Set out below is the relevant information that you are required to submit with your planning application. This information is required to ensure your application is validated and can be determined in accordance with the legislation.

National Requirements

- *Application Form – includes Certificate of Ownership*
- *OS Plan (1:1250 or 1:2500) with the application site outlined in red*
- *Scaled Block Plan (1:100 or 1:200) (not required for windows or doors)**
- *Elevations/photographs*
- *Details of proposed new windows or doors*
- *No fee is required*

****For applications for driveways, the block plan should include the dimensions of the proposed hard-standings. For further information please see the Silver End Conservation Guide.***

Local Requirements

- *Tree Survey (if trees are to be affected by the proposed development)*

2.2 Planning Control and Good Practice, Listed Buildings

There are 22 listed buildings or groups of buildings, these are shown on Fig. 25.

The listed buildings in the Conservation Area can be divided into two distinct groups. Firstly there are the 17th century timber framed properties known as Boars Tye Farmhouse, and the associated former granary and barns. Secondly there are the 'Modern Movement houses' associated with Silver End Garden Village.

With the 17th century structures the remaining historic structure should be maintained and any repair works should be carried out in the traditional manner. With the 20th century buildings any repair or maintenance should be in keeping with the original structures, particular care should be taken in ensuring that windows, doors and other architectural details are in keeping with the original designs for these structures.

Good practice advice to applicants is to follow the Silver End Conservation Guide and the Article 4 Direction for Silver End. In addition, English Heritage also provides advice on Listed Buildings and Conservation Areas (<https://www.english-heritage.org.uk/your-home/>). A pre-application discussion with the Essex County Council's Conservation Officer is advised to establish parameters.

2.2.1 Potential Listing

Most buildings in the Silver End Conservation Area are not listed, but form an integral component of the Conservation Area. A number of individual structures could be considered as candidates for further listing, either nationally or on a Local List. These could include Manors, Power house, Crittall Factory Building, and the memorial gardens railing and gates and the School railings.

2.3 Planning Controls and Good Practice in respect of other buildings that make an important architectural or historic contribution

As stated above most buildings in the Silver End Conservation Area are not listed, but form an integral component of the Conservation Area. They were designed and constructed at the same time as the Listed 20th century examples and are either also in the 'Modern Movement' style or in a contemporary early 20th century style. Buildings in a conservation area cannot be demolished without consent. The appraisal has identified significant non-listed buildings that make a positive contribution to the conservation area. Because of the important architectural or historic contribution these buildings make to the conservation area, any application involving their demolition will normally be refused. Original outbuildings where not visible from the road have not been recorded, but may make a contribution to the overall history of the Conservation Area.

Within the conservation area, a number of buildings have had inappropriate modern window or door replacements. Occasionally, the original porch detailing has been replaced with inappropriate modern structures. There have also been some changes to boundary treatments (hedges and gates) and the visual intrusion of television aerials and satellite dishes is also an issue on some buildings. Good practice by

responsible owners will be necessary to maintain the quality of the Conservation Area and to avoid its gradual erosion on a piecemeal basis. The Council's Conservation Officer will offer advice on request.

It is recommended that the boundaries for the Article 4 Direction are the same as the Conservation Area boundaries.

2.4 Planning Control and Good Practice, Important Open Spaces, Trees and Groups of Trees

Silver End Conservation Area has several defined open spaces, consisting of the playing field and allotment gardens, the sports ground, the Memorial Gardens, and the area of open ground around St Francis' church. These have been described in detail in the character analysis. Although views into these areas are limited from the surrounding roads, many of the houses back onto playing field and sports ground, providing important open views to those properties.

A handful of trees in gardens, and a line of trees along Boars Tye Road are protected by Tree Preservation Orders. Conservation Area status protects all other trees above a certain size as described earlier. Owners have to consult the Tree Officer before undertaking any work to these TPOd trees and trees in the conservation area. The tree-lined verges contribute materially to the Garden Village character of the Conservation Area, as do those within private gardens, many of which are visible either from the Sports Ground or Playing Field or the public highway.

2.5 Proposed Controls in Respect of Other Distinctive Features that make an Important Visual or Historic Contribution

The verges along most of the roads are also important. The trees planted in the verges and the front hedges of many of the houses contribute to the garden village character of Silver End. Hedges play a vital role in softening boundaries and reinforcing this character. Boundary treatments, especially hedges should therefore be protected.

