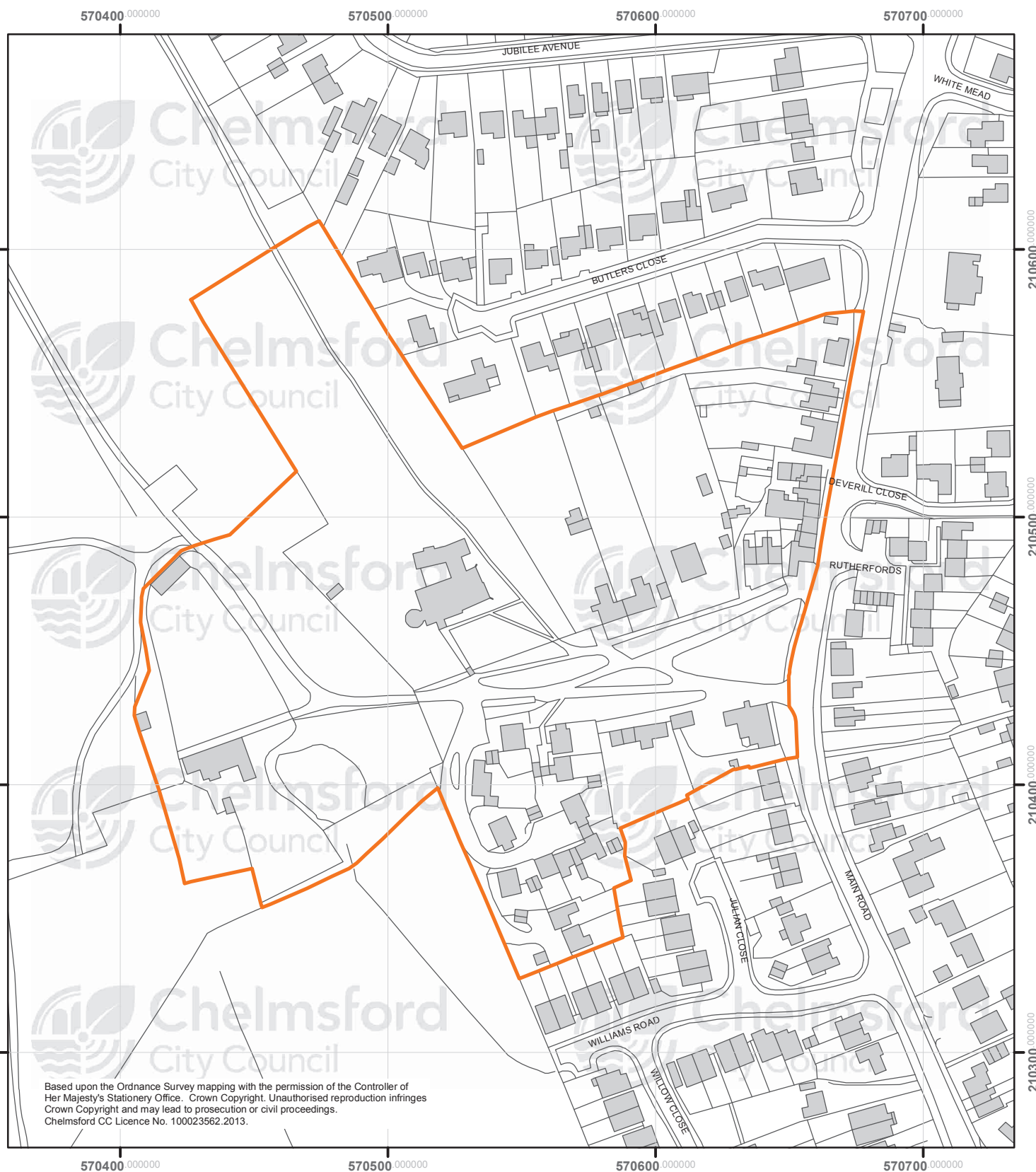


# Broomfield Conservation Area

Reference	G003
Designated	31.01.1975
First amendment	30.04.1991
Second amendment	-
Third amendment	-



0 50 Metres  
JULY 2013

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**Conservation area  
Character Appraisal**

# **Broomfield Conservation Area**

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**Status:**  
Consultation Draft



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## **Purpose of the appraisal**

This character appraisal examines and defines the character of Broomfield conservation area and describes its history and appearance. The document justifies the conservation area boundary and raises awareness of its historic significance. It will inform Chelmsford borough councillors and planners when determining planning applications and Essex County Council as highway authority when proposing works. It will influence future care and enhancement of the area and inform decisions about development within and adjacent to the area.

The conservation area includes Church Green and the buildings and gardens surrounding it, the Church and Church Yard, the Hall and its grounds and the buildings north of Church Green on the western side of Main Road.

The conservation area was designated in 1975 and amended in 1991. Survey work and research for this appraisal was carried out in early 2009.

