NOAK BRIDGE
CHARACTER APPRAISAL

to support the Noak Bridge Neighbourhood Plan









Prepared by Bluestone Planning LLP

V1.8 Updated June 2024

Bluestone Planning

CONTENTS

1 Introduction

1.1 Noak Bridge Parish
1.2 Introduction
1.3 Who is This Document For?
1.4 Policy & Evidence Based Review
1.5 National Design Guide
1.6 Essex Design Guide

2 Local Character Analysis

2.1 Parish Structure
2.2 History
2.3 Conservation Area
2.4 Policy & Evidence Based Review
2.5 Landscape & Ecology
2.6 The Nature Reserve

3 Character Area Analysis

3.1 Character Areas
Areas 1 & 4 Southwest of Bridge Street / The School and Green
Area 2 North of Bridge Street
Area 3 Gatelodge Estate
Area 5 East of the village
Area 6 West of South Wash Road
Area 7 Pre- 1900 farmsteads and historic buildings
Area 8 Recreational / commercial buildings
Area 9 Open Countryside, recreation and equestrian uses
Conclusions

4 Appendices

i Landscape Character Appraisal
ii Important Views Analysis
Iii Non-Designated Heritage Assets

This document has been prepared by Bluestone Planning LLP with the collaboration of the Neighbourhood Plan Steering Group and the local community.

The purpose of this report is to set out design expectations for the Noak Bridge Neighbourhood Plan Area.

The National Planning Policy Framework clearly states the importance of creating a clear design vision to provide maximum clarity about design expectations at an early stage.

By undertaking a Character Appraisal, this will inform Design Guides and Codes, which will provide a framework for creating distinctive places through identifying special qualities of each area.

These defining characteristics inform the design policies collaboratively with the local communities aspirations, to ground the policies in the context of the locality of the neighbourhood plan area.



CHAPTER ONE

Introduction



1.1 | The Parish

Noak Bridge Parish is located in Basildon District to the north of the A127 from Basildon. It comprises of the main settlement of Noak Bridge and surrounding rural landscape.



1.2 | Introduction

This settlement character analysis is intended to be used as a basis for the application of local character and design policies and to ultimately provide a separate Design Code in the Noak Bridge Parish Neighbourhood Development Plan.

