

Langford and Ulting

EB025



This appraisal was carried out in November 2014.

The parish of Langford & Ulting was divided into five areas:

- Chelmer & Blackwater Navigation
- Langford Conservation Area
- Ulting
- Fields and dispersed houses
- Parkland



Prepared by Steering Group members

Landscape Character
Assessment

2014

Contents

Introduction.....	1
1. The Chelmer and Blackwater Navigation	1
2. Langford Conservation Area	1
3. Ulting.....	1
4. Fields.....	1
5. Parkland	1

LANGFORD & ULTING NEIGHBOURHOOD PLAN

LANDSCAPE CHARACTER ASSESSMENT

Introduction

At a meeting with our planning consultant, Ann Skippers, in September 2014 it was decided that a Landscape Character Assessment of the Parish should be carried out to inform the Neighbourhood Plan Evidence Base.

The assessment draws on the existing published documents available including the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, the Chelmer and Blackwater Conservation Area – Landscape Character Assessment, Langford Conservation Area Review and Appraisal and the Maldon District Historic Environment Characterisation Project (see sections below for further detail). These documents are part of the evidence base for the emerging Maldon District Local Development Plan and are therefore important to this assessment which further sub-divides the area into a finer grain of characterisation.

The study focuses on the experiences and perception that the assessors have of the landscape and surroundings. As well as reviewing the elements that make up the character, that is the physical nature of the landscape and its land use, the experience of living within the area and of driving or walking around it has also been considered.

The report divides the landscape into five areas of specific landscape character. (See Map – Langford & Ulting - Character Areas on next page)

Langford & Ulting - Character Areas

Legend

 Parish Boundaries

Conservation Areas

 Chelmer and Blackwater Navigation

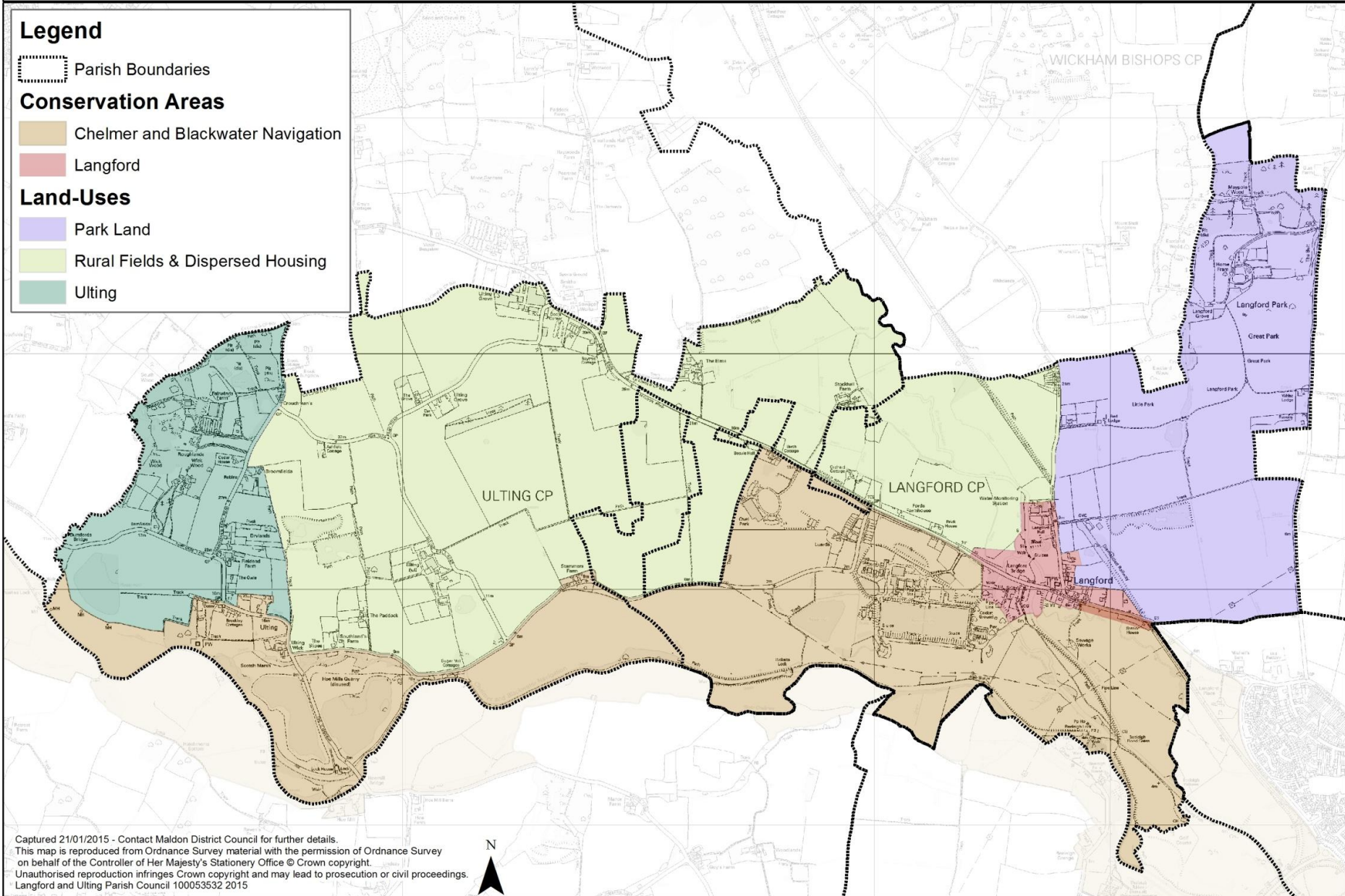
 Langford

Land-Uses

 Park Land

 Rural Fields & Dispersed Housing

 Ulting



Captured 21/01/2015 - Contact Maldon District Council for further details.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Langford and Ulting Parish Council 100053532 2015

1. The Chelmer and Blackwater Navigation

“A7: The Lower Chelmer Valley

Key Characteristics

- Shallow valley.
- Predominantly arable farmland on the valley slopes.
- The Lower Chelmer where it meets the River Blackwater has gentle valley sides.
- Overall strong sense of place and tranquillity away from Maldon and the A12 and the railway line.
- Mixture of arable with pastoral fields on the valley floor.
- The Lower Chelmer where it meets the River Blackwater has a wide flat valley floor
- Extensive linear poplar and willow plantations are a distinctive feature in close proximity to the river.

Overall Character

The lower reaches of the River Chelmer between Chelmsford and Maldon are open in character, with a wide floodplain with gently sloping sides. South of Langford the narrower meandering River Blackwater joins the wider more mature River Chelmer to flow towards Maldon. Medium to large scale arable and pastoral fields with a regular pattern dominate its length. Hedgerows with frequent hedgerow trees delineate their boundaries. In places the hedgerows are thick but fragmented. Where roads cross the river valley ditches with banks that are often vegetated with hedgerows bound them. Tree cover is high along the banks of the river with willow and poplar plantations common as well as pockets of wet alder/willow woodland. The majority of the river valley floor is sparsely populated adding to its open character. Small settlements are dispersed along or clustered around the few bridging points. Within the valley floor are a series of reservoirs in proximity to the river. There is an overall sense of tranquillity throughout the character area, with several quiet rural lanes winding through the landscape.