2.6 Enhancement Proposals to Deal with Detracting Elements

Detracting element	Location	Proposed Action
High priority		
Parking on the grass verge causing erosion and rutting	Particularly bad in Valentine Way and School Road, present to a lesser extent in other locations	A range of options are currently being considered including off-road parking in the verge on both sides of the road (tarmac construction) and the lowering of kerbs and installation of grasscrete. The option of parking provision within the Crittall factory site for the properties which back on to it could also be considered. School Road/Valentine Way have been identified as an environmental improvement area in the draft/emerging Local Development Framework.
The Crittall Factory site is a derelict brownfield site,	Crittalls Factory Site, Western Road	This area has been designated for re-generation and this option should be pursued. Any development on the site should be in keeping with the Conservation Area
The Finishing Company factory does not appear to be in use and is architecturally unsympathetic to the Conservation Area	The Finishing Company factory, Western Road	This area has been designated for re-generation and this option should be pursued. Any development on the site should be in keeping with the Conservation Area
Craig Angus and le Chateau are on the Heritage at Risk Register	Junction of Boars Tye Road and Silver Street	Liaise with owners to repair the buildings, consider the options for compulsory purchase
Desirable		
Silver Street Listed Buildings in need of low-level maintenance and some re-painting	Silver Street	Liaise with owners to ensure building regularly maintained
'Car-park' on Sheepcotes Lane overgrown and unused	Sheepcotes Lane	Planning Permission has been granted.
The shopping precinct is architecturally poor and in need of some refurbishment.	Broadway	A design brief has been prepared for this area and work has already been undertaken to the front of the shops. Ensure

		maintenance kept up, if opportunity arises replace with more architecturally sympathetic structure
Loss of hedgerows as boundary feature	Particularly evident in Grooms Lane and Western Road, but also present in other locations throughout the Conservation Area	Liaise with owners regarding replacement planting, encourage retention and maintenance of surviving examples
Gaps in the tree-planting along the verges	Throughout the Conservation Area	Where gaps appear in the tree planting replacement trees of a type similar to those already in use in the Conservation Area should be planted
Nordic Timbers woodyard frontage is unkempt and cluttered and the listed barn largely obscured	Boars Tye Road	Liaise with owners to ensure frontage aspect improved and that the Listed barn is regularly maintained
Inappropriate door and window treatments	Throughout the Conservation Area	Liaise with owners to ensure that replacement doors and windows conform to the Silver End Conservation Guide.
Inappropriate driveways	Throughout the Conservation Area	Liaise with owners to ensure that driveways conform to the Silver End Conservation Guide
Inappropriate extensions	Throughout the Conservation Area	Liaise with owners to ensure that any extension or porch conforms to the Silver End Conservation Guide
Loss of ancillary structures such as original wash-houses and garages	Throughout the Conservation Area	Manage through the planning process, encourage retention and maintenance of surviving examples
Visual intrusion of satellite dishes and aerials	Throughout the Conservation Area	Liaise with owners to ensure that these are placed as unobtrusively as possible

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Appendix 1: Silver End Conservation Area Appraisal Arboricultural Assessment

Prepared for: Braintree District Council

Date: 17th December 2013

Version: 1.1

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Introduction

Richard Havis Senior Consultant (Historic Environment) Essex County Council Place Services (PS) has been instructed by Braintree District Council to undertake a Conservation Area (CA) Appraisal of Silver End including arboricultural input in relation to an assessment of the general composition and condition of trees within the CA boundary including the status of any existing Tree Preservation Orders (TPO).

A plan of the CA including boundaries and the location of any TPO's is shown on Drawing No. 1.1 attached as **Appendix A**.

The CA is split into nine subsections, each of these were surveyed independently and data given for each subsection.

The scope of the assessment and specification for tree data collection is as follows;

- What species and condition the trees that have TPOS are in
- What species are present and an approximation of their percentages
- The age range of the trees – are they newly planted or do they date to the 60s or the start of the village (1920s) or pre-date it
- The general condition of the trees
- Are any of the trees worthy of TPO
- Condition of hedges and what species predominate
- Any recommendations for further or replacement planting
- Any other notable features of the tree stock

The site was visited by a Place Services Specialist on the 11th and 12th December 2013. Only general defects and the overall condition of the tree stock were assessed.

Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. The assessment of risk for any tree is based upon factors evident at the time of the inspection and the interpretation of those factors by suitably qualified inspectors.

The assessment undertaken was not a safety survey and it is recommended a full tree safety audit detailing health, condition and safety of trees is undertaken by a suitably qualified inspector on a basis commensurate with the level of risk posed, preferably annually or biennially in this instance.

The trees viewed and included were only those visible from public land. Rear gardens and species to the rear of the school and industrial estates were not included in the assessment.

Background

Silver End was designed in the 1920s as a Garden Village in the modernist style by the Crittall family. Trees, gardens and open spaces were integral to the overall vision for the village. The Conservation Area comprises the whole of the original village, including playing-fields and public gardens.

Area 1

This comprises Valentines Way, School Road, Leicester Court, Stretford Court and the village primary school.

There were no existing TPO's within this subsection.

The species composition breakdown is shown in **Table 1A** below.

Species	Age Range	Approximate Composition Percentage	Overall Condition
Whitebeam (<i>Sorbus aria</i>)	Mature	30%	Fair condition, some trees have been replaced and the new plantings seem to be establishing successfully.
Norway maple (<i>Acer platanoides</i>)	Young	40%	Good condition
Mixed species including <i>Sorbus sp.</i> and <i>Prunus sp.</i>	Middle Aged	30%	Good condition

Table 1A – Species composition

Valentines Way comprises an avenue of mature whitebeams in fair condition, there were a small number replacement plantings where existing trees had been removed. Verge parking was the predominant issue here as many cars were parked on the grass verge which is likely to be causing damage to the rooting areas of the trees and localised compaction. The majority of the trees here were in the last third of their useful life expectancy and it would be prudent to implement a program of replanting

where spaces exist in order to ensure the future appearance of the avenue. Any replanting should be with the same species (*Sorbus aria*).

School Road is comprised of mixed species plantings predominantly young Norway maple (*Acer platanoides*) and middle aged *Sorbus sp.* As with Valentines Way parking on the verge is an issue however there is space for replanting some of the failed trees. Most trees were in good condition and there is an opportunity for tree guards and stakes to protect the younger trees whilst they establish.

The two small cul-de-sacs; Leicester Court and Stretford Court have a single planting located on the roundabout at the end one English oak (*Quercus robur*) and one cherry species (*Prunus sp.*). Both are mature and in fair condition.

The school itself was only viewed from the frontage and a number of mature cherries were present amongst some individual specimen ornamental trees. These appeared in good condition.

The hedges in this sub-section are in good condition and predominantly privet (*Ligustrum ovalifolium*) with some mixed conifer species (*Chamaecyparis lawsoniana*) and *Lonicera nitida*.

Area 2

This comprises the southern section of Boars Tye Road, Grooms Lane and the church.

There was one existing TPO's within this subsection which in the rear garden of 49 Grooms Lane. This is a mature tree of heaven (*Ailanthus altissima*) however the tree has been heavily pruned and has had one large stem removed where decay is now present. There may be merit in reviewing this TPO in the near future.

There is an even mix of species in this sub-section with the only dominant species being a row of middle aged fastigiate hornbeams (*Carpinus betulas* 'Fastigiata') and one individual London plane (*Platanus X hispanica*) which run along the west verge of Boars Tye Road fronting the disused industrial estate. These appear to be healthy and in good condition. The remaining trees are mainly located on the green adjacent and opposite the church and are a mixture of poplar (*Populus sp.*), Lawson's cypress cultivars (*Chamaecyparis lawsoniana*), and *Sorbus sp.*

There is a small amount of verge space for planting on the southern section of Grooms Lane which would be suitable for *Sorbus sp.* or *Prunus sp.* and be in keeping with the CA planting scheme.

The only notable hedging is the unmaintained beech (*Fagus sylvatica*) hedging which fronts the disused industrial estate along the west side of Boars Tye Road. Although this is unmanaged it appears healthy and in good condition.

Area 3

This comprises the industrial estate to the south of the conservation area which appears to be mainly disused.