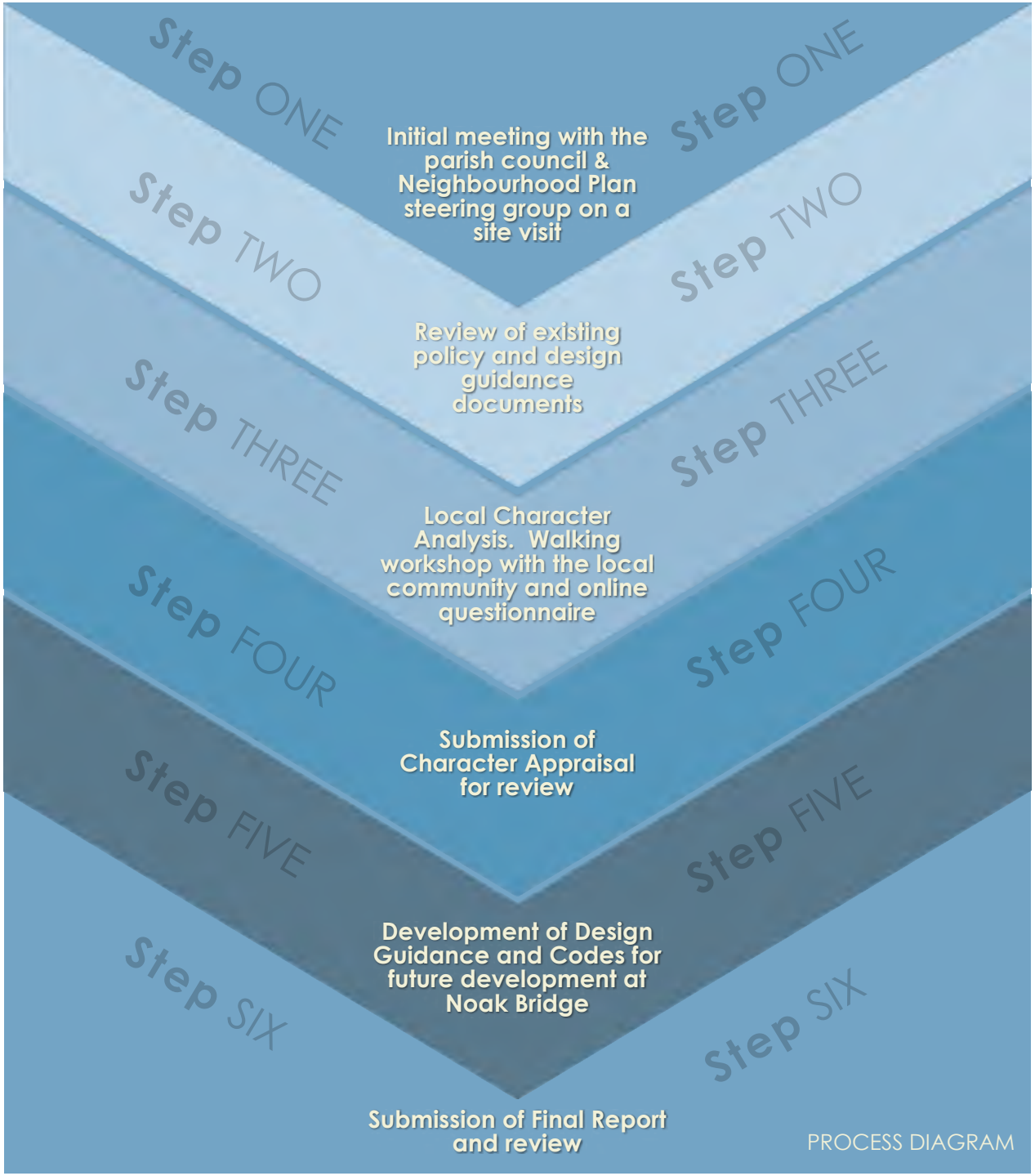
The document relates to the Neighbourhood Plan area, which contains the entire parish.

The Noak Bridge Conservation Area Appraisal and Management Plan was published by Basildon Council in 2010.

This document has been produced as a standalone update to the above appraisal. It should be noted that this document also includes the surrounding area, but does not supersede the adopted Conservation Area Appraisal.