Visual Characteristics

- The views are open and occasionally panoramic in the lower reaches of the river valley where they are unconstrained by hedgerow trees.
- Views along the valley corridor are framed.

Historic Land Use

Evidence of historic land use within the Character Area is dominated by a predominance of medium to large pre-18th century fields with straight boundaries, including 18th to 19th-century enclosure in the south of the area, and with a pocket of small irregular fields to the northeast. On a micro-scale there is a considerable degree of co-axiality in their layout, usually relating directly to the immediate topography. The river valleys are marked by enclosed water meadows. Historic dispersed settlement pattern of scattered farmsteads, isolated manors with some nucleated hamlets.

Ecological Features

This Character Area is dominated by intensive and widespread arable agriculture. The area contains 10 sites of nature conservation value, including:

- Ten County Wildlife Sites along and including the River Chelmer of running water, wetland, grassland and semi-natural woodland habitats.
- Four areas of ancient woodland.”¹

“The Chelmer and Blackwater Navigation Conservation Area forms the central element of the lower Chelmer Valley which is a major landscape feature with scattered trees and traditionally characterised by water meadows. It runs from within Chelmsford to Maldon and then extends through Maldon to Heybridge Basin on the coast. It lies between the boulder clay plateau to the north and the wooded slope of Danbury Ridge to the south. Only a minority of it is now grazed, most of it having been converted to arable or miscellaneous other uses, including significant set aside. In places hedge removal has been significant and traditional character has

¹ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, Chris Blandford Associates, September 2006, pp 145 - 147

been lost. In places the traditional field pattern remains untouched, but where land use has changed this may lead to hedge removal. Changing policies towards agriculture may affect land use.

Zone 6: Little Baddow to Hoe Mill Lock (p 13)

As a character zone, this is quiet, rural, remote from development and has the most valuable landscape of the Conservation Area. Most of it occupies what is clearly the flat bottom of the valley between large slopes, presenting an interesting combination of land forms. Views up onto these slopes are important to the character. These views are more obvious from those parts of the zone that are away from the navigation itself. Danbury Hill which forms the southern slope, is heavily wooded. Where the northern slope is within Braintree District it appears to be thick with trees because of the many hedges there.

Bat Willows constitute the bulk of trees. Apart from trees lining the banks there are small additional areas of tree cover. At the east end of the zone (Ulting), there is the beginning of a stretch of mixed native waterside vegetation and this creates an attractive tree-lined water body.

Use of the Navigation at Hoe Mill Lock for mooring boats is growing. This can be visually intrusive and would be more so if this spread to other rural locks.



Navigation at Ruses Lock (Parish boundary with Hatfield Peverel)



Looking south east from Ulting churchyard

Zone 7: From Hoe Mill Lock to Langford Pumping Station (p 14)

This character zone does not have large slope to north and south, as the section to the west of it does. It is more enclosed than the Chelmer and Blackwater Navigation Conservation Area west of Little Baddow Lock. This zone has more pasture that has been retained than other zones and there is considerably more mixed native vegetation along the water body's banks than elsewhere. However, enlarged arable fields that have not retained much distinctive riverside character are prominent on the north bank and can give an impression of a flat open landscape. Some neighbouring small fields are bounded by rows of poplar which seem acceptable.

The Hoe Mill Quarry has a different kind of landscape to the general agricultural one, and is visually separated by vegetation belts. It appears to be developing into a good wildlife habitat

A pipe bridges the river at one point forming a rather strange feature. Also the water body divides into two for the length of one field, adding interest.

Zone 8: Langford Pumping Station to Maldon (p 15)

This zone is currently in a very different condition to most of the Chelmer and Blackwater Navigation Conservation Area. It is taken over by a jumble of miscellaneous land uses. These include the Langford pumping station, Oval Park (hi-tech industrial site), cut grass, arable, woodland and a golf course with non-native trees and with little 'rough'. Various water bodies run parallel within this division. The Chelmer is joined by the Blackwater, which runs parallel to the Langford Cut (another water body) at Beeleigh, and the combined rivers then immediately split into the tidal river Blackwater and the man-made Navigation. Most of this zone would traditionally have consisted of low lying water-side fields, but some other traditional landscapes remain in this zone. Where the river is tidal this gives both it and its surroundings a different

character to elsewhere. In addition, the part of the zone to the south of the tidal section of river has a different landscape created by sloping ground, blocks of tree cover and small pastures. Thirdly, a disused railway separates an area of small fields in the north east from the rest of this zone. These fields are not currently in agricultural use but otherwise retain a traditional hedge pattern and landscape.

There is the Chelmer/Blackwater Meadows SINCS which occupies a narrow field between the Blackwater and Langford Cut. This has wildlife, landscape and recreational value. Tree belts on the bypass and the disused railway line are also a valuable feature.

The site of the old Langford pumping station has a different character to the neighbouring Langford Conservation Area. The west part is now used as the site for micro-chip manufacture and contains some landscape features which are worth conserving but which do not have much in common with surrounding countryside or influence on it. The east part is still used as a pumping station and is characterised by blocks of non-indigenous trees, grey rectangular concrete building, large rectangular concrete reservoirs and grass that is mostly close mown. It affects the neighbouring Langford Conservation Area by the noticeable block of trees at its south west and limited ugly structures at its south east corner.”²

“3.1.2 HECA 2 Chelmer Valley

Summary: This area comprises the Chelmer valley west of the urban area of Maldon. The area is notable for its widespread cropmarks visible in arable crops on the valley sides and floor. This area also contains the important Chelmer and Blackwater Navigation. Geologically this area is very complex, comprising brickearths, glaciofluvial sands and gravels, head deposits and alluvium.

A cropmark complex to the west of Langford has been interpreted as a Roman settlement with associated temple. In assessing these cropmarks to other excavated examples the material visible as cropmarks is a relatively low percentage of the actual deposits present. The evidence would suggest that the whole of the gravel terrace of the Chelmer Valley was densely occupied during the Prehistoric and Roman period. The potential for surviving below ground archaeological remains is high across the area. Environmental and waterlogged archaeological deposits are likely to exist within the valley bottom within and beneath the alluvium.