The only notable tree feature in this sub-section is a row of mature Lombardy poplars (*Populus nigra* 'Italica') which are located along the northern boundary of the industrial estate along Temple Lane. These appear healthy apart from some deadwood in the crowns. However they are only partly visible above the fence hoardings and the view of the lower part of the stems was obscured.

There are no existing TPO's in this sub-section.

Area 4

This comprises the middle section of Boars Tye Road, Temple Lane and the bottom end of the Broadway.

The species composition breakdown is shown in **Table 2A** below;

Species	Age Range	Approximate Composition Percentage	Overall Condition
Common lime (<i>Tilia X europaea</i>)	Mature	30%	Good condition, low pollards
Lombardy poplar (<i>Populus nigra</i> 'Italica')	Young	40%	Good condition – recent plantings part of group subject to TPO
Mixed species including <i>Sorbus sp</i> , <i>Betula pendula</i> , <i>Crataegus monogyna</i> , <i>Fraxinus excelsior</i> and <i>Prunus sp</i> .	Middle Aged	30%	Fair condition – some older thorns will need replacing in the next 10+ years

Table 2A – Species composition

Temple Lane has significant verge space for replanting should this be desirable. This verge would be suitable for mixed planting of medium/larger species including *Betula pendula*, *Acer campestre/platanoides*, interspersed with smaller flowering ornamentals such as *Prunus*, *Crataegus sp*. it was noted that there are some vacant tarmac planting pits at the bottom of The Broadway which could be replanted.

The TPO's within this section are on two mature oaks on Temple Lane which apart from some deadwood within their crowns are both in reasonably healthy condition for

their location in the highway. There is also a group of young Lombardy poplars on Boars Tye Road. These TPO's are fully justified at this time.

The hedging in this section is predominantly privet (*Ligustrum ovalifolium*)

Area 5

This sub-section comprises the west side of the southern end of The Broadway and the sports ground. The library and shops are also within this sub-section.

The species composition breakdown is shown in **Table 3A** below;

Species	Age Range	Approximate Composition Percentage	Overall Condition
False acacia (<i>Robinia pseudoacacia</i>)	Mature	20%	Fair condition, some major deadwood and dieback present, evidence of previous limb loss – trees are in the final 1/3 of the useful life expectancy.
False acacia (<i>Robinia pseudoacacia</i>)	Young	20%	Good condition. New plantings – to succeed the mature trees behind
Horse chestnut (<i>Aesculus hippocastanum</i>)	Mature	40%	Good/fair condition, evidence of leaf minor in leaf litter which would be expected – two trees to rear of Silver Street appear to be subject to TPO's
Mixed species including <i>Quercus robur</i> , <i>Pyrus calleryana</i> and <i>Catalpa bignonioides</i>	Mature – young pears	20%	Good condition – Oak and Indian bean tree are important feature trees, could be considered for TPO

Table 3A – Species composition

The notable trees in this sub-section are the two Indian bean trees (*Catalpa bignonioides*) and individual English oak (*Quercus robur*) (Fig. 1A) to the front of the children's centre and Library complex. These maybe worthy of TPO, however the site is a Conservation Area so they are afforded statutory protection from this.

In addition along the front of the shops there are some recent plantings of callery pear (*Pyrus calleryana*) which should be maintained until properly established.



Fig. 1A Village Hall plantings

The playing field comprises horse chestnut boundary trees (two of which appear to be subject to TPO) and to groups of *Robinia pseudoacacia* described in **table 8a**.

Hedging is a mix of beech (*Fagus sylvatica*) and Privet (*Ligustrum ovalifolium*) in good condition.

Area 6

This section is arguably one of the most important sub-sections in respect of trees as it includes the Memorial Gardens where many of the mature feature trees are located. In addition this sub-section includes Francis Way, The Manors and the south eastern section of The Broadway.

The trees within the memorial Garden are mainly in good condition and are varied in species.

The most notable feature trees are the boundary plantings of mature interspersed common lime (*Tilia X europaea*) and horse chestnut (*Aesculus hippocastanum*) (Fig. 2A), the avenue of Lombardy poplars (*Populus nigra* 'italica') (Fig. 3A) bisecting the Gardens from Francis Way to The Broadway and the group of middle aged beech (*Fagus sylvatica*) close to the playground. These all appear to be healthy and in good condition with the exception of one poplar which looks to have failed in the recent storms, and one horse chestnut with bracket fungus.