## **Conservation Areas**

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

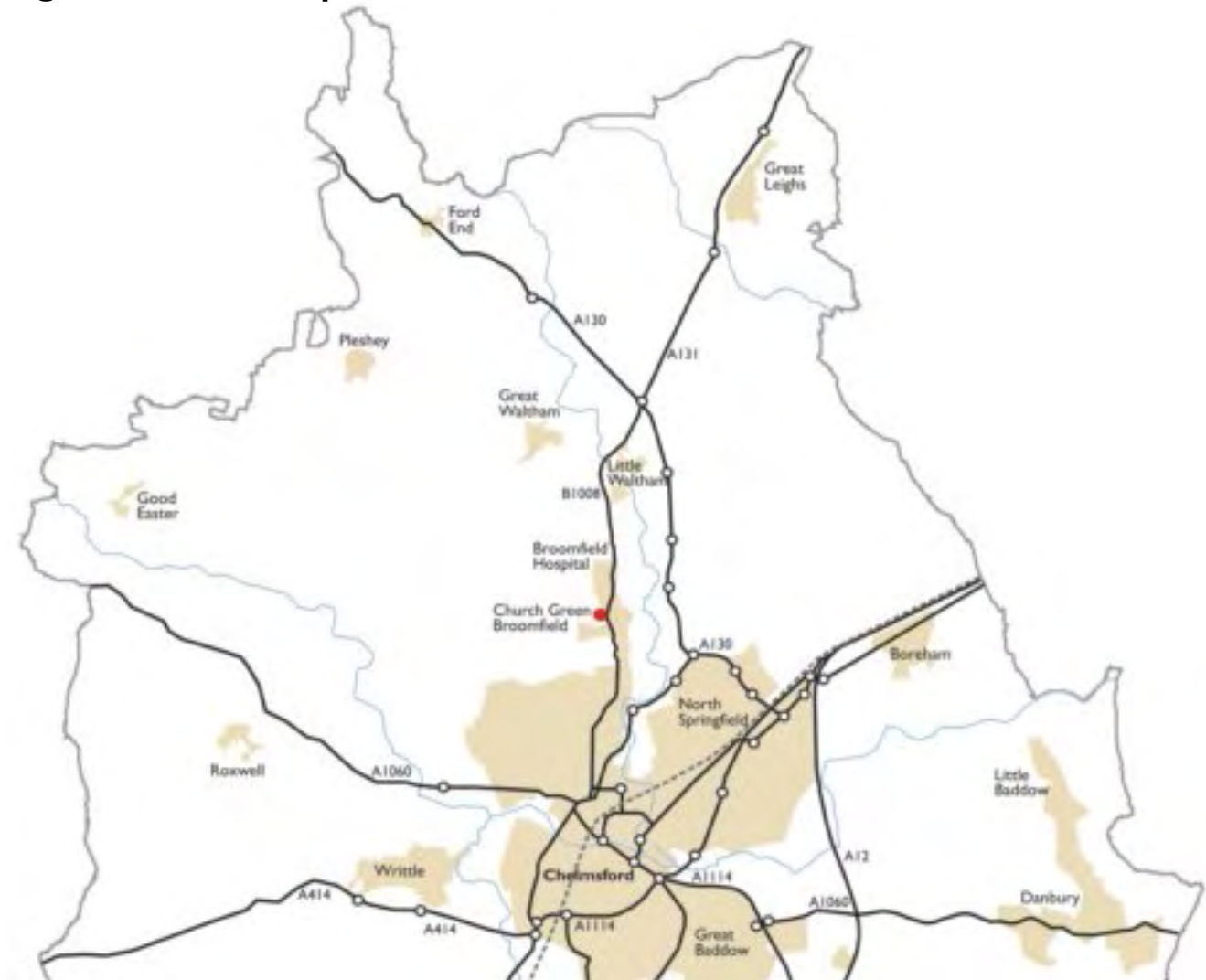
Designation of a conservation area places firmer planning controls over certain types of development, including extensions, small scale outbuildings, alterations to roofs, the demolition of unlisted buildings and works to trees. It does not prevent any change to an area and it may be subject to many pressures, some requiring planning permission, some not, that will affect its character and appearance.

Chelmsford Council as local planning authority (LPA) has a duty to designate areas of special character as conservation areas. Once designated the LPA has various duties imposed by the Act, including considering whether development proposals and street scene works will preserve or enhance the character of the area or its setting and to formulate proposals for enhancement.

## **Location**

Chelmsford town centre is approximately 3km to the south, Little Waltham 2.5km to the north and Broomfield Hospital 0.75km to the north (figure 1). Broomfield is a small parish, north of Chelmsford with adjoining parishes of Chignal to the west, Springfield to the east and Little Waltham and Great Waltham to the north. There is a population of approximately 5,000 people. The majority of housing is a linear pattern of development, along and off the B1008, Main Road, which runs north-south. Church Green which is roughly central in the parish is on a boulder clay plateau which runs parallel with the valley to the River Chelmer. Land to the east and west is mostly agricultural.

**Figure 1 - Location plan**



## **Planning Policy**

Chelmsford Borough Council's Core Strategy and Development Control Policies Development Plan Documents (key parts of the Local Development Framework) were adopted in February 2008. Policy DC17 seeks to protect the character and appearance of conservation areas. Policy DC18 protects the character and setting of listed buildings.

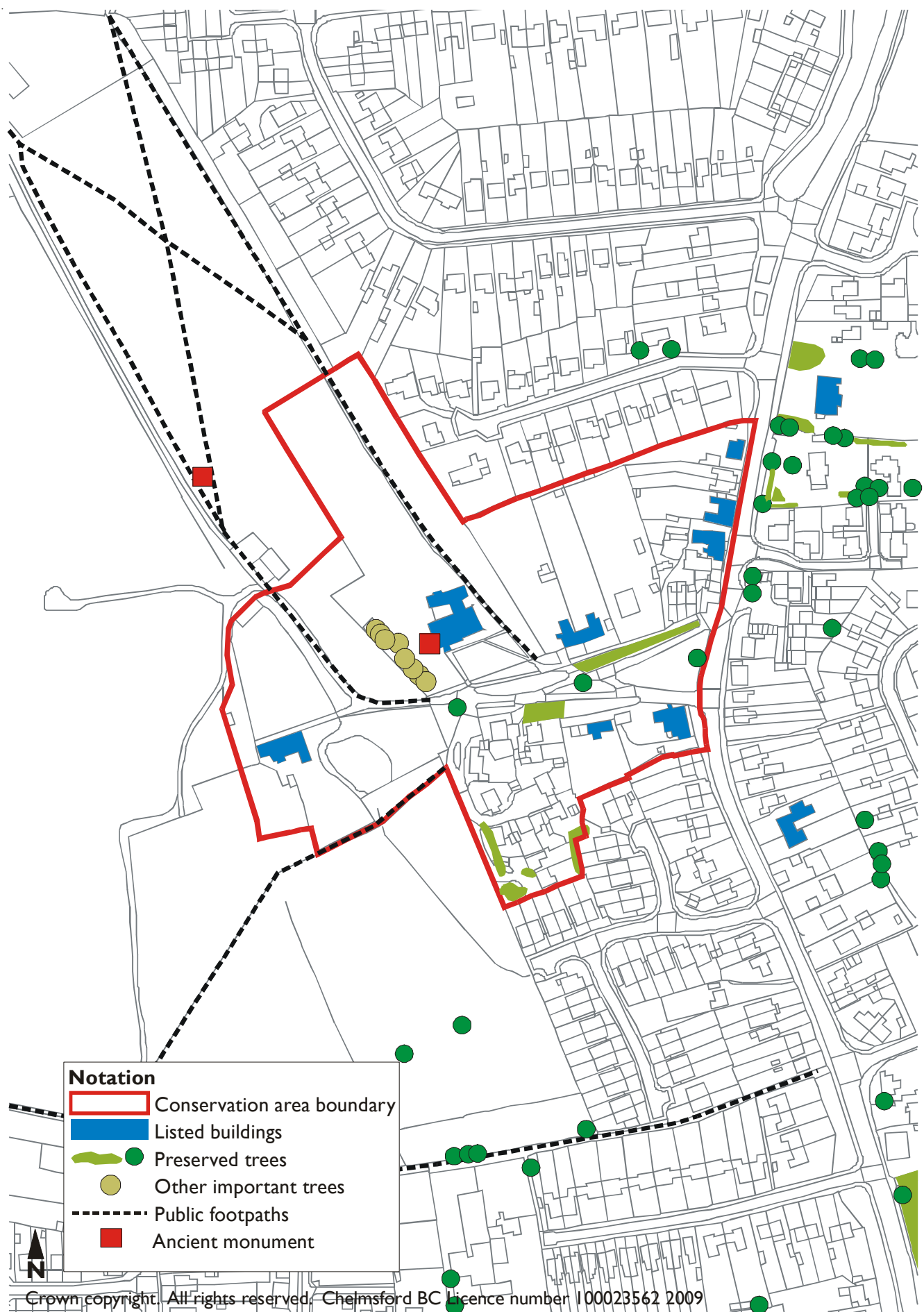
The defined settlement boundary is drawn around the urban parts of the parish, including parts of the conservation area, but excludes Church Green itself, the Church and Church Yard and the Hall and its grounds. Church Green and open land beyond is an important break in development along the Main Road from Chelmsford town centre. This area, beyond the defined settlement boundary, is covered by policies of restraint for rural areas.