Medieval moated sites are relatively rare in this area compared with the rest of Essex. This area also contains the middle section of the Blackwater and Chelmer Navigation containing many monuments related to the running of the Navigation. It runs from the Chelmsford border down to its junction with the river Blackwater at Beeleigh and the Museum of Power, the former steam pumping station opened in 1929, at Langford. The industrial history of the Navigation and the adjacent water industry is an important part of the history of this area.”³

² From, Essex County Council, 1999 Chelmer and Blackwater Conservation Area – Landscape Character Assessment

³ Maldon District Historic Environment Characterisation Project, Essex County Council, 2008, pp 37,38



Hoe Mill Lock (east)



Hoe Mill Lock(west)



Looking towards Luards and Langford Treatment Works
(hidden in trees)



Langford Treatment Works



CML buildings from Hatfield Road



CML buildings from Ulting Lane



Oval Park entrance



The Cut joins the Navigation at Beeleigh Lock



Looking towards the Navigation from Langford village centre



Beeleigh Lock looking west



Waterworks houses in Ulting Lane



Waterworks houses in Ulting Lane

CHARACTER ASSESSMENT PROFORMA

Character Area – Chelmer & Blackwater Navigation

Date: 02/11/14

Assessors: I. Allen/J. Clemo

Information taken from 'Essex Landscape Character Assessment Final Report 2003', local knowledge and observation

LAYOUT	TOPOGRAPHY	SPACES	ROADS/STREETS/ROUTES
Winding lane hedged in part with some young trees but mainly narrow grass verges. Some isolated trees. Liable to flooding. Old hedges grubbed out in the late 1960s and the land is now ploughed right up to the road edge causing soil erosion and snow drifts	Wide flat river valley and gently rising up to CML land bordering the B1019 Very gently undulating landform. Large scale arable field pattern.	Open vista on either side Extensive linear poplar and willow plantations are a feature	Ulting Lane – narrow winding lane with several blind spots and sharp bends

GREEN & NATURAL FEATURES/ECOLOGY	LANDMARKS	BUILDINGS AND DETAIL
Line of poplars to south of Luards acting as a windbreak Canal – very wooded To west of Stammers Farm high hedges (some newer planting) and native ash trees Trees and high hedges after Sugar Mill Cottages heading west along the lane	CML Microsystems Plc buildings	Waterworks Houses (1-16 Ulting Lane) grouped around a central green. Houses for water workers. Nos. 1-8 (brick and pebble render) built in 1927, Nos. 9-16 built in 1954 (red brick) Luards Farmhouse (known as Hawks Farm in 1871) is believed to date from the 17 th Century. The construction is of timber frame under a tiled roof with more recent white weatherboard exterior elevations which give the house a more modern look than its actual age. Was a working farm within living memory, and it is probably not listed due to the many alterations. Substantial outbuildings and barns Stammers Farmhouse and stables – Grade II listed in 1953 (as Tanhouse Farmhouse) this building dates from the 16 th Century. Although enlarged extensively over the centuries it has lost none of its charm, being timber framed beneath a tiled roof. There are



Ulting Lane from junction with Crouchmans Farm Road

extensive outbuilding to this once thriving farm including a thatched barn (served by a separate access off Ulting Lane), a tractor and storage shed, a thatched coach house with boiler room and stables with tack room and storage. To the rear is a pony paddock. The 19th Century Cartlodge to the north east of the farmhouse was listed Grade II in 1985

Sugar Mill Cottages – 4 terraced cottages pebble dash, linear gardens and 1 wooden fence. Area behind the houses much reduced by erosion from the canal

The Paddock – red brick, tiled roof, set back from the road with paddock rail fences

Southlands Farm – Grade II listed (1985). 16th Century or earlier with 18th Century alterations and additions, this building is timber framed and brown weatherboard with red clay tiled roof. It is set back from the road with a very large garden

STREETSCAPE FEATURES	LAND USES	VIEWS
<p>Waterworks Houses – grouped around a central green. Some houses have low walls</p> <p>Stammers Farm – well-kept hedges, paddock rail garden area across the road with play equipment and stabling</p> <p>Southlands Farm –Low wooden picket fence</p>	<p>Arable/pheasant shooting land</p> <p>Willow trees for cricket bats</p>	<p>Long views – hedges</p> <p>Woodland – copses</p> <p>Willow trees along canal</p>

SUMMARY – WHAT ARE THE KEY DEFINING CHARACTERISTICS OF THIS AREA? POSITIVES? NEGATIVES?

The key defining characteristic of this area is its beautiful open countryside

Positive are the excellent walks along the canal and numerous footpaths and the magnificent views to be had. Hawthorn and blackthorn hedges provide a froth of blossom in the spring, and there are blackberries and sloes to pick in the autumn. The Sugar Mill Cottages stand as testimonial to the first sugar beet mill in England which was built in Ulting in 1832 by Robert and James Marriage in their attempt to promote the abolition of slavery by producing sugar by ‘free labour’. Sadly this venture was scuppered

by the plantation owners and cheap imported sugar. There is a marker on the canal bank to show where the mill once stood

Negatives would be the detrimental impact of the CML Microsystems works, and the speed at which some drivers travel down the lane irrespective of the narrowness of the lane and the blind spots and sharp corners. Pylon routes across the Lower Chelmer/Blackwater valleys are also detrimental to the openness of the area



View across the fields from Ulting Lane



Along the towpath



Work has started on eleven new houses on land adjacent to the Museum of Power

2. Langford Conservation Area



Aerial picture of the centre of Langford village

“C6 Blackwater/Brain/Lower Chelmer Valleys

Key Characteristics

- Shallow valleys.
- Predominantly arable farmland with well hedged medium to large fields.
- The Lower Chelmer, and the Blackwater near Maldon, have wide flat valley floors, and gentle .
- Extensive linear poplar and willow plantations are a distinctive feature.

Overall Character

The Lower Chelmer and the Blackwater, south of Langford, have wide floodplains with gentle slopes and are more open in character. Medium scale, arable farmland dominates throughout their length, with a predominantly strong pattern of hedgerow boundaries with frequent hedgerow trees. Tree cover is high along the banks of the rivers with willow and poplar plantations common as well as pockets of wet alder/willow woodland. Small settlements are dispersed along or cluster around a few key bridging points”⁴.

“Visual Characteristics

- The churches at Langford and Ulting form key landmarks along and across the river valley.
- The views are open and occasionally panoramic in the lower reaches of the river valley where they are unconstrained by hedgerow trees.
- Views along the valley corridor.

Historic Land Use

Evidence of historic land use within the Character Area is dominated by a mix of pre-18th century irregular fields probably of medieval origin and some maybe even older and pre-18th century co-axial fields, also of probable medieval origin. The valley bottom contains present and former enclosed meadow. The historic

⁴ Essex Landscape Character Assessment Final Report 2003, Chris Blandford Associates, 2003, p 96

settlement pattern is largely dispersed, comprising isolated manors, church/hall complexes, farms, moated sites and hamlets”⁵



Langford village looking east to village centre



Langford Mill



Langford Church



Langford village looking west to village centre



Langford village centre looking up Witham Road



Langford village centre looking east

⁵ http://www.brentwood.gov.uk/pdf/pdf_1181.pdf, Landscape Character of Maldon District, p 197

CHARACTER ASSESSMENT PROFORMA

Character Area: Langford Conservation Area

Date: 02/11/14

Assessor: I. Allen

Information taken from the Langford Conservation Area Appraisal and Management Plan, Local knowledge, British Listed Buildings Register and local maps