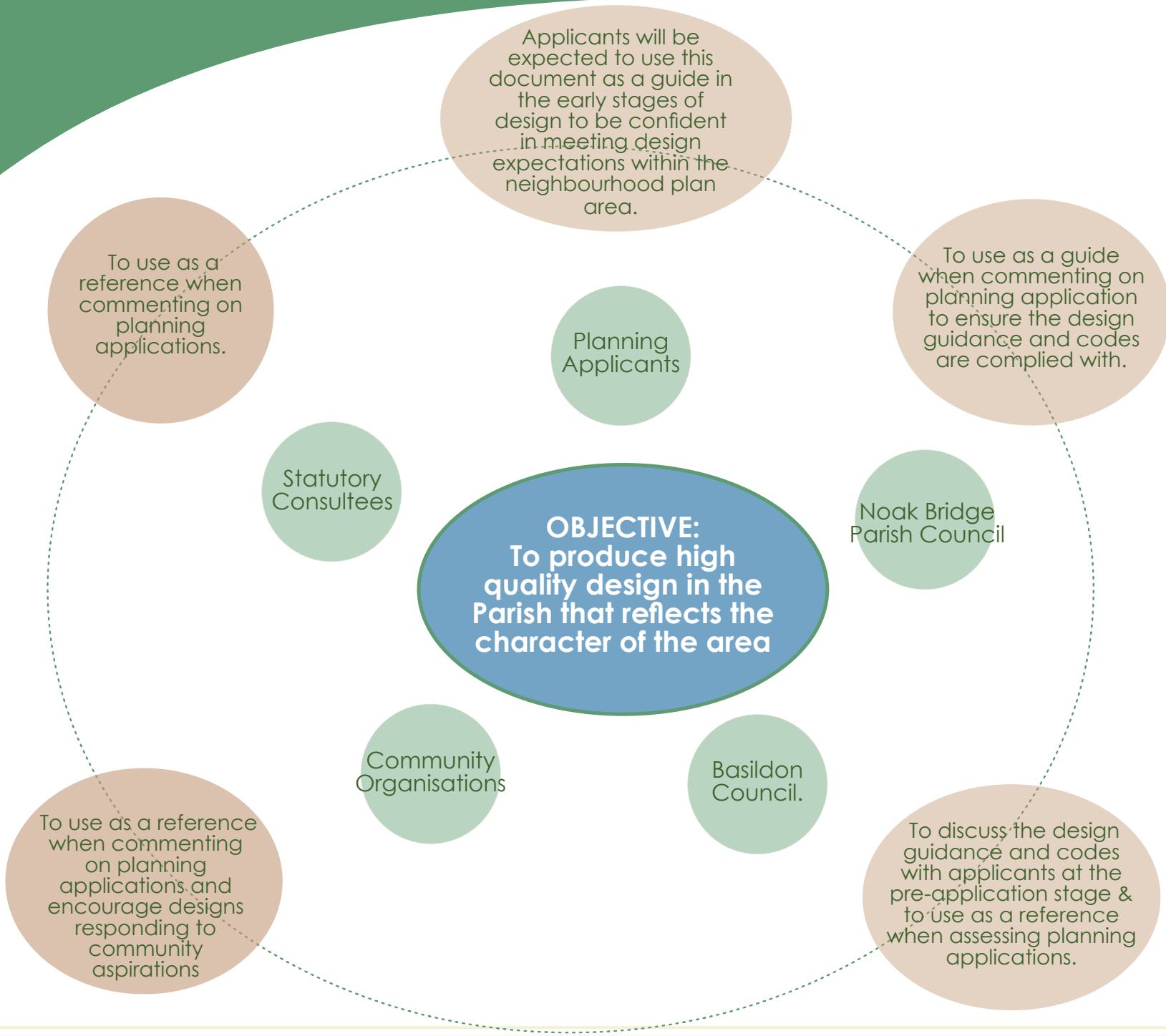
A number of local history sources have contributed to this analysis.

This document primarily deals with those aspects which are deemed necessary to understand the context of the parish in relation to producing evidence to support the Neighbourhood Plan. It is not intended to be a comprehensive historical analysis and other aforementioned documents deal with this aspect in greater detail.