Planning Policy Guidance Note 15 (Planning and the Historic Environment) sets out central government objectives for the historic environment. It provides a strong basis for assessment and protection, recognising the significance of spaces, uses, boundary treatments, materials as well as buildings themselves.

The conservation area is within the North Chelmsford Area Action Plan (NCAAP) area, which sets out the Council's preferred approach to future growth to the north of Chelmsford. Amendments to the defined settlement boundaries are proposed, which in part, facilitates development in Broomfield.



**Figure 2 - Constraints plan**



There are 18 Tree Preservation Orders within the conservation area, including group orders for the lime trees on Church Green, groups of Lime, Yew, Pine and Redwood south of The Green and the Lime trees along the western side of the church yard.

There are 8 listed buildings, which cover 13 separate addresses. St Mary's Church is grade II\* listed, the other buildings are all grade II listed.

There is one scheduled monument within the conservation area; the tower of St Mary's Church. See figure 2 for constraints.

## Origins and Development

There is little evidence of early settlement at Broomfield, although the fertile valley of the River Chelmer is likely to have been subject to human activity from an early period. A Palaeolithic (500,000-10,000BC) hand axe and Neolithic-Bronze Age (4000-1500BC) arrow head have been found in the vicinity. Archaeological evidence in the wider area suggests extensive human activity since at least the Neolithic period (c.2500BC).

There is evidence of remains of substantial Roman villas at Chignal St James and Pleshey, and evidence of a Roman settlement at Little Waltham, found during the construction of the bypass. The exceptionally large amount of Roman brick used in the construction of the nave and chancel of St Mary's Church suggests Roman buildings existed nearby. No excavation has been carried out, but scattered surface finds in the field to the east suggest the presence of a Roman villa. The Main Road, adjacent, is of Roman origin, forming part of a main route from Chelmsford-Braintree-Long Melford.

Evidence of a high status Saxon burial was found in the south of the parish (off Saxon Way). Early Saxon pottery has been found in St Mary's churchyard and parts of the nave and chancel date from the eleventh century.

Further development during the Norman period is evident in St Mary's church (figure 3): the round tower was added in the early twelfth century.

During the medieval period it is likely Church Green developed as a small settlement, possibly with a commercial basis, due to its location on the main north-south route. Broomfield Hall, 16-18 Church Green (The Vineries and Broomfields) and the Kings Arms are the earliest surviving buildings from this period, fifteenth, sixteenth and sixteenth/seventeenth century in date respectively, probably built as the manorial hall, the vicarage and inn. It is likely there were other lower status medieval buildings around Church Green, evidence of which has gone, although archaeological fragments may remain.



Figure 3 - St Mary's Church from the south

The Chapman and Andre Map of 1777 (figure 4) shows development around Church Green and opposite (east), on Main Road, beyond there are sporadic farmsteads, within an open landscape setting. Many of the buildings surviving today date from the eighteenth century, indicating prosperity from this period linked to agriculture.

The Tithe Map of 1840 (figure 5) shows the built development around Church Green clearly, with a group of farm buildings surrounding the hall. The start of gradual ribbon development along the Main Road is also evident. From the late eighteenth century there were a number of High Status houses built along the Main Road between Broomfield and Chelmsford, including Broomfield Place (c.1820), Brooklands (c.1826), Broomfield Lodge (demolished) and Brownings (demolished).



Figure 4 - The Chapman and Andre Map 1777

From the late nineteenth century (figure 6, 1878) there was extensive housing development along the Main Road, serving the expanding population of Chelmsford, spurred on by improved sanitation and rail links. A vicarage and school are shown on the west side of Main Road and a nursery to the north of Church Green.

The second edition ordnance survey map, 1897 (figure 7) shows development of further housing on the west side of Main Road and a layout largely as today.

A series of photographs taken by Fred Spalding are available for Broomfield, they are undated, but originate from the late nineteenth century or early twentieth century. Figure 8, probably the earliest of the photographs, shows Main Road as a dirt track,



Figure 5 - The Tithe Map 1840



Figure 6 - 1st edition OS map 1878



Church Green open with trees to its north side as now, The Kings Arms pre restoration with rendered walls, a smaller chimney to the north end, and extensive outbuildings, beyond are Woolards Cottages, an oast house and a large Victorian house. Figures 9 and 10 show the view north up Main Road, with mature trees along the east side of Main Road, 297 Main Road is a coffee house.

In the twentieth century the expansion of Chelmsford has largely consumed Broomfield through ribbon development along Main Road, both north and south of Church Green.

## Setting and Approaches

The main approaches to Church Green are along Main Road from the north and south, and along public footpaths from the north-west and south-west.

The wider setting is urban to the north and south, with predominantly residential development. To the east beyond the ribbon development along Main Road the land falls away as the valley to the River Chelmer. To the west the land is open and rural in character, predominantly in agricultural use as portrayed in the aerial photograph (figure 11).

On all approaches the tower and in particular the spire of St Mary's Church is the pre-dominant feature. From the south the route from Chelmsford is along the Roman road with a mixture of ribbon development comprising commercial, community and residential functions, predominantly late nineteenth and twentieth century housing. Views of the church open up around the junction of Main Road with Mill Lane.