LAYOUT	TOPOGRAPHY	SPACES	ROADS/STREETS/ROUTES
<p>The crossing place of the large body of water gave the village its name – the Long Ford. The Conservation Area consists of the two main streets through the village – Maldon Road and Witham Road.</p> <p>The conservation area begins in the west at Langford Bridge (c. 1924). Maldon Road has an arrangement of detached houses set back from the road.</p>	<p>The conservation area is situated on flat ground just above the 5m contour in the floodplain of the two rivers and is prone to flooding</p> <p>The area is very rural with agricultural fields and hedging on both sides of the road giving a strong green character</p>	<p>There is a significant amount of open space between buildings and with the meeting of the two rivers</p> <p>The village hall has mature, well-kept grounds to the rear, leading to open farmland and the River Blackwater. To the side of the hall is a substantial car parking area and a front boundary of post and rail fence to the roadside appropriate to this rural area</p> <p>The lane running between the Museum of Power and Mill Cottage has open green space to both sides of the lane lined with willow trees</p> <p>There is significant space between buildings along Maldon Road with views to open farmland to the south of the main road</p>	<p>Maldon Road – the B1019 is a very busy road running between Hatfield Peverel and Heybridge. It is the main road from the A12 through the village</p> <p>Witham Road – the B1018 is a very winding road which runs from the junction of the B1019 at St. Giles’ Church, Langford, running up to Wickham Bishops</p>

GREEN & NATURAL FEATURES / ECOLOGY	LANDMARKS	BUILDINGS AND DETAILS
<p>There is an abundance of arable and pasture land, established trees and open farmland in the Conservation Area, a lot of which is hidden from the road by the larger buildings</p>	<p>St. Giles’ Church – 11th Century – Grade II* listed</p> <p>Langford Mill - 1879</p>	<p>Maldon Road</p> <p>Railway/Station Cottage – Grade II listed (1985). Cottage built c. 1840 has a painted brick façade and a hipped red plain tiled roof with left and right red brick chimney stacks.</p>



Langford & Ulting Village Hall



Museum of Power

Museum of Power - 1929

Langford Hall

This was used as the Stationmaster's house for Langford Halt when the railway ran between Maldon and Witham (before Dr. Beeching's axe)

Railway Bridge Cottage/Garden House – Grade II listed (1985) – 17th Century (or earlier) House with later alterations and additions, now split into two dwellings. It is timber framed and rendered with a red plain tiled roof with a central feature gable and a central red brick chimney stack

Langford Lee – 20th Century one and a half storey house built in 1920 with double garage extension with accommodation above to the east of the house. The front garden is open to the road with established trees dotted about

The Old Post Office – 19th Century but unlisted although it has many traditional features – rendered exterior, hand-made clay tiles, red brick chimney and picket fence to the side. There is a low front wall. At one time this was split into two houses with the other half called 'Rose Cottage'

Chesterton – 20th Century house (late 1970s) with concrete plain tiles on the roof and hanging tiles to the first floor with render below to ground level

School House/ The Old School – Built by the Architect Frederick Chancellor in 1874 in red brick the School has substantial brick chimneys and a belfry. These (now two) houses are not listed but contribute greatly to the character and appearance of the Conservation Area

Magnolia View – 20th Century brick and rendered bungalow set back from the road by way of a tarmac hard standing behind a timber farm gate. There is a hedge to the front and close boarded fence to the side. There is a very small garden to the rear overlooking open fields



River Blackwater from bridge at Langford (south)



River Blackwater from bridge at Langford (north)

The General Stores/Homestead – Grade II Listed (1959) This 18th Century building, timber framed and rendered with a red plain tiled roof and a right red brick chimney stack. There is a square attached rear chimney stack and a 19th Century bay shop window to the front. It was once the village shop although is now in very poor condition

The Croft – A 20th Century one and a half storey house with extensions on both sides. There is an established hedge to the front roadside boundary with a wide grass verge and a large garden to the rear bordering on the Graveyard

Church of St. Giles' – Grade II* listed (1959). At the centre of the village this 11th Century church has a picket fence to front and east sides, with a post and rail fence to the north. The western side is the wall of Mill House. It has the only extant mediaeval western apse in Essex, and possibly in England

Graveyard – established in 1930. A traditional line of established yew trees border the path and a picket fence to the front

Langmere – 20th Century one and a half storey house, built of modern brick with a concrete pantile roof. It is set back from the road behind well-established trees and hedging. The established rear garden runs alongside Langford Cut

Langford Mill – 4-storey brick replacement for original mill which burned down in 1879. It comprises red Flemish bond brickwork to the lower floors and yellow stock bricks to the upper floors. The lucam is of white weatherboard

Mill House and attached railings enclosing front garden – Grade II listed (1985) Mill House originates from the 17th Century with an 18th/19th Century front range. It has had a chequered history; built as the Mill Owners' house, it



Small business units at Langford Hall



The ford

became a hotel, an old-people's home, a centre for asylum seekers, and has now returned to being a hotel

Mill Cottage – late 18th Century detached cottage (extended) built with Flemish bricks. Front boundary has low brick wall with high fence inside. Well established garden runs down to the (now disused) Cut. This was once the 'White Hart' beer house. The road beside it runs down to the Golf Course

Village Hall – single storey 19th century converted cow shed fronting the main road, built of red detailed English bond brickwork with a slate roof. It has a large car park and grassed area at the rear bordering the river

Museum of Power – scheduled ancient monument No. 220 – built in 1929 as Langford Water Works the steam pumps supplied treated water to the Southend area up until the 1960s, and the building became a scheduled ancient monument in 1986. It is an impressive yellow stock brick building and is now open to the public as the Museum of Power. It has extensive grounds with mature trees and shrubs

Witham Road

1 & 2 Church Cottages – Grade II Listed (1985) – A pair of 17th Century semi-detached cottages with rendered finish and red plain tiled roof outshot to rear. It has a rear red brick chimney stack with attached square shafts and an external stack to the left with picket fence to frontage and hedges to the sides

Melita – a 20th Century yellow stock brick built bungalow with concrete tiled roof, set back from the road in an established garden setting

Brierley – 20th Century rough cast white rendered house with red plain tiles on the roof. It has a small front garden and



Langford village centre



Narrow section of B1019 in village centre

medium sized rear. No fencing or hedging to frontage

Boswells – 20th Century red brick-built house with red plain tiled roof built in the 1980s. Shares gravel courtyard with Willow Barn and White Gables. Large red brick garage extension fronts onto the road

Willow Barn – Originally known as ‘Byrons Barn’ this 16th Century barn was part of a farmyard belonging to Langford Hall until it was converted into a house. It is timber framed clad in weatherboard with left and right outshuts to the front. A low brick wall separates the barn from the other two houses within the courtyard

White Gables – A large 20th Century detached house which forms the third of the three houses grouped around the courtyard. Its large double garage abuts the road

Langford House – The Langford Conservation document describes this as ‘...a detached 20th Century house built in the traditional form’ however it really two 19th Century farmworkers’ cottages converted into one house. Large iron gates and high hedges keep this private from the road

Langford Hall and Barns – Grade II listed (1953). An impressive detached farmhouse with an 18th Century red brick façade, but a much earlier origin. It has part of a moat still in existence in the garden. The 18th /19th Century stables are also Grade II listed and back onto the B1019. This is a single storey traditional outbuilding, timber framed and weather boarded with handmade red clay plain tiles on the roof. The Cartlodge is also 18th /19th Century and Grade II listed, as is the 17th Century barn which follows the Cartlodge along the road. This is black weatherboarded with a plain red tile roof and has now been converted into office use

