

Land at Church Road, Kelvedon, Essex. CO5 9JE.
Historic analysis of the vacant plot. Surveyed 25 11 2016.



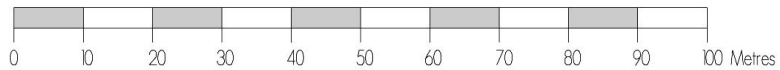
2006 Google earth. Location of the plot at Church Road, Kelvedon.



2006 Google earth. Detail of the site.

Location

The plot of land lies parallel to the High Street but is accessed from Church Road. It is oriented SW to NE and is centred on TL 86163 18914.



The Planning & Design Bureau Ltd		
Plan Title:	Site Location Plan	
Site Address:	Land at Church Road, Kelvedon, Essex	
Proposal:	Erect Three Dwellings	
Plan No:	PDB/15/777/01	Scale: 1:1250 @ A4

Location of the site.



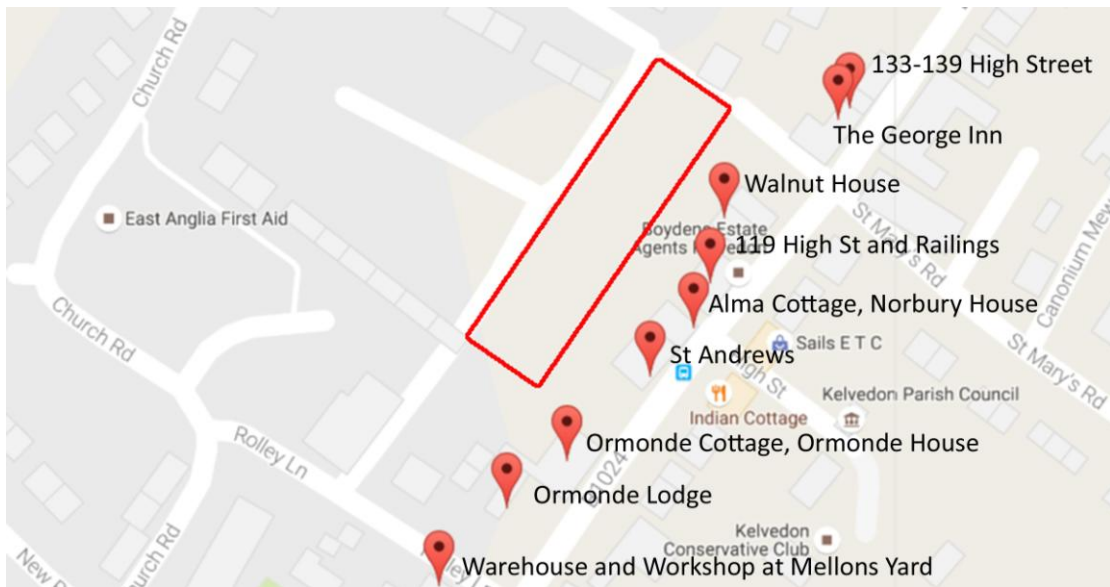
2014 Kelvedon Conservation Area. Downloaded from Braintree District Council website.

Conservation Area

The site is within the Conservation Area notated with a green dash dot line.

Listed Buildings.

There are several Listed buildings nearby.



Location of the Listed Buildings in relation to the site. Listed Buildings Online.

Planning Background

Planning permission was sought. 16/00023/OUT - Erect Two-Storey Detached House and Pair of Two-Storey Semi-Detached Houses, Form Private Drive off Church Road and Lay Out Parking and Amenity Areas, Land at Church Road, (Rear of 113 – 127 High Street), Kelvedon, Essex, CO5 9JE. The scheme was rejected and an appeal launched.

The main objections were based on the perceived development of the site eroding the character of the Conservation Area.

Application No.: 16/00023/OUT Date Received: 8th January 2016

1. The site comprises an unused piece of land, which separates the land associated with the properties on the High Street and a modern housing development. The site immediately adjoins the plots of four Listed Buildings located along the High Street (No.113, No.115-117 No.119 and No.125-127 High Street). All of these houses front onto the High Street, and are of seventeenth century origin or earlier. They are of historic and architectural interest and are accordingly listed grade II. The site is also located within the boundary of the Kelvedon Conservation Area, a designated heritage asset for the purposes of the NPPF.

In this case, by virtue of the layout, scale and appearance of the dwellings proposed and their proximity to the Listed Buildings, it is considered that the proposed development would represent an intrusive form of development that would create a strong sense of encirclement and enclosure to the rear of the Listed Buildings. The development would also erode the current segregation of the historic and modern houses, the result of which would subsume the Listed Buildings into the sprawl of modern housing behind, and in turn would significantly alter the way in which these Listed Buildings are viewed, experienced and understood, which would have a detrimental impact upon their setting.