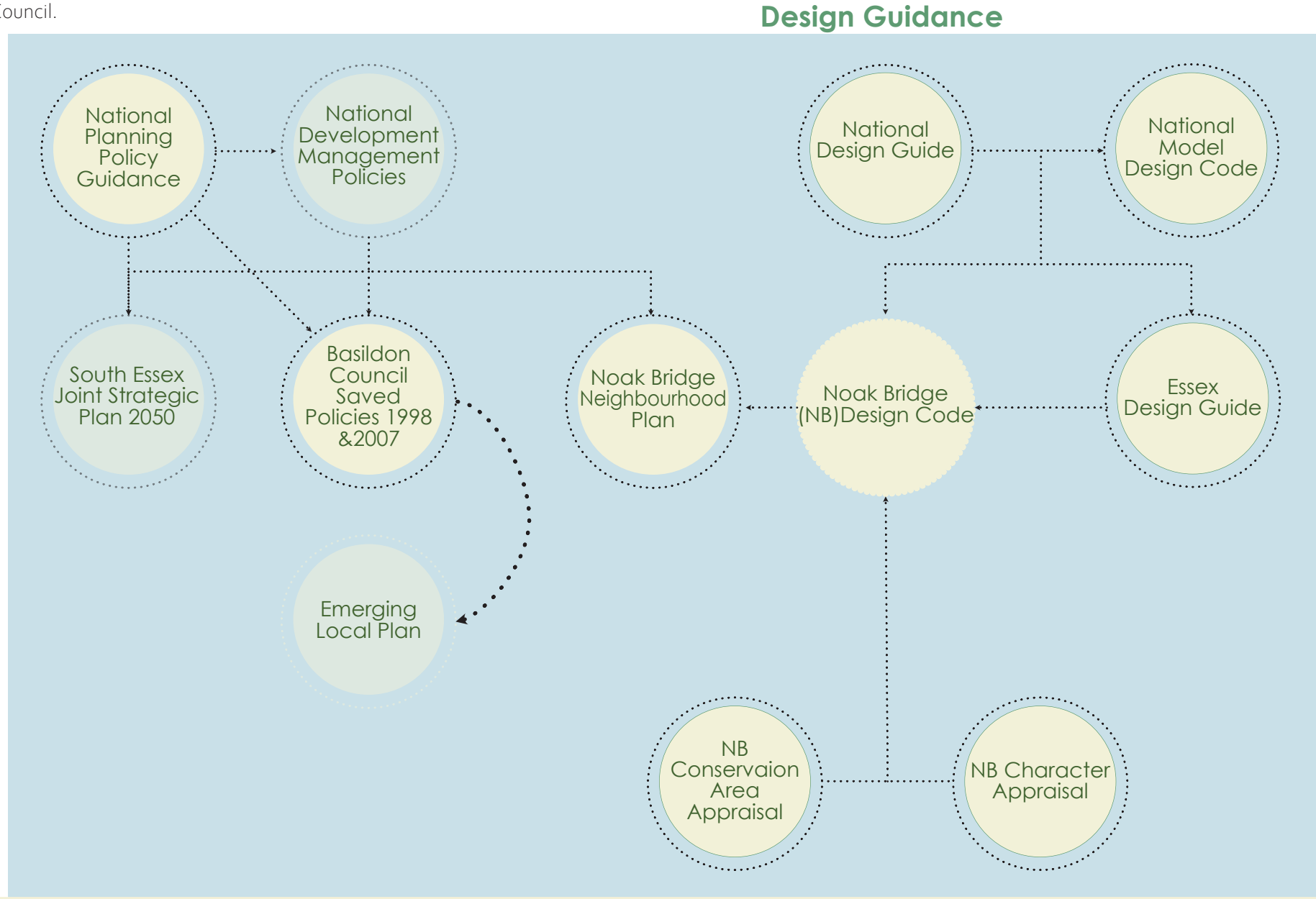
PROCESS DIAGRAM

1.3 Who is the document for?



1.4 Policy & Evidence Based Review

The diagram below highlights how the The Noak Bridge Character Appraisal and Design Code will sit alongside other planning policy and guidance documents and how it feeds into the Neighbourhood Plan, which provides locally specific policies and will sit alongside the strategic policies contained in the Local Plan for Basildon Council.



1.5 National Design Guide

The National Design Guide was published in 2019 and sets out the characteristics of well designed places and demonstrates what good design means in principle and in practice.

It supports the NPPF and is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

It identifies ten characteristics which underpin good design:

- **Context.**
- **Identity.**
- **Built Form.**
- **Movement.**
- **Nature.**
- **Public Spaces.**
- **Uses.**
- **Homes and Buildings.**
- **Resources.**
- **Lifespan.**



This appraisal will draw on the principles of this National Design Guidance to help inform the recommendations.

Building for a Healthy Life published in 2020 by Homes England replaces Building for Life. It sets out a design code for improving new places through demonstrating what a 'green' or 'red' (good or bad) development is.
Organised across three headings, 12 considerations are presented to think about the qualities of successful places, from macro to micro scale design considerations.