STREETSCAPE FEATURES	LAND USES	VIEWS
Grounds of the Museum of Power	Originally this had municipal planting, as was the policy of the water company, but now it is run as a museum the mature trees and shrubs are carefully managed for the benefit of wildlife and visitors are encouraged to walk through the gardens	Largely across fields to the River Chelmer

SUMMARY – WHAT ARE THE KEY DEFINING CHARACTERISTICS OF THIS AREA? POSITIVES? NEGATIVES?
<p>The key defining characteristics of this area are its landmark features. The church is unique in Essex in having the only extant original western apse and is a lively working building with regular services and other social events. It now houses a small non-profit making community shop in the vestry.</p> <p>The old General Stores and Homestead, which was once the village shop, is very poorly maintained and detracts greatly from the beauty of the Conservation Area.</p> <p>The Mill, designed by the architect Frederick Chancellor in 1879, was bought by the Southend Waterworks Company in 1924 which removed the machinery and installed an extraction pump. It is a shame that this very large building could not be used to more benefit for the village – a proposal to turn the building into flats sadly came to nothing as the ceiling heights do not comply with building regulations and access is still required to the pump.</p> <p>The Mill House, once the residence of the Miller, has had many incarnations since the mill fell silent - In the 1980s it became an old people’s home, then in the 1990s it housed asylum seekers, and is now back as a thriving hotel.</p> <p>The Museum of Power was the original steam pumping engine house for the waterworks which came to the village in 1927. This materially altered the make-up of the village and transformed the rural village into an important water pumping centre for the Southend area until 1963 when it was replaced by an electrical pumping station by the reservoirs. It is now open to the public, and although it is a positive feature that the building has been retained as a social and educational centre, it is unfortunate that, for security reasons in 2006, the museum had to install a high chain link fence and gates to the front boundary and high security railings to the east boundary, which although necessary, have a negative impact on the Conservation Area.</p> <p>The lane from the Museum up to Beeleigh is well used by golfers, hikers and dog walkers, but is not well maintained. Unfortunately large ditches have had to be dug to stop travellers from setting up camp here. Although they are necessary these, and the problem of fly tipping along the lane ruin the appearance of the open space which could be more appealing to walkers and visitors to the museum. Many of the Museum’s signs at the entrance to the Museum also spoil the look of the Conservation Area.</p>

3. Ulting

“Key Characteristics

- Irregular field pattern of mainly medium size arable and pastoral fields, marked by hedgerows, banks and ditches.
- Small woods and copses provide structure and edges in the landscape.
- Scattered settlement pattern, with frequent small hamlets.
- A concentration of isolated farmsteads.
- Network of narrow winding lanes

Overall Character

In these areas there are a few isolated dwellings and farmsteads and trees scattered across the landscape. Throughout the area outside the built up areas the roads tend to be sunk below the surrounding fields and lined with banks topped with tall hedges and hedgerow trees.

Visual Characteristics

The views in the area are generally short distance and constrained by the tall hedges and small woodlands, however in the south and west of the area, the large arable fields provide very open panoramic views.

Historic Land Use

Historically there is a dispersed settlement pattern of scattered farmsteads.”⁶

“HECZ 2.1: Land on the Northern side of the Chelmer Valley

Summary: This zone comprises the south facing slope of the Chelmer valley. The geology comprises London Clay, overlain with head deposits and sand and gravels. Archaeological deposits are identified throughout the zone by the presence of extensive cropmark complexes indicating multi-period occupation. The historic settlement of Langford and the halls of Ulting and Langford are located within the zone.

Historic Landscape Character: This zone is situated on the valley slope on the northern side of the river Chelmer. The fieldscape largely comprises pre-18th century fields probably of medieval origin, some maybe older, mostly are regular in plan. There is a considerable degree of co-axiality in the field layout, usually relating directly to the immediate topography. The historic settlement pattern comprises the structures associated with the Chelmer and Blackwater Navigation (Kemble and Gould 2001). The church at Ulting lies within the zone.

Archaeological Character: The flood plains themselves have a high potential for preserving archaeological peat deposits and other highly sensitive environmental deposits which contain information regarding past environments and land use. Cropmark complexes have been identified throughout the zone, including a number of Ring ditches, which are frequently interpreted as remains of burial sites, are especially prevalent within this zone. Also within the zone lies Beeleigh Abbey founded in c. 1180 by Robert Mantell for Premonstratensian canons. Excavations have taken place between 2001 and 2005 uncovering the history of this important site from its medieval origins. Parts of the east and south range of the cloister survive, now in use as a house. There are three mills shown on the first edition.”⁷

⁶ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, Chris Blandford Associates, September 2006, p 162

⁷ Maldon District Historic Environment Characterisation Project, Essex County Council, 2008, pp 69, 70



Looking up Bumfords Lane from bridge over River Ter



Ulting Church hidden in the trees



Looking east across farm land to Ulting village centre



Looking south east across farm land from Blunts Mere.
Woodham Walter in the distance



Church Road



Navigation at Ulting



Coming up Bumfords Lane to
junction with Crouchmans Farm
Road

CHARACTER ASSESSMENT PROFORMA

Character Area: **Ulting**

Date: **02/11/14**

Assessors: **I. Allen/J. Clemo**

Information from visual assessment, British Listed Building registration and local knowledge

LAYOUT	TOPOGRAPHY	SPACES	ROADS / STREETS / ROUTES
Bumfords Lane – winding narrow lane with high hedges - liable to flood	Gently sloping down to the River Ter and the Canal	At the west end before Bumfords Bridge	Bumfords Lane – narrow lane with high hedges interspersed with trees opening out to views across the fields to the west
Crouchmans Farm Road – winding road with some blind corners	Slopes down from a high point at Crouchmans to Hoe Mill Lock	View point at junction with Ashfield Farm Road	Crouchmans Farm Road – busy road from Nounsley through to The Causeway. The Maldon Ironworks signpost is the only surviving one of its type and was rare even in the 1930s
Church Road – straighter lane to gate at top of track to fishing lake. Small car park for church parking	Land slopes gently down to canal		Church Road – very narrow road purely for access to church, Church Cottages and fishing lakes
The Causeway – road with fishing lakes on each side and sharp bend at the end	Flattish and liable to flood		The Causeway - busy road running on from Crouchmans Farm Road at the junction with Ulting Lane and continuing to Hoe Mill

GREEN & NATURAL FEATURES / ECOLOGY	LANDMARKS	BUILDINGS AND DETAILS
Bumfords Lane – mixed hedges with mainly deciduous trees. Opens out with grass verge on north side and sparse hedge on south side nearing the Parish boundary	Fishing lake – ex-gravel pit on the south side	Two large houses Ulting Lea and Rosemead - set back up long driveways. Ulting Lea – 20 th Century (pseudo Jacobean), cream rendered with some red brick, tiled roof Rosemead – Red brick with tiled roof Bamfields Cottage Thatched cottage and garage, pale yellow rendered with big front garden.
Crouchmans Farm Road (going towards the canal) – High hedges with trees. Woods to the west side at the top of the lane – open to the east		Field End – rendered with concrete tiled roof. Conglomeration of farm buildings on the corner.