In addition, it is considered that the development of this site would erode the character of the Conservation Area which is defined by its historic linear development and would result in a more densely built settlement, which would be out of context with the historic character of Kelvedon. Furthermore, it is considered that the scale, layout and appearance of the dwellings proposed would represent inappropriate overdevelopment of the site which would have a detrimental impact upon the character and appearance of the Conservation Area.

Scope of this Report

This report examines the vacant plot, its topography and relationship to the rest of the town through historic mapping. A commentary is made on the backland development of the land since the C19th. The history and archaeology of Kelvedon has been comprehensively covered in the Essex County Council Historic Towns in Essex report for Kelvedon by Maria Medlycott published in 1999.

Description



Looking E from the western end.



Looking W from the centre of the site.

While the Google earth photographs show the site populated with trees it is evident they have been removed within the last year as there are piles of rotting sawdust. To the north is the remains of a rotting fence held up by a hedgerow.



The SW corner of the site.



Rubbish dumped on the centre of the site.

The site is being used as a rubbish dump. Finds include bits of old timber, corrugated iron, chicken wire, a recent mattress and packages of baby food.



Looking SE towards the gardens of the Listed buildings.



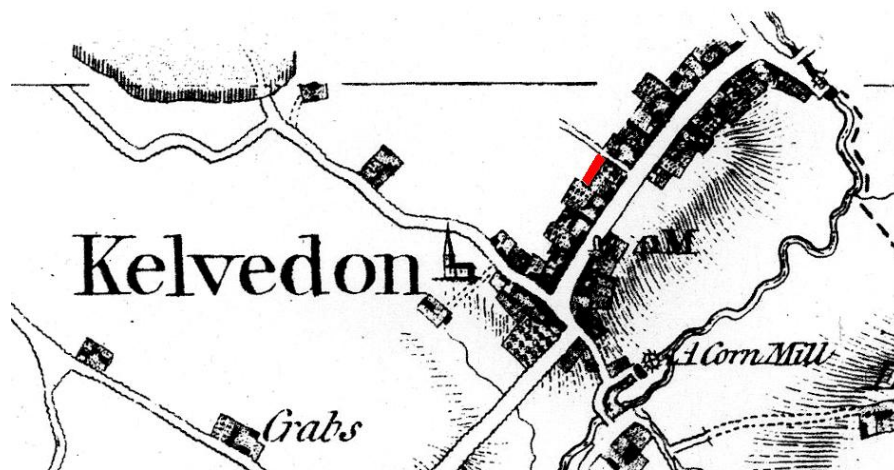
Looking NE towards the housing estate.

Topographical Survey from Maps



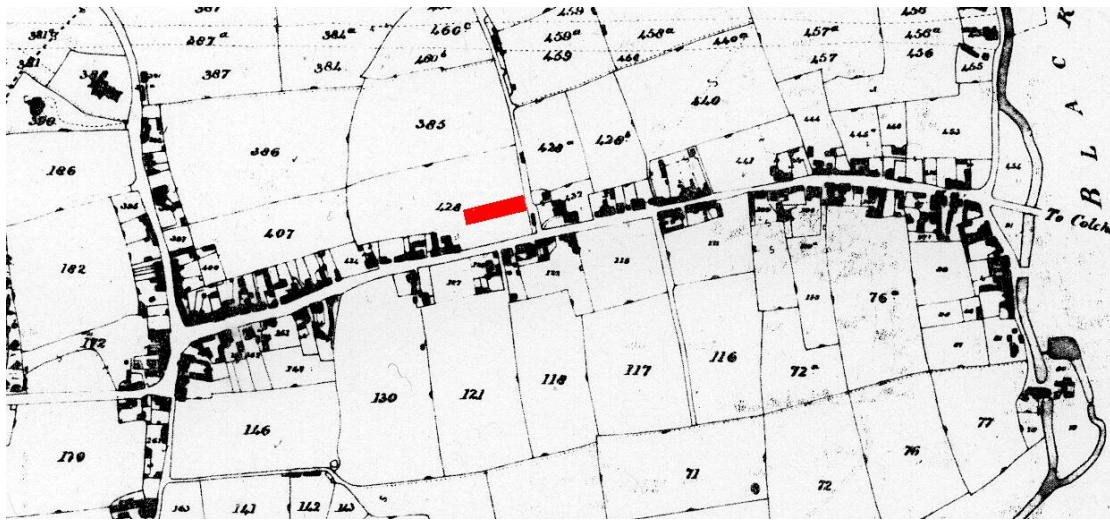
1605 Map of Coggeshall showing Kelvedon. ERO D/DM P3.