Manual for streets was published in 2007 from the Department of Transport in response to motor vehicle dominated design. The document sets out an approach for residential streets to recognise their contribution in creating places through good design to improve the quality of life by giving a higher priority to pedestrians and cyclists.

1.6 Essex Design Guide

The Essex Design Guide was first published in 1973 by Essex County Council as a means to manage development in Essex. It represented an exemplar model in urban design principles, consequently, it served more widely as a general textbook for good urban design. Since this first publication the design guide has been updated several times and now exists as a website[1].

The Noak Bridge Conservation Area demonstrates these principles in its design and continues to improve resident's quality of life and establish place attachment.

Overarching Themes

The design guide explores design details with overarching themes in mind that are relevant to modern day living in Essex.

These themes are:

- Active Design Principles
- Ageing Population
- Health and Well-being
- Digital and Smart Technology
- Garden Communities
- Climate Change

More information can be found on the Essex design guide website.

1 https://www.essexdesignguide.co.uk/

Design Detail Topics

Architectural Details
Addresses key habitable needs and details architectural characteristics in terms of space, scale and design to create attractive looking places.

Internal Design Details
Addresses internal space requirements and the possibility of future extensions affects on neighbouring properties.

Layout Details
The layout section addresses a large number of issues but is concerned with the overall shape and form of the development and how the parts work together.

Parking Design
Address all types of parking for all types of vehicles.

Streets & Roads
Explores how streets can be designed as places and be safe and accessible for all users.

Highway Technical Manual
Contains technical information relating to roads

Flood Management
Addressees ways in managing flood mitigation through design

Landscape & Greenspaces
Explores the important role landscape has on peoples lives and how to get the most benefit.

CHAPTER TWO

Local Context

2.1 The Parish Structure



2.2 The History

Noak Bridge was named after the bridge over the river Crouch located near the A176 between Billericay and Basildon.