From the south side of Main Road there is a more open character, with agricultural land running down to the River Chelmer. The northern side is mostly mid twentieth century, low rise housing. Views of the church open up from the junction with Butlers Close, the best



Figure 7 - Second edition ordnance survey map 1897

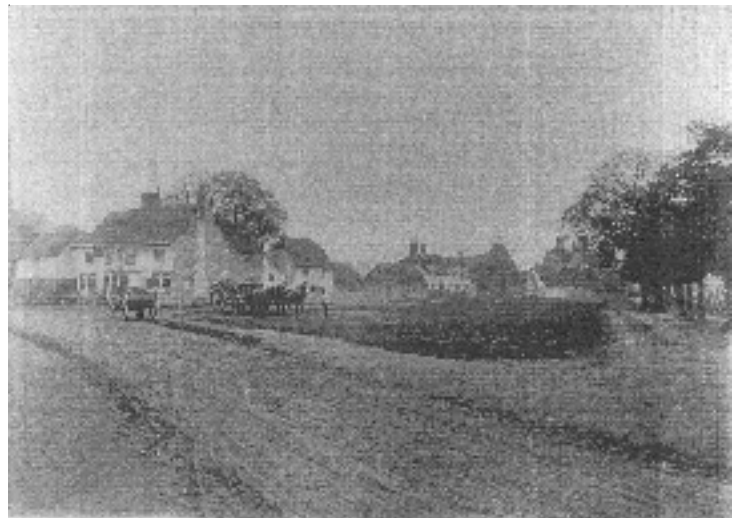


Figure 8 - Photo by Fred Spalding of Church Green, Broomfield



Figure 9 - View north up Main Road, Broomfield

of which is between 1 Butlers Close and 321 Main Road, across gardens.

Main Road is straight towards the Kings Arms Public House, from both the north and south, which makes it a prominent townscape feature. The triangular green then opens up to views of the church, with the treed grounds of the Hall and agricultural land beyond.

The footpaths on the east side of Church Green link to Chelmer Valley School and Great Waltham northwards and School Lane and Staceys Farm to the south-west. From this side the Hall is a prominent feature, with the church, both of which have a well treed setting. The open, agricultural wider setting provides fine views to the church for many miles (figures 12 and 13).

## Building Descriptions

The character of Broomfield conservation area is made up of many elements; see section on Townscape. One of the most significant features is the buildings. A description of each building or groups of buildings and their immediate setting is given below. Date of origin (first phase only) and individual contribution is shown on figures 14 and 15.

### St Mary's the Virgin, Church Green

St Mary's Church (see figures 3, 12 and 13) is of immense historic and architectural interest, is an important facility for the local community and a landmark.

It is possible that there was an earlier timber framed church on the site, but the earliest remaining phase of building is the nave and western end of the chancel, which date from the late eleventh century. The south wall incorporates large amounts of reused Roman brick.