This map shows Kelvedon as two nucleated settlements at either end of the High Street. The scale and construction of the map make it otherwise very difficult to understand.



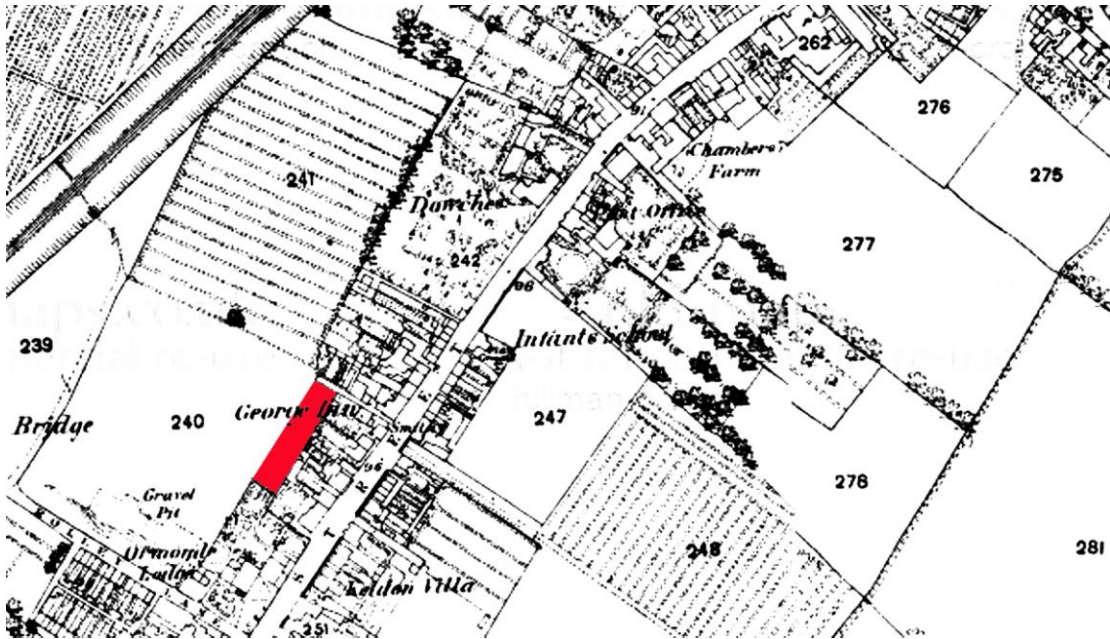
1777 Chapman and Andre's Map of Essex. Plate XIII.

The 1777 map shows that the two nucleated settlements have expanded towards each other and the plot lies outside of the developed area. The expansive backland plots contain gardens and orchards.



1838 Tithe Award Map of Kelvedon. ERO D/CT 196B

In 1838 the plot lies within an undeveloped field marked up as No 428 Garden Field. Adjacent are numbers 428a Garden and 428b Garden. The 1874 OS map shows these as hop or sweet pea gardens. The land was owned by the Revd James Dunn Salisbury and occupied by James Archer who appears as a Gardener in the 1848 and 1863 editions of White's Directory of Essex.