Looking north up Crouchmans Farm Road from junction with Church Road

		<p>The Owls – red brick and rendered, garage brick and red tiled roof</p> <p>Oak Trees – Bungalow – pebble-dash (painted), concrete tiles</p> <p>Old School House – red brick, slate roof – extended to rear</p> <p>Brockley Cottages – 2 pairs of semi-detached red brick houses with slate roofs. Presume they were originally old farmworkers’ cottages</p> <p>Old Vicarage - Grade II listed (1985) – Gault bricks with a grey slate roof and substantial outbuildings. Two gault brick chimney stacks (the one to the left has two and the one to the right has four attached diagonal shafts. Interesting small diamond-paned windows – ‘gothic glazing bars’</p> <p>The Studio – Grade II listed (2012) – a house and studio built 1968-9 as the first independent work by the Architects Richard and Su Rogers, and the first house by the engineer Anthony Hunt, who became a specialist engineer of steel-framed houses. The house and studio, set back and not visible from the road, were built on the site of an orchard which lay to the rear of the Old Vicarage for the textile designer and painter, Humphrey Spender (1910-2005)</p> <p>Ulting Wick – Grade II listed (1959) – well maintained house, outbuildings and barns, with extensive gardens open to the public at specified times</p>
<p>The Causeway - Willow trees and high hedges</p>	<p>Ex-gravel pit lakes, now used for fishing, on either side of road</p>	<p>Lock Keepers Cottage – c. 1790 – Grade II listed (1985). Gault brick faced (red brick rear) with hipped grey slate roof. Right and left gault brick chimney stacks. This was part of the original Navigation complex designed by John Rennie</p>
<p>Church Road – Oak and ash trees, poplars and hedging</p>		<p>Church Cottages – Grade II listed (1985) – hidden at end of long driveway</p> <p>All Saints Church – 12th Century down track beyond wooden 5-bar gate – Grade II* listed (1985). Tombstone and railings approximately 30 metres north west of north-west corner also listed. Open Churchyard has low close boarded fence in disrepair</p> <p>Old Post Office – red brick with interesting tiled roof</p>

<p>Crouchmans Farm Road from Bumfords Lane heading in a northerly direction – fairly high mixed hedges with gaps, some trees</p>		<p>Old School – red brick with slate roof (1865) - Grade II listed (1985)</p> <p>Longacre – Modern brick bungalow set back from road.</p> <p>Hillcrest and New Cottage - Two semi-detached cottages – rendered – ex farmworkers’ cottages.</p> <p>Ulting Cattery – modern bungalow (1968) – brick with concrete roof tiles – large garden</p> <p>Cedar House – wooden boarded house with large garden</p> <p>Broomfields – red brick and render set back from the road. Low brick wall and wrought iron gates. Was originally a farm house</p> <p>Roughlands/Fairwinds/Chicken Farm bungalow – All 20th Century and set back from the road down a long track in open fields</p> <p>Crouchmans Farm (Ashleys) – Grade II listed (1982) – extensive outbuildings and barns. The house is c. 14th/15th Century with 16th, 17th and 20th Century alterations. Timber framed and parget plastered (decorative plasterwork) with red plain tiled roofs. Restored chimney stack with square attached shafts. The building originally faced south, c. 14th/15th Century east wing, c. 16th Century west wing, with a c. 16th Century gabled stair tower. Part of the original frame remains in hall and crosswing with a c. 16th Century inserted floor to the hall.</p>
---	--	---

STREETSCAPE FEATURES	LAND USES	VIEWS
<p>Bumfords Lane</p> <p>Ulting Lea - wrought iron railings, brick gate posts and large embellished wrought iron gates</p> <p>Rose Mead – wrought iron railings and gate, brick gate posts and young trees</p> <p>Bamfields - low brick wall and low laurel hedge</p>	<p>Arable land on either side</p>	<p>To the south across the valley to Little Baddow (wooded hillside). Views to the north across open fields to edge of thickly wooded Fairwinds Wood and Wick Wood.</p> <p>Further west down the lane the hedges disappear to show arable fields on either side. Barbed wire fence on south side</p>

<p>Crouchmans Farm Road</p> <p>Crouchmans – native hedge with small woodland</p> <p>Roughlands – hedge with trees, new paddock rail behind</p> <p>Cedar House – trees and sparse hedge, low picket fence either side of drive</p> <p>Broomfields – brick wall and two entrance gates with pillars</p> <p>Cattery – hedge with few big trees</p> <p>Hillcrest and New Cottage - post and rail fence and hedge. Gravel in front of houses for parking</p> <p>Longacre - white painted wooden railings with big black wrought iron gates</p> <p>Field End – tall hedge</p> <p>The Owls – trees and wooden gate with paddock rails behind</p> <p>Oak Trees - low wooden picket fence and wooden gate</p> <p>Brockley Cottages – Low wooden picket fence / low brick walls. No front gardens, small rear gardens</p> <p>Ulting Wick –beech hedge – extensive outbuildings, large garden</p>	<p>Arable fields</p>	<p>Dilapidated/disused farm buildings in field (asbestos/corrugated iron) outside northern boundary of Ulting in Braintree District Council area</p> <p>View through trees to arable fields on west side</p> <p>At north end views over arable fields to east</p> <p>Fields, hedges, trees with woodland sloping down to the river. You can see hills on the other side of the valley</p> <div data-bbox="1420 520 1877 1129" data-label="Image"> </div> <p>Looking down Crouchmans Farm Road from Junction with Ashfield Farm Road</p>
<p>Church Road – hedge-lined straight road with pollarded trees in the hedgerow</p>	<p>Garden and planted woodland to south, arable fields to the north</p>	<p>Limited views across arable fields</p>

The Causeway – hedge-lined straight road	Fishing lakes either side. Canal for boating/fishing/walking	
--	--	--

SUMMARY – WHAT ARE THE KEY DEFINING CHARACTERISTICS OF THIS AREA? POSITIVES? NEGATIVES?

The key defining characteristic of this area is that it is totally rural and wonderfully ‘out of the way’

Positives are the openness of the fields and the extensive vistas across them to hills and woodlands beyond. There is also a peacefulness here which is quite wonderful, especially down beside All Saints Church which sits beside the canal

Negatives would be the dilapidated buildings at the Nounsley end of Crouchman’s Farm Road which are an eyesore and detract from the beauty of the surrounding countryside. In this group of buildings are two dilapidated houses which could easily be brought back into use (although these are actually in the Braintree District Area and therefore outside the parish they are very visible and detrimental to the rural scene)

There is also a problem with ‘wild swimming’ on the canal by the church in the summer months which is a great nuisance to residents



Ulting Old School and School House



Ulting Church



Church Cottages



Church Lane



Outbuildings at Crouchmans



House set back from road, Ulting



Dilapidated buildings (Braintree District)