Figure 10 - View north up Main Road, Broomfield



Figure 12 - St Marys Church from the public footpath to the north west



Figure 13 - Long distance view of the church spire rising above the tree tops

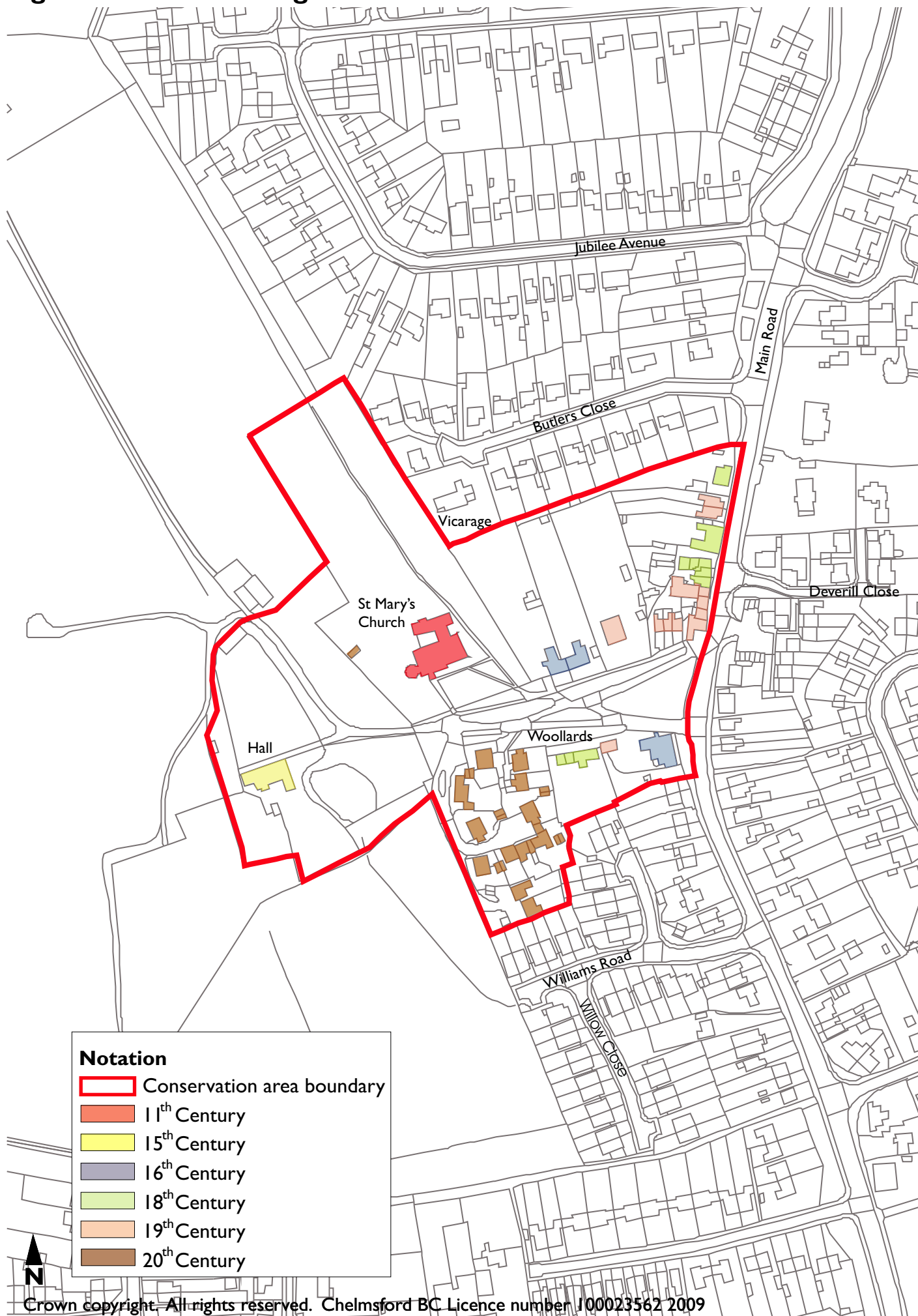


**Figure 11 - Aerial view of Broomfield Conservation Area**



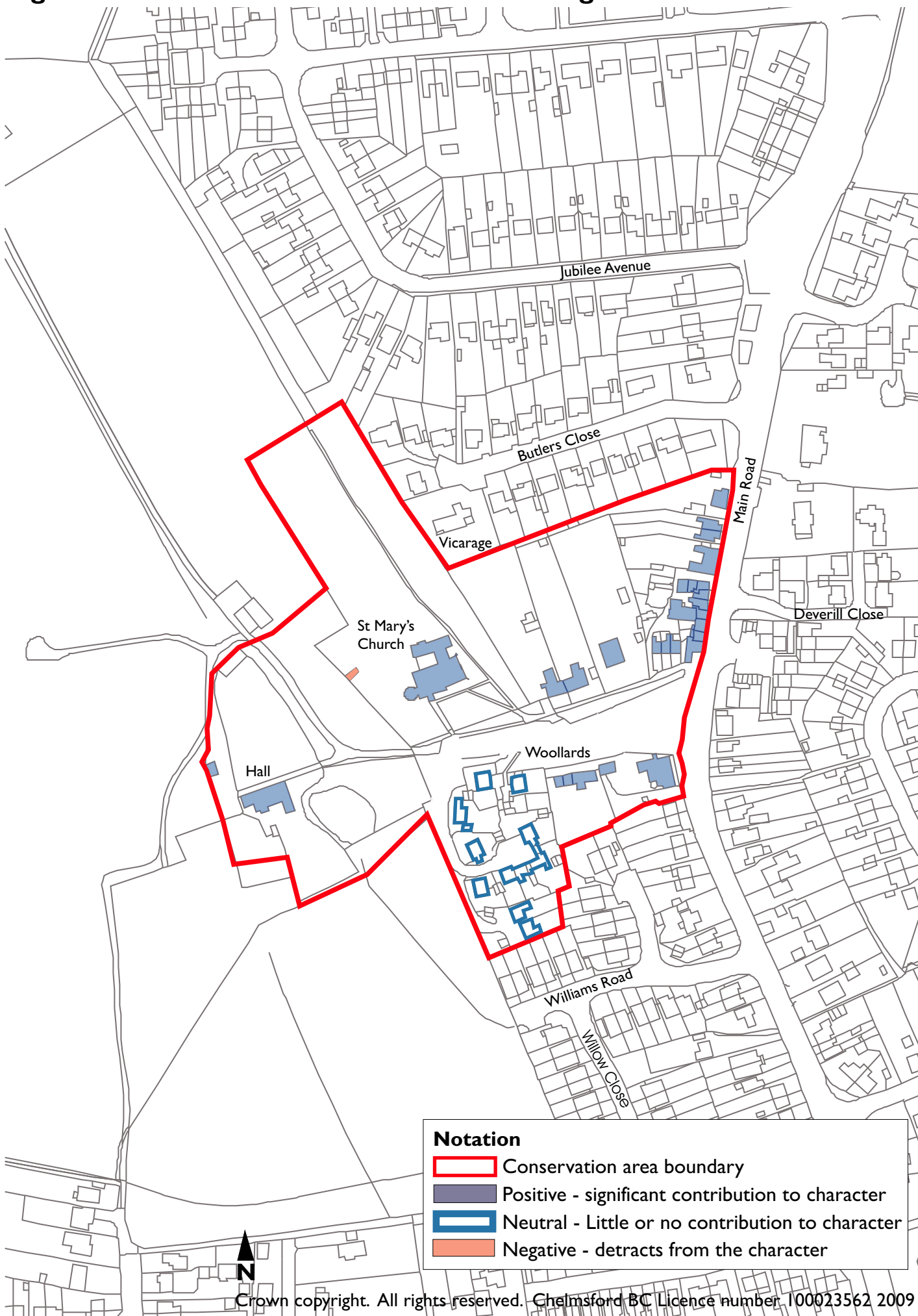


**Figure 14 - Date of origin**

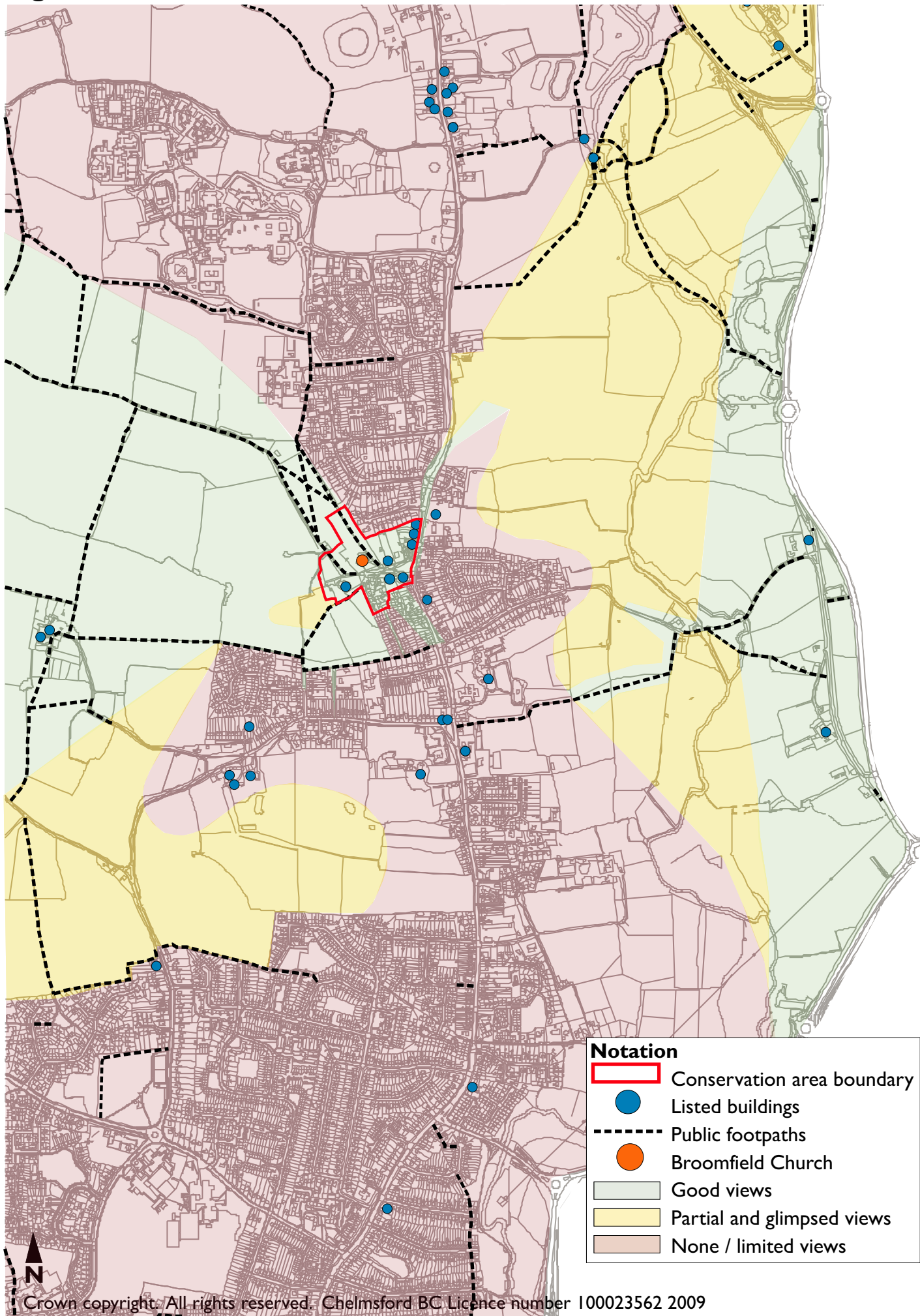




**Figure 15 - Contribution of individual buildings**



**Figure 16 - Views to Broomfield Church**



In the early twelfth century the tower was added. This is also constructed of flint with a smaller amount of Roman brick. It is one of only six round towers in the county, of a type common to Norfolk, although there is another at Great Leighs. It is thought to have developed through structural necessity as a way of building structurally robust towers where there is a lack of large stone for building.

The chancel was lengthened in c.1430, and around this time the splay foot shingle clad spire to the tower was also added.

The church was restored by Frederick Chancellor in 1869-70. Works involved rebuilding the north aisle and south porch, adding the north vestry and re-roofing the nave. The lychgate was added by Chancellor in 1893.

A large hall was added, 1996-7, designed by Tim Venn. This has a plain tile roof and stone plinth and buttresses to match, but is mostly rendered.

The churchyard is enclosed on the south side by a low flint wall, beyond there are many gravestones and monuments, fine trees, an open setting and agricultural land beyond. However the railings enclosing the churchyard to the north are overly utilitarian in appearance.

The church is a prominent landmark (due to its function, height, elevated position, low rise and open setting); both from the immediate confines of Church Green and the wider landscape (Figure 16). Views are available to the tower from parts of Main Road, from around the junctions with New Road and Butlers Close. There are also views across the valley from the east, mainly glimpsing the spire. The furthest view is from Danbury Hill. The best views are available from the open agricultural land to the west and north west.

### **Church Green, The Hall**

The Hall (figure 17) is a large L-plan building, originally a fifteenth century hall house, extensively altered and extended in the seventeenth century, with the addition of the south west wing and substantial chimney stack. It is timber framed and plastered with a plain tiled roof. The grounds are extensive and well treed. The rural landscape beyond is an essential feature of its setting. There is a strong historic and visual relationship with the Church.



*Figure 17 - The Hall*

### **Church Green, 16 (The Vineries) and 18 (Broomfields)**

Originally one dwelling, probably the vicarage. A sixteenth century hall house, typical to Essex, with a low central open hall and two storey cross wings to either end (figure 18). Timber framed and plastered, with applied decoration to the eastern crosswing. Open garden setting to the rear providing a strong sense of status and openness and a backdrop. A prominent feature on the green, with a strong visual relationship with the Church.



*Figure 18 - 16 and 18 Church Green*



## Church Green, 12

A detached late nineteenth century villa, 1885, built on part of a nursery gardens run by the owners of the Vineries (figure 19). Two storeys of yellow brick. Hipped slate roof, with splayed full height front bays with gabled pediments. Substantial garden forming its setting and part of the open grounds north of Church Green. Low brick wall to front in matching brick. Part of a group of Victorian buildings on the corner of Church Green including 2-6 (even) and 293-303 (odd) Main Road.