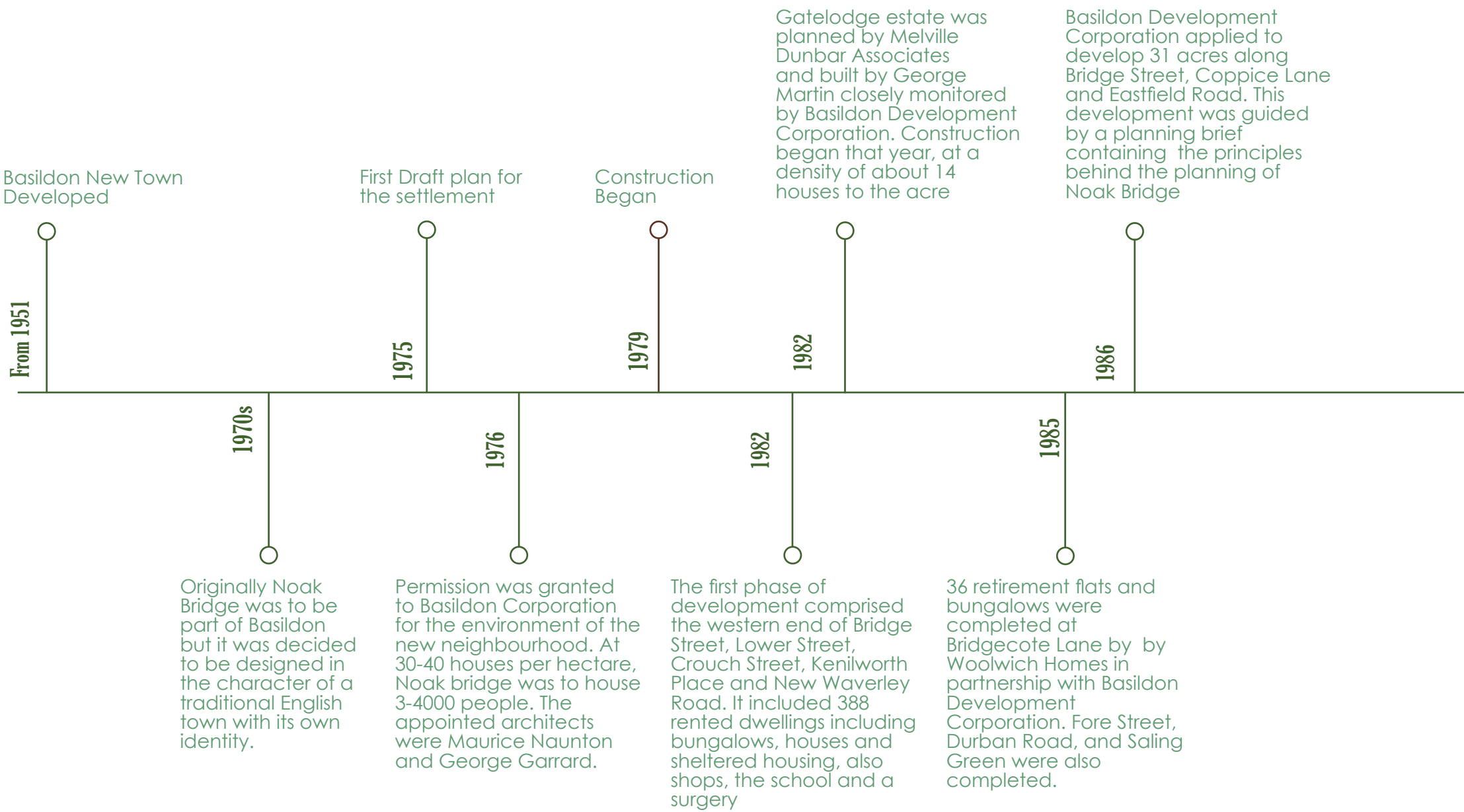


The 1888 Ordnance Survey Map of the area overlaid onto a modern aerial photo (see https://maps.nls.uk) shows very little development other than farms, although the field pattern is visible in part, much has been altered by paddocks and recreation.



Between the 1930s and 1960s a large area was formed by plotlands with further new estate development to the west. The former plotlands were eventually replaced as discussed overleaf.

2.2 The History



2.2 The History

1994 – Basildon Local Plan - it was proposed that Noak Bridge be designated a Conservation Area.

1996 – Noak Bridge Conservation area officially designated

2001 – Parish council was formed

2018 – Noak Bridge Parish Council began the process of developing a Neighbourhood Plan for local residents and business to have their say in shaping the future of Noak Bridge.



Concept Sketch from the original prospectus from Noak Bridge

2.3 The Conservation Area



Conservation Area
Important Views
Landmark Buildings
TPO's
Water Bodies
Green Space

Designated in 1996, the conservation area comprises of the settlement of Noak Bridge to the east of south wash road excluding areas to the east of Littlehurst Lane and some to the south of Bridge Street.

Noak bridge was designed in the style of a traditional English village with an irregular street pattern retaining many original trees and hedgerows.

Houses were originally envisioned to be terraced houses close to the plot frontage and built to a standard, locally sympathetic form. This was to be 2 story with a 8-9m depth that was single story at the rear, all under an asymmetric roof.
A number of landmark houses were built at 2.5 storey in height, giving a variety of buildings and roof forms that are in keeping with a more organic form of development within the conservation area.

The Architectural style variants mostly represent different time periods of Essex vernacular architecture.

The overall design of the conservation area is tied together through a limited yet unifying colour and material palette in a balance between harmony and variety.

The streets are animated through identifying characteristics such as dutch gables, jettied first floors, and decorative brickwork. The area has its own unique finger post signs, which when paired with the landscape, create a sense of place much loved and valued by the residents.