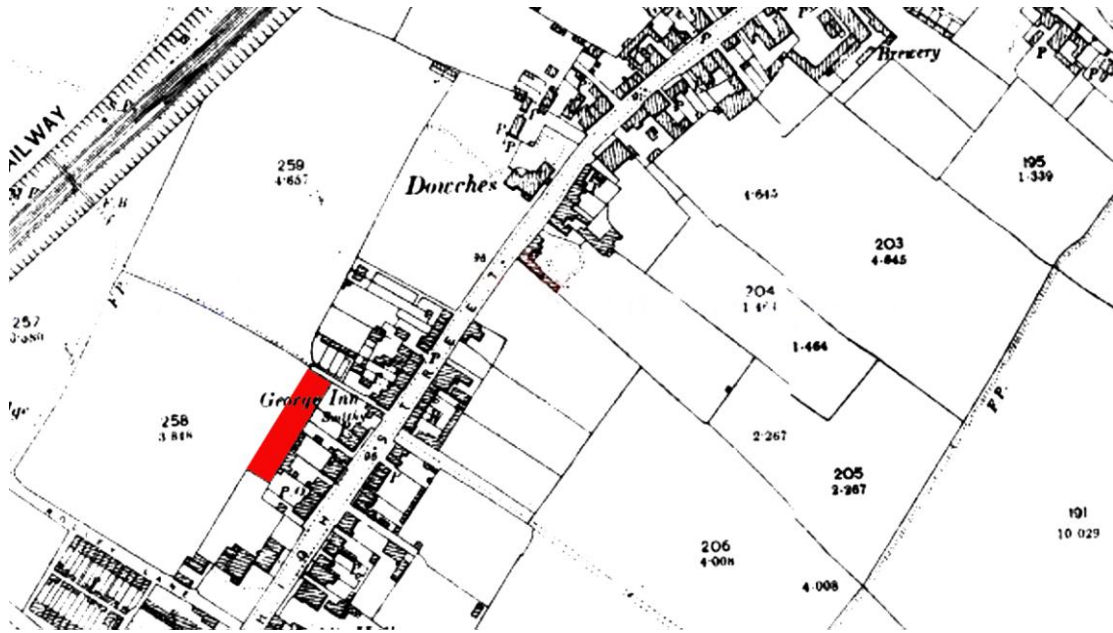


1874 First Edition Ordnance Survey.

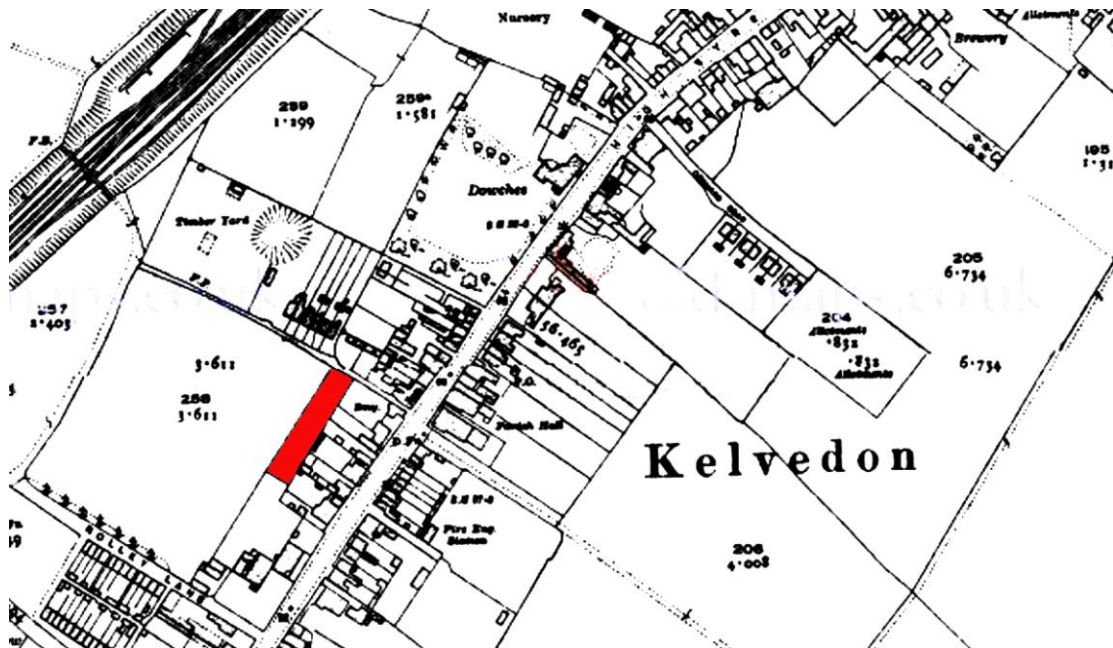
By the time of the 1874 Ordnance Survey the backland development of Kelvedon was well established with single outbuildings and developments of terraced housing to support the growing population who would have worked in the hop fields, orchards, farms, school, railway, public houses, shops and businesses. The 1874 Post Office Directory lists a surprising variety of businesses. Of interest is John Lingley, blacksmith. The plot appears to have been the paddock for the smithy at this time adjoining an open gravel pit.