Figure 19 - Church Green

## Church Green, 2-6 (even)

Terrace of three houses, late nineteenth century (figure 20). Two storey, gabled slate covered roof with ornamental orange clay ridge tiles. Yellow brick with red brick dressings. Number 2 and 6 with ground floor bays, Number 4 with a 2 storey bay. Part of a group of Victorian buildings including 12 Church Green and 293-303 (odd) Main Road, brickwork matching the latter.



Figure 20 - 2 - 6 (even) Church Green

## Church Green, Woolards (9-15, odd)

Woolards is a range of modest eighteenth century (figure 21), timber framed and plastered cottages, now converted into a single dwelling. 1 ½ storeys with five dormers to the front. Single storey range to the west end. Important garden setting to the rear with mature trees.



Figure 21 - Woolards, Church Green

## Church Green, 19-41 (odd)

On the south side of Church Green are a group of 12 houses, by Raymond Ball of John S Wood Chartered Surveyors, c.1975. They were designed using the principles of the Essex Design Guide, with a vernacular form and materials, based around a loose courtyard.

They are of a scale and layout which respects the sensitive setting opposite the church (figure 22). The north side is most successful, in particular number 19 with its splayed bay windows and hedged boundary. Beyond to the south the housing is less inspired, but remains a good exponent of design guide housing, which significantly raised the standards from the mid 1970s.



Figure 22 - Church Green opposite St Mary's Church



### **Main Road, 293-303 (odd)**

Terraced brick building (figure 23), two storeys, residential and commercial uses, hall to rear. Yellow brick with red brick dressings. Gabled slate roof with decorative barge boards. Gable and plain tiled roof to number 303, possibly incorporating an earlier building. Some replacement doors and windows which detract from the appearance of the building.



*Figure 23 - 293 - 303 Main Road*

### **Main Road, 305-313 (odd)**

L-plan range of eighteenth century cottages (figure 24). 2 ½ storeys, plain tiled roof with dormers and crosswing at the northern end. Rare surviving original weatherboard cladding. Brickwork to ground floor. Decorative barge boards. Glimpse views across rear gardens. A mixture of front boundary treatments detract from the simple uniformity of the buildings. Part of a group of eighteenth century houses with 315 and 321 Main Road.



*Figure 24 - 305 - 313 Main Road*

### **Main Road, 315**

The Old Bake House (figure 25), timber framed cottage of eighteenth century origin. Timber framed and plastered. Crosswing to the southern end. Main range 1 ½ storeys, with dormers. Rear twentieth century extensions. Part of a group of eighteenth century house with 305-313 (odd) and 321 Main Road.



*Figure 25 - 315 Main Road, The Old Bake*

### **Main road, 317-319 (odd)**

Semi detached pair late nineteenth or early twentieth century houses (figure 26). 2 storeys, with jettied upper floors, ground floor red brick with bay windows, first floor rendered, gables clad in plain tiles. Low brick wall and hedge to front boundary.



*Figure 26 - 317 - 319 Main Road*

## **Main Road, 321**

Two storey eighteenth century house (figure 27). Timber framed and plastered. Plain tile roof with half hips, central chimney stack. Small paned sash windows. Part of a group of listed buildings along Main Road. Part of a group of eighteenth century houses with 305-313 (odd) and 315 Main Road.