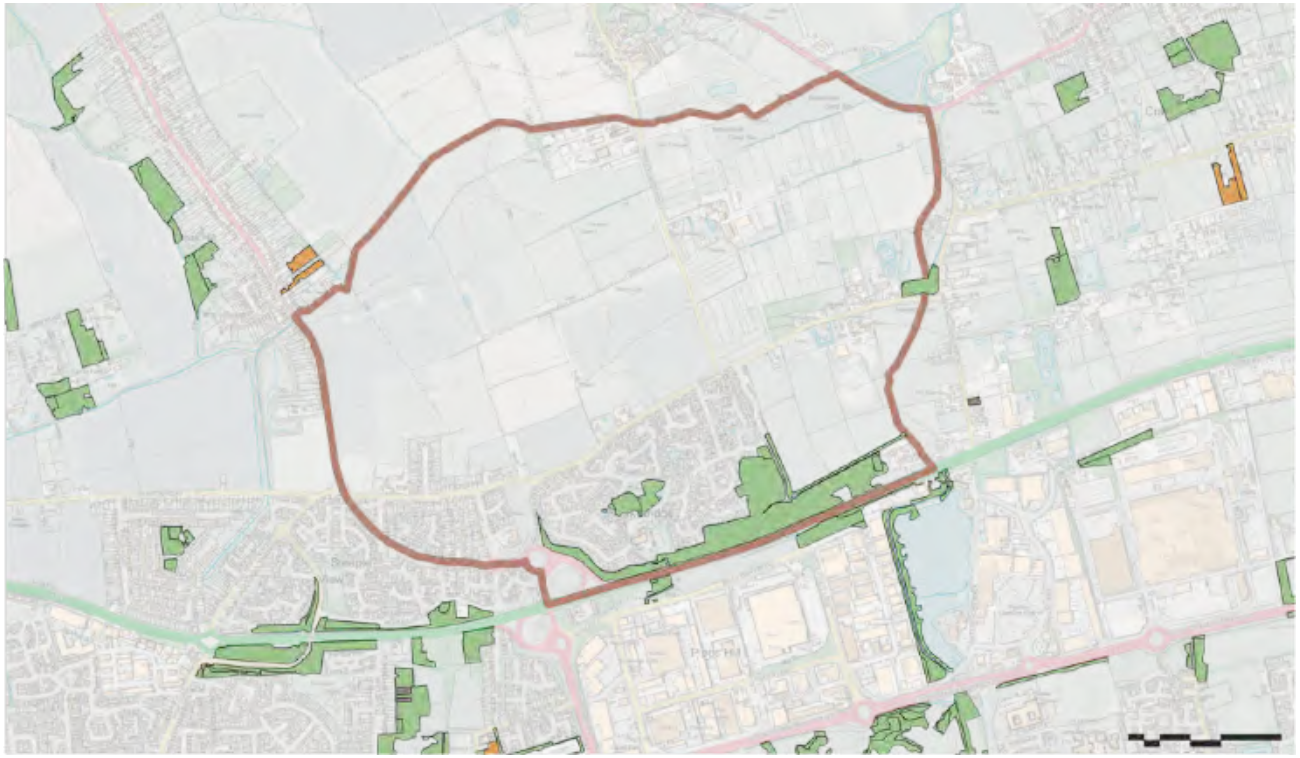
The conservation area has no designated listed buildings but there are many landmark buildings which stand out from their immediate surroundings through architectural styling or physical presence in the street scene.

The irregular street pattern, street characteristics, greenery and architecture together create scenes of a traditional English village. As a result there are several important views in the conservation area, that should be protected.

There is ample green space including the village green, and pockets of green spaces and water bodies scattered throughout.



2.4 Landscape & Ecology



Priority Habitats

Priority Habitats

- Deciduous Woodland
- No main habitat but additional habitats present
- Traditional Orchard



Priority habitats are identified as those which are most at risk and in need of conservation. The parish contains areas of deciduous woodland priority habitats along the south border and at the village green. Outside but in proximity to the parish are a number of traditional orchards and areas which have no main habitat but additional habitats present. This is not to say there are no other habitats present in the parish.