Barry Hillman-Crouch
Design & Recording Services

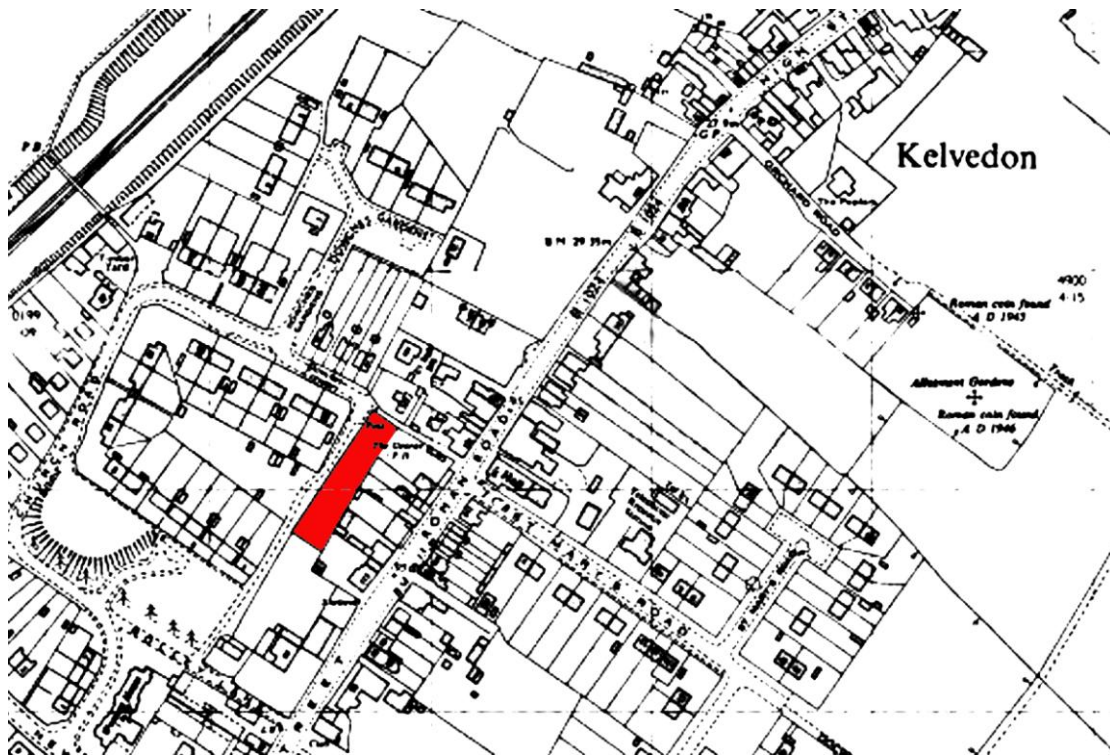


1897 Ordnance Survey.



1923 Ordnance Survey.

By 1923 the development of the backlands has increased with new tenements including Dowches Cottages close to the plot which are dated 1910 and 1908. Other infill plots have been developed.



1961 Ordnance Survey.

By 1961 a huge expansion of the backlands has taken place on both sides of the road. Most of the buildings are shown in the 1955 large scale map of 1:10560 but at lesser detail.

Discussion

The plot is a remnant of the larger field system which by dint of ownership has not been previously developed. It appears in the C19th and EC20th it was used as a paddock for the Smithy which no longer exists, it being sited originally in the garden of No127 High Street. In the 1874 Ordnance Survey the plot is shown unfenced from the larger gravel pit field. Prior to that, it was part of the extensive Gardens (probably hop or sweet pea fields) that abounded in Essex.

Maria Medlycott notes in the Essex County Council Historic Towns Assessment for Kelvedon published in 1999 that:

Post-medieval and modern synthesis and components

In the post-medieval period Kelvedon developed its classic linear development form, with the merging of the medieval settlement foci at the Church Street junction and Easterford. In the modern period Kelvedon and the neighbouring village of Feering have effectively merged, being separated only by the river and the water-meadow.

Until the twentieth century Kelvedon was essentially an agricultural community, with the area being noted for its seed production. However its position on the London-Colchester road meant that it also had an economic role as a staging-post town and provider of accommodation for travellers.

The post-medieval urban components consist of:-

The built-up area

The 1777 Chapman and André map depicts the town as still retaining its medieval form of two separate foci. However by c.1840 ribbon development was occurring along the High Street and the first edition OS map depicts the majority of the High Street as built up. In the modern period further infill development led to the practical merging of Kelvedon and the village of Feering, and large portions of the Roman town area have been developed.

Therefore it can be ascertained that the remnant of land at Church Road does not signify any historic development or boundary of the town before the C20th. However backland development has been a key feature of the growth of Kelvedon for at least 150 years.

Bibliography

Essex County Council Historic Towns Assessment for Kelvedon published in 1999.

Directories.

White's Directory of Essex. 1848, 1863.
Post Office Directory. 1874.

Maps.

Ordnance Survey Series.
1777 Chapman and Andre Plate XIII.
1605 Map of Kelvedon D/DM P3.
1838 Tithe Award Map for Kelvedon C D/CT 196B.
All held at the Essex Record Office.