View from the junction of Crouchmans Farm Road and Ashfield Farm Road



Fishing Lake at Ulting

4. Fields


CHARACTER ASSESSMENT PROFORMA

Character Area: **FIELDS**

Date: **02/11/14**

Assessor(s) **I. Allen/J. Clemo**

LAYOUT	TOPOGRAPHY	SPACES	ROADS/STREETS.ROUTES
Ashfield Farm Road - Winding lane with hedges, trees and some open spaces	Level road but elevated and looks down to river valley, Maldon and wooded hills	Gaps in hedgerows – wide open spaces	Ashfield Farm Road – narrow winding lane with sharp corners
Hatfield Road –with wide grass verges, some hedges and some isolated trees. The trees become more frequent towards the eastern end of the road in Langford	Gentle slope down to River Blackwater on north side. High point of the parish with views over the Blackwater and Chelmer Valleys	Wide open spaces on either side of the main road	Hatfield Road, Ulting & Langford – The B1019 is the main road from Hatfield Peverel to Langford and on to Heybridge. Wider road than most in the area, this has a high volume of traffic with a large amount of lorry movements
Witham Road - Winding road with grass verges and odd trees recently cut. Low hedges	Higher land looking down to the Blackwater Valley. Long views to ridges in the west	Wide open spaces – vista of Blackwater Valley	Witham Road – The B1018 - a narrow road from the junction of the B1019 at St. Giles' Church, Langford going up to Wickham Bishops. This road is used like a race track despite its part 40 mph speed limit
Ulting Hall Lane - Narrow winding lane with tall hedges each side and occasional tall oak trees. After Ulting Hall heading in a northwards direction lovely new hedges trimmed on either side with grass growing in the middle of the road	Long views to Canal		Ulting Hall Lane – a single-track road from Ulting Lane to Ashfield Farm Road

GREEN & NATURAL FEATURES/ECOLOGY	LANDMARKS	BUILDINGS AND DETAILS
<p>Ashfield Farm Road – From junction with Crouchmans Farm Road - Tall hedge (south side), no hedge (north side).</p> <p>After Ulting Hall Lane going east all hedges along field boundaries are maintained.</p> <p>Trees in hedges after Ulting Grove – post and wire fence on south side.</p>	<p>Woodland below Ulting Grove</p> <p>Views to Maldon from various points along the lane</p>	<p>Ashfields – Farm building which is rendered with a clay tile roof</p> <p>The Grove – Cream rendered with red clay tile roof, 2½ storey</p> <p>Grove Farm – large converted agricultural building in red brick</p> <p>The Laurels – Bungalow (white render with concrete tiles)</p>
<p>Hatfield Road – wide grassy verge up to Langford Open vista to arable fields on either side</p>  <p>Little Mill Cottages</p>	<p>Wickham Bishops, St. Bartholomew’s spire</p>	<p>Little Mill Cottages – pink brick (20th Century) concrete tiles. Farm workers’ cottages for Ulting Hall</p> <p>Elm View Cottages – Grade II listed (1985) – A pair of cottages c. 17th Century or earlier with 18th Century and later alterations and additions with red plain tiled roof and central red brick chimney stack</p> <p>Baytree Cottages – red brick, white rendered, clay tiles</p> <p>Elm Cottages – two semi-detached farmworkers’ cottages in red brick with slate tile roof – much extended</p> <p>The Elms – Grade II listed (1985) a large detached red brick, three storey house c. 18th Century with hipped double range grey slate roofs with two red brick chimney stacks with square yellow chimney pots. There are extensive outbuildings to this property. A red brick garden wall attached to the northwest corner of the house and enclosing the garden to north and west is also listed.</p>



B1019 at Elm Cottages



Hatfield Road lay-by looking south

Elms Barn – Grade II listed (1985). This was built c. 1800 and has now been converted into a house. It is timber framed and black weather boarded with a grey slate roof. This was part of The Elms estate

Black Cottage/Blackwater Cottage – Grade II listed (1985) – a pair of c. 17th Century cottages with later alterations originally with black weatherboards (hence its name) and clay tile roof. It has a lower level extension to the left of the building and three red brick chimney stacks, now white weatherboard

The White House – 20th century house (white render) with tiled roof set back behind overgrown hedges

Birch Cottage – Grade II listed (1985) – 18th Century timber framed and rendered house with red plain tiled roof outshot at the rear. It has left and right red brick chimney stacks

Beavis Hall – Grade II listed (1953). The house is 15th Century or earlier origin with later alterations and additions. It is timber framed and rendered with an exposed frame with halved arched braces to the first floor left jettied gabled crosswing. It has red plain tiled roofs and a red brick chimney stack to the right at the rear. Reputed to be of crown post roof construction

Beavis Lea – 20th Century red brick bungalow with concrete tiled roof and flesh coloured render to the front. Low hedges

Stock Hall Farm – Grade II listed (1973) – Large farmhouse c. 14th /15th Century crosswing (documentary evidence c. 1319) with 17th, 18th and



Looking over fields towards Stock Hall Farm



Railings at Ernest Doe & Sons Ltd

20th Century alterations and additions. Timber framed and rendered with red plain tiled roofs, the house has a large square attached red brick chimney stack to the right range. One first floor room has rows of dowel holes to the wall studs and is believed to have been an original cheese loft

Oval Park – a modern Hi-tech industrial park situated in parkland (formerly the site of the treatment plant of the Waterworks complex)

Orchard Cottage – Grade II listed (1985) – Cottage 17th Century or earlier, timber framed and rendered with a red plain tiled roof and three gabled dormers. It is believed to be an original mediaeval Hall house

Fords Farmhouse – Grade II listed (1985) – Originally a c. 17th Century (or earlier) farmhouse then converted into two farmworkers' cottages. It is timber framed and rendered with red plain tiled roofs with a left external red brick chimney stack. This house has been greatly extended to the rear

Brick House – 20th Century detached red brick house now much extended with large outbuilding

Pine View and Bumble Bee Cottage - (formerly 1 and 2 Waterworks Cottages) – prefabricated houses built for waterworks staff

Bridge Cottage(s) – Grade II listed (1985) – originally two 17th/18th Century farmworkers' cottages now one house. Timbered framed and rendered with batten decoration and a 20th Century grey slate cladding to the roof. It has a central red brick chimney stack

Ulting Hall Lane		Ulting Hall – Grade II* listed (1953) - C16 or earlier with later additions and alterations. Timber framed and rough rendered. Red plain tiled roofs. 2 rear red brick chimney stacks
Witham Road, Langford – fairly straight road with hedges on west side and fencing on east.	After Langford Hall and bridge over old railway line there is open countryside to the west down to the disused railway cutting and to the east to Langford Park	Little Hills – three pairs of semi-detached houses. Four houses are rendered, two are pebble-dashed with asbestos/concrete tiles Longacre – 20 th Century red brick house set back from the road Alafin – 20 th Century rendered bungalow

STREETSCAPE FEATURES	LAND USES	VIEWS
<p>Ashfield Farm Road Ashfields – hedges and low wall</p> <p>The Grove – willow fence and tall hedge</p> <p>Grove Farm – building directly alongside the road</p> <p>The Laurels – hedges</p> <p>Ernest Doe & Sons – blue metal railings around the tractor yard – lots of advertisements</p>	Arable fields on north side and Musto land for pheasants to the south. After Ulting Hall Lane large arable fields to the south	View towards Maldon from top of Ulting Hall Lane
<p>Hatfield Road At the Ulting end houses have no front gardens just grass frontage with drives. Further down (Elm View/Baytree Cottages/Elm Cottages) there are low walls and hedges</p> <p>Further on into Langford there are wide grass verges, high hedges and more trees lining the roadside</p>	Long views over arable / Pastureland	(Sitting in lay-by at Baytree Cottages) View to Wickham Bishops, wooded areas and open fields with occasional gable ends of houses in the distance

Witham Road, Langford – Little Hills – low walls or wooden fences, small front gardens, long back gardens looking down to disused railway cutting

View over pastureland towards Langford Park and the woodland there, and view down to the railway cutting and across to Wickham Bishops

SUMMARY – WHAT ARE THE KEY DEFINING CHARACTERISTICS OF THIS AREA? POSITIVES? NEGATIVES?