*Figure 27 - 321 Main Road*

## **Main Road, Kings Arms Public House**

Sixteenth or seventeenth century timber framed Inn (figure 28). Exposed timber framing to the first floor. Extensively restored in the early twentieth century, when the bay windows, lead lights and northern chimney stack with diaper pattern were introduced. A prominent landmark on the edge of Church Green. Seating and advertising clutter to its forecourt detract from its appearance at times.



*Figure 28 - Kings Arms Public House*

## **Townscape and Character**

The conservation area is small, but there are three areas of different character, Main Road, Church Green and the Church Yard and Hall. Townscape analysis is provided on figure 29. Each character area is described below.

### **Main Road**

Main Road is urban in character with linear ribbon development along the old Roman Road. Close to the conservation area boundary there is a mixture of late nineteenth and twentieth century housing.

297-321 Main Road encloses the edge of the road, with a strong built frontage, either tight to the road's edge or slightly set back with boundary treatments to the roadside. Numbers 317-321 have low yellow brick walls backed by hedges. Numbers 305-309 have a mixture of railing and modern red brick walls, which give an incoherent setting to the fine uniform eighteenth century terrace.



*Figure 30 - Main Road variety of built form*

The buildings are all of low domestic scale, either 1 ½, 2 or 2 ½ storeys high. There is a mixture of built forms with gables to the street and roof's parallel to the road, although where parallel to the road there is a consistent use of gabled dormers and porches, which give an overall unity (figure 30).

**Figure 29 - Townscape**





The gardens to the rear are open in character, with understated boundary treatments and soft planting, which provides a tranquil counterpoint to the busy Main Road, an important open setting to the buildings and gives views and glimpse views to the Church and Church Yard.

Varied ridge lines, roof forms, dormers and substantial chimney stacks add to the roofscape interest. The materials are varied for each building, slate and plain tiled roofs, yellow and red brick, render or weather boarded walls.

Each building has a very individual character, but the consistency in building alignment, window proportions, scale and form give a link between all buildings forming a varied group with sufficient unity to avoid visual anarchy.

The Kings Arms Public House stands as a prominent feature on the edge of Church Green and Main Road, acting as the focal pointing along Main Road.

### **Church Green**

The Green is a large triangular space defined on all side by buildings, walls, hedges and trees. From Main Road it appears picturesque (figure 31), although the amount of roads and paths crossing the green make the space appear disjointed.

The buildings around the green are widely spaced, mostly with garden settings. There is a consistency in alignment and scale, but variety in form, style and materials.

To the east, Main Road is busy and intrusive at peak times. Detached and semi detached housing enclose the view eastward.



*Figure 31 - Church Green looking west*

On the south side The Kings Arms, Woolmers, 19 and 25 Church Green define the edge, the latter with trees and hedges softening the built form. There is unity in modest scale, traditional form and consistent use of plastered walls and plain tiled roofs, but variety in alignment and detail giving considerable visual interest.

To the north the buildings are spaced wider apart with large garden settings forming a backdrop. Numbers 12, 16 and 18 Church Green have particularly impressive grounds.

To the west there is a strong relationship with the Church and Hall, with open agricultural land beyond.

### **Church Yard and Hall**

The west side of the conservation area is open in character, with the grounds of the Church and Hall and agricultural land beyond. The status of these buildings is reflected in their scale and setting.

The Church, in particular, forms a prominent landmark for many miles. In long distance views from the north west the spire rises above the trees and Danbury Ridge beyond, in closer views the round tower is visible in the treed churchyard.



The Hall is a large timber framed building, set in extensive grounds. It can be glimpsed from Church Green and from the south and west, but it is almost entirely enclosed by trees (see figure 17).

Essentially the churchyard and Hall grounds are open in character with many good trees, the open agricultural land surround is an essential feature of their setting, adding to their prominence, status and relationship with the landscape. There are good views south west (figure 32) and north west from the edge of Church Green, which reinforces the sense of openness and relationship with the landscape.

From the churchyard there are views across the gardens to the east and beyond to the varied roofscape of the buildings fronting Main Road. The approach towards Church Green gives a good view terminated by Woolards.

## Materials and Detailing

The area has a mixed traditional palette of materials. Most of the buildings are timber framed and plastered, with latter nineteenth century buildings in yellow brick. Roofs are mostly steeply pitched and covered in plain tiles, with latter buildings clad in slate at a lower pitch. Weatherboard is occasionally found also.

Chimney stacks are generally substantial and to end walls or central, adding visual interest.

Dormers are frequent, generally of modest traditional size, although some larger examples exist which appear overly dominant.

Boundary walls are prevalent, generally of red or yellow brick (figure 33), but of flint around the higher status Hall and churchyard. They are generally low in height. Simple railings (figure 34) and native hedged boundaries are also used. Timber fences are only used in hidden areas, to divide gardens.



Figure 32 - Church Green view south west



Figure 33 - Brick boundary walls backed by hedges



Figure 34 - Simple metal estate railings

## Conservation Area Boundary Justification

The existing conservation area boundary is drawn closely around the historic settlement, including the Churchyard, grounds to the Hall and gardens to the other buildings.

To the south and north there is a clear divide between the modern housing development and the historic core. The houses at 19-41 Church Green were designed in a way which respects the character of the area and are in a sensitive position.

To the east there is a mixture of historic and modern housing along Main Road, the best examples, i.e. Butlers and Wells House are listed buildings. The houses opposite Church Green include some nineteenth century examples which are important in defining the view across Church Green, but there is insufficient character to warrant extending the conservation area boundary.

To the west the boundary is drawn tightly around the churchyard and grounds to the hall, although the open agricultural land beyond is an important part of the setting to the conservation area, it does not relate to the character of the built historic core directly and thus is not included.

The existing boundary defines the historic core in a logical way: it is not proposed to make any changes to the conservation area boundary.