Fig. 2A



Fig. 3A

Memorial gardens always offer the opportunity for new plantings and feature trees – community plantings are also an opportunity for this area.

The remaining parts of the sub-section include Francis Way and The Manors. Tree species here are mixed and contain equal variation of young callery pear (*Pyrus calleryana*), middle aged birch (*Betula pendula*) and cherry (*Prunus sp.*) and mature ash/oak (*Fraxinus/Quercus*). These all appear in good condition and there is further verge space for planting on Francis Way.

The TPO's in this section are a Cedar (*Cedrus sp.*) to the rear of The Broadway and two pines (*Pinus sp.*) (Fig. 4A) to the rear of the Manors both TPO's are justified.

Hedging is a mix of beech (*Fagus sylvatica*) and Privet (*Ligustrum ovalifolium*) in good condition.



Fig. 4A

Area 7

This sub-section mainly comprises Silver Street and the northern end of the Broadway.

The notable feature within this sub-section is the avenue of mature *Robinia pseudoacacia* along Silver Street. These are suffering as a result of their location in a narrow verge and are in the final 1/3 of the useful life expectancy. In addition to deadwood and epicormic growth issues, it was noted some decay fungi was present on two trees (*Laetiporus sulphureus*) and a tree safety audit should be undertaken.

There may be an option to replace these trees individually over a period of time, removing those with the most significant defects first and replanting like for like and allowing for reestablishment.

The remaining trees are in reasonable condition and the species composition breakdown is shown in **Table 4A** below;

Species	Age Range	Approximate Composition Percentage	Overall Condition
False acacia (<i>Robinia pseudoacacia</i>)	Mature	30%	Fair condition, some major deadwood and dieback present, evidence of previous limb loss and pruning works – trees are in the final 1/3 of the useful life expectancy. Decay fungi present on two trees
Norway maple (<i>Acer platanoides</i>)	Middle aged	20%	Good condition
Cherry sp. (<i>Prunus sp.</i>)	Mature	40%	Good/fair condition, trees are within the final third of their useful life expectancy – adequate verge space to facilitate new plantings to succeed the aging cherry's, these should be like for like replacements
Mixed species including <i>Populus sp.</i> , <i>Pyrus calleryana</i> , <i>Sorbus sp.</i>	Middle aged	10%	Good condition

Table 4A – Species composition

The hedges in this sub-section are in good condition and predominantly privet (*Ligustrum ovalifolium*) with some mixed conifer species (*Chamaecyparis lawsoniana*) and *Lonicera nitida*.

Area 8

This sub-section comprises the playing fields to the north of the CA and some of the new housing development.

There are limited trees of any particular note, the new housing development contains a limited number of new ornamental plantings of an equal split of callery pear (*Pyrus calleryana*) and cherry (*Prunus sp.*).

The playing field has scattered boundary trees, predominantly sycamore and field maple (*Acer pseudoplatanus/campestre*) these are middle aged and appear in reasonably healthy condition. There is scope for further planting around the field boundaries.

There are no existing TPO's in this sub-section and the hedging is predominantly mixed species thorn scrub.

Area 9

This sub-section comprises the eastern section of Silver Street, the northern section of Boars Tye Road, a disused car park and the other half of the development described in sub-section 8.

The section of Silver Street included contains low lime pollards (*Tilia X europaea*) in good condition.

The remainder of the sub-section is a mixture of species with the *Populus sp.* around the old car park and on Boars Tye Road being the most dominant and a further few scattered mature oak (*Quercus robur*), Norway maple (*Acer platanoides*) and *Sorbus sp.* towards the new housing development.

The group of Lombardy poplars (*Populus nigra* (Italica')) opposite the church on the corner of Sheepcote are subject to a group TPO. However they appear in poor condition with at least two having failed and fallen back into the car park. These trees should have the ivy removed and be subsequently inspected to assess their safety.

The hedges in this sub-section are in good condition and predominantly (70%) privet (*Ligustrum ovalifolium*) with some mixed conifer species (*Chamaecyparis lawsoniana*) and *Lonicera nitida*. (30%).

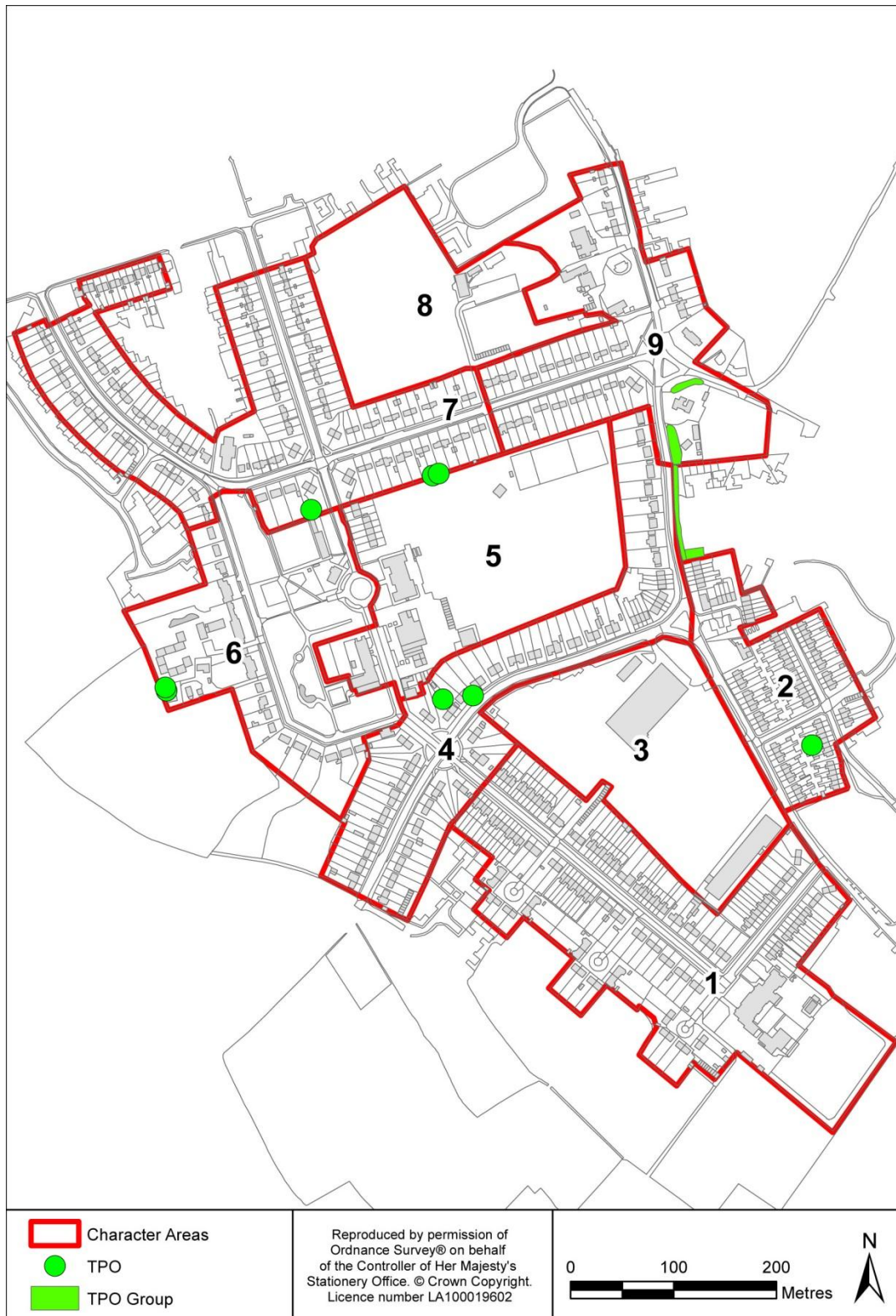


Fig. 5A Site Plan and TPO Location

Ash dieback

The ash trees included in the survey did not appear to be showing symptoms of ash die back. However, it is likely that they will be susceptible to the disease and therefore care should be taken with any future decisions relating to their management.

The disease was diagnosed in the UK in 2012 and infected trees have been found in Essex. The airborne fungal spores can be spread on the wind, so it is possible for other ash trees to become infected in the county. For further information on the disease and current management guidelines, see the Forest Research website <http://www.forestry.gov.uk/forestry/inf-d-8udm6s> .