This is a beautiful open area with lots of space and the feeling of countryside. The road is good although liable to flooding at the Langford end.

The fields are large with few hedges

The positives are the open spaces, the rural aspect and the beauty of old buildings.

The negatives are the blue railings and commercial hoardings of Does Ulting, and the impact of CML Microsystems Plc's buildings in Oval Park



Grove Farm (converted agricultural buildings)



Looking across fields towards Ulting Hall Lane



Looking north east from Ulting Lane

5. Parkland

“Wooded Farmland Landscapes

Key Characteristics

- Elevated undulating hills or ridges and slopes
- Mixture of arable and pasture farmland
- Pockets of common and pasture
- Views to wooded horizons
- Well wooded with blocks of mature mixed and deciduous woodland (including areas of ancient and semi-natural woodland); copses, hedges and mature single trees Mature field boundaries

Visual Characteristics

- Framed views to adjacent character areas
- Enclosed character in places
- Network of quiet, often tree-lined narrow lanes”⁸

“3.1.1 HECA 1 Blackwater Valley

Summary: This area comprises the Blackwater Valley south of Witham. The area is notable for the presence of historic parkland at Braxted Park, a registered park and garden, and the historic Langford Grove. Areas of ancient woodland survive in and around Wickham Bishops. Geologically this area is very complex, comprising brickearths, glaciofluvial sands and gravels, head deposits and alluvium.

Historic Landscape Character: An area of undulating landscape, comprising the eastern slope of the Blackwater valley, dropping down into the floodplain to the north of Maldon. The field pattern largely comprises pre-18th century fields (these are probably of medieval origin and some maybe even older), mostly regular in plan. On a micro-scale there is a considerable degree of co-axiality in their layout, usually relating directly to the immediate topography. The river valleys are marked by enclosed valley bottom pasture, the boundary between this pasture and the slightly higher land traditionally used for arable is often very prominent and may include lynchets. There are some areas of ancient woodland, primarily along the eastern side of the area. There are also a number of parks of medieval origin; these include Langford and Braxted Parks. Historically the settlement is dispersed, comprising church/hall complexes and other manorial sites, farms, occasional moated sites and small hamlets. Post-1950s boundary loss can be described as moderate, however the overall grain of the historic landscape is still clearly visible. There has also been extensive modern mineral extraction to the south-west of Witham.

Archaeological Character: Cropmarks are identified on the valley sides with a complex, probably multi-period, group to the south of Braxted Park. Other cropmarks can be seen to form groups with those situated on the west bank of the Blackwater. The potential for surviving below ground archaeological remains is high across the area. The cropmarks indicate occupation from at least the Bronze Age, with several ring ditches present which are interpreted as the remains of burial mounds

⁸ Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, Chris Blandford Associates, September 2006, P 169

of this date. Environmental and waterlogged archaeological deposits are likely to exist within the valley bottom within and beneath the alluvium. The southern part of the area contains the surviving route of the branch line from Witham to Maldon, part of which runs across the Trestle Bridge, a Scheduled Monument.”⁹



Typical parkland character – large field, low hedges with some mature trees



Driveway up to Langford Grove and Home Farm



Large arable fields



Copses, hedges and occasional buildings

⁹ Maldon District Historic Environment Characterisation Project, Essex County Council, 2008, pp 35, 36

CHARACTER ASSESSMENT PROFORMA

Character Area – Parkland

Date: 02/11/14

Assessors: I. Allen/J. Clemo

Information taken from local knowledge and observation

LAYOUT	TOPOGRAPHY	SPACES	ROADS/STREETS/ROUTES
Fairly straight road with deep ditch on western side	From Maldon Road first flat to north than gently rising to Wickham Bishops	Langford Grove parkland area Arable fields on either side	Maypole Road – a straight, fast road, that runs from the roundabout at Langford Cross up to Wickham Bishops

GREEN & NATURAL FEATURES/ECOLOGY	LANDMARKS	BUILDINGS AND DETAILS
<p>Mature trees in open green spaces – Langford Grove</p> <p>Road is hedged and there are many trees</p> 	<p>Pylons cross this character area</p> 	<p>Maypole Road</p> <p>Ravens – large pink rendered house, Grade II listed (1976) once two farmworkers cottages of 15th or 16th Century origin with later additions and alterations including c. 1977 restorations. It is timber framed and parget (decorative) plastered with red plain tiled roof and two gabled dormers. It has a right red brick chimney stack with 2 octagonal shafts. It was used as an isolation hospital during a scarlet fever epidemic in the 19th Century. It was badly damaged by a falling German aeroplane during WWII</p> <p>White Lodge – Once the eastern lodge house for Langford Grove</p> <p>Langford Grove (Orchard Cottage) – Grade II listed (1983) this is actually only one of the Pavilions of the original Langford Grove (demolished 1952). Built c. 1782 by the architect John Johnson, it is built of gault brick with a grey slate roof with two gault brick</p>



From Witham Road looking south east into Parkland Character Area



Ancient oak trees adjacent to Maypole Road, a remnant left over from Langford Park

chimney stacks and set back from road along a long driveway. The Garden Temple at Langford Grove is also Grade II listed

Home Farm/Langford Grove – Grade II listed (1985) - part of the Langford Grove estate – set back from road along the same long driveway, this house, formerly barn and possible stables c. 16th, 17th and 18th Century with 20th Century alterations, is timber framed and weatherboarded with half hipped red plain tiled roof with outshots at the rear. Attached to right is a red brick faced building with hipped red plain tiled roof and central red brick chimney stack

The Coach House – Grade II listed (1983) this was once the original coach house for Langford Grove and is set back from the road along the same long driveway
Coach house. Built c. 1782 by the architect John Johnson it is built of gault brick with grey slate roofs, pyramidal to right

Red Lodge – once the western lodge for Langford Grove. Red brick and greatly extended with wide views over farmland

STREETSCAPE FEATURES	LAND USES	VIEWS
<p>Ravens – Tall hedge</p> <p>White Lodge – all but hidden behind well-established hedges</p>	<p>Arable</p>	<p>Across fields to woods</p>

SUMMARY – WHAT ARE THE KEY DEFINING CHARACTERISTICS OF THIS AREA? POSITIVES? NEGATIVES?

The key defining characteristic is the open spaces and long views with some occasional ancient pollarded oaks

The positives are the openness of the area and the agricultural aspect

Negatives are the speed of traffic along this road often used as a short cut if there is congestion in Heybridge



View from Maypole Road towards Eastland Wood



View across ploughed field



Langford Grove lake



Langford Grove



Red Lodge



Ravens