## Enhancement

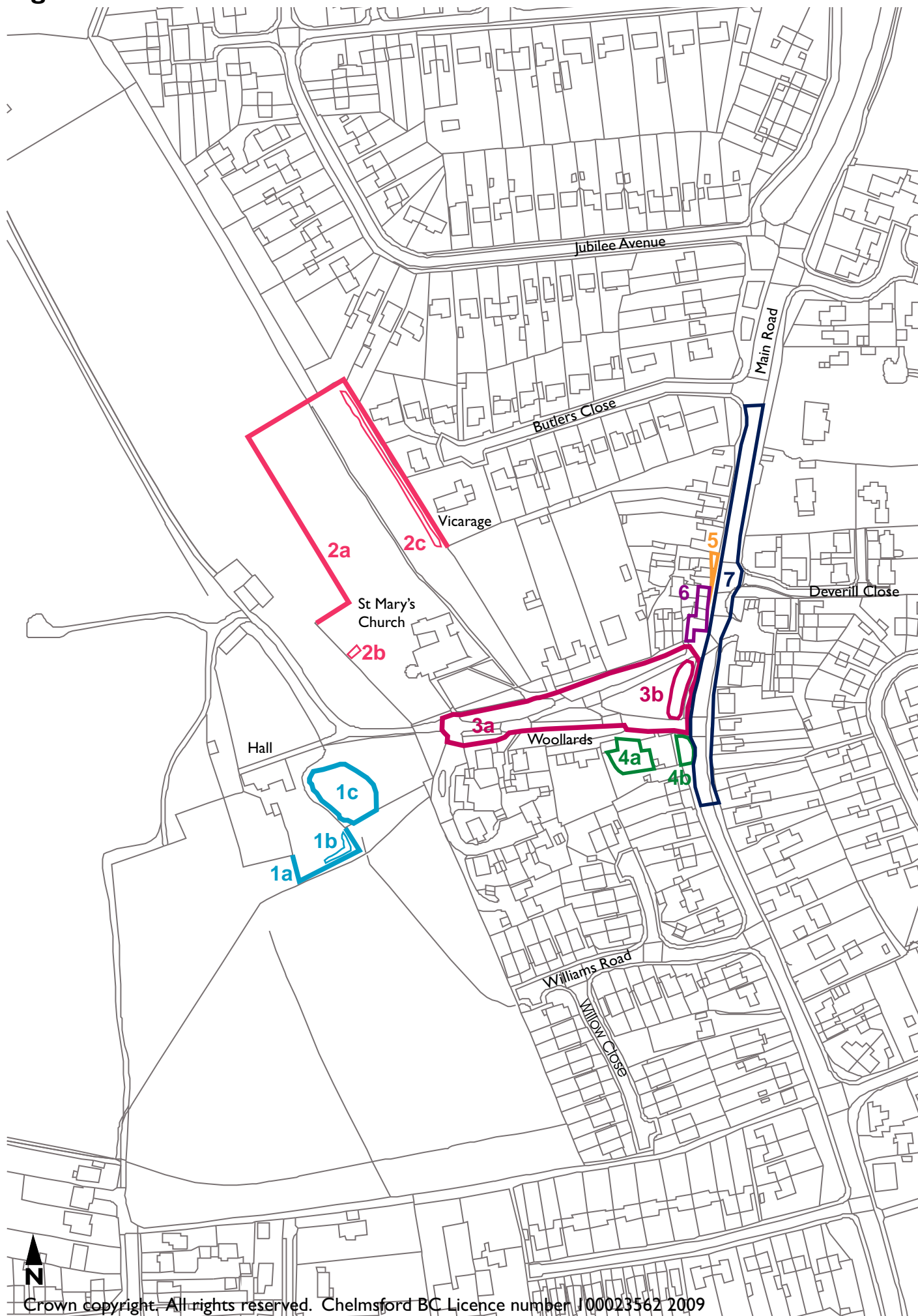
There are many minor elements which offer scope to enhance the character of the area, where the opportunity arises, these are identified on figure 35.

1. The southern side of the grounds to the Hall are prominent in views towards the conservation area and from the adjacent public footpath. There is scope for enhancement on the south side: (1a) The flint boundary wall along the southern boundary is in a poor condition and in need of repair (figure 36). (1b) The conifer trees also along the southern boundary appear incongruous (figure 36) : replacement with a native species would complement the existing treed grounds. (1c) The pond appears stagnant and overgrown at present (figure 37), but could be an attractive feature and important nature habitat if it is managed.
2. The Churchyard provides an important semi public space and setting to the Church. (2a) The railing boundary treatment to the northern half of the churchyard appears very utilitarian in appearance (figure 38) and could be improved upon with a simple tradition railing. (2b) The current concrete garage structure and oil tank (figure 39) detract from the site's appearance and could be replaced/altered/screened. (2c) The mixture of boundary treatments and views to suburban housing beyond could be screened with a native hedge.



Figure 36 - Flint wall and conifer trees to the southern boundary of the Hall

**Figure 35 - Enhancements**





3. Church Green is an important public space, (3a) its surfacing is deteriorating and in need of repair (figure 40), a bound shingle surface is the ideal finish for this location. The current yellow lines are too visually intrusive and resurfacing will allow either more subtle markings, or an area order to minimise visual intrusion. The number of routes, mixture of kerb materials and height of kerbs makes the green appear disjointed and rationalisation of this space and the use of traditional materials would be welcomed where major works are planned. (3b) Church Green is open to Main Road at present, if the southern boundary was lined with trees this would help to define the edge of the green, reduce the impact of traffic and give filtered views.
4. The Kings Arms Public House is a prominent landmark on Main Road and the edge of Church Green. (4a) at present its car parking area to the rear is open to Church Green (figure 41), screening with a brick wall and/or gates would continue the enclosure to the edge of the green and screen the car parking. (4b) The forecourt (figure 42) appears cluttered with benches and various signs, and rationalisation of this paraphernalia would improve the street scene and setting of the building.
5. The boundary treatments to the front of 307-309 Main Road are a mixture of modern brick walls and railings and appear disjointed in front of the uniform terrace (see figure 24), replacement could take the form of a uniform brick wall or railings.



Figure 37 - Overgrown pond adjacent to the Hall



Figure 39 - Outbuildings and oil tank on the edge of the church yard



Figure 40 - Church Green Road surfacing and markings



Figure 38 - Utilitarian railings to the north



Figure 41 - Kings Arms Public House car park



6. 293-303 Main Road is a prominent and attractive late nineteenth century terrace, the mixture of windows (see figure 23), particularly the UPVC replacement, detracts from the overall uniformity and quality of the building. Reinstatement of traditional joinery would enhance the building's appearance.
7. Main Road is dominated by the utilitarian lamp post and telephone posts and wires, which detract from the setting of the buildings (figure 43). If the opportunity arises, relocation of services below ground and replacement of the lamp posts with simple high quality units would be an enhancement.



Figure 42 - Kings Arms Public House forecourt



Figure 43 - Main Road dominated by lamp posts poles and wires

## Conclusions

Broomfield has a long history, the earliest evidence of which is the Roman Road and reused Roman bricks in the Church. These elements have shaped the development of the settlement, along with its agricultural setting and evolution in the eighteenth century. Church Green is an important public place, the grounds of the Church and Hall provide significant open spaces. There are many fine historic buildings. This appraisal defines the character of the area and gives options for enhancement, providing a basis for future change in the area.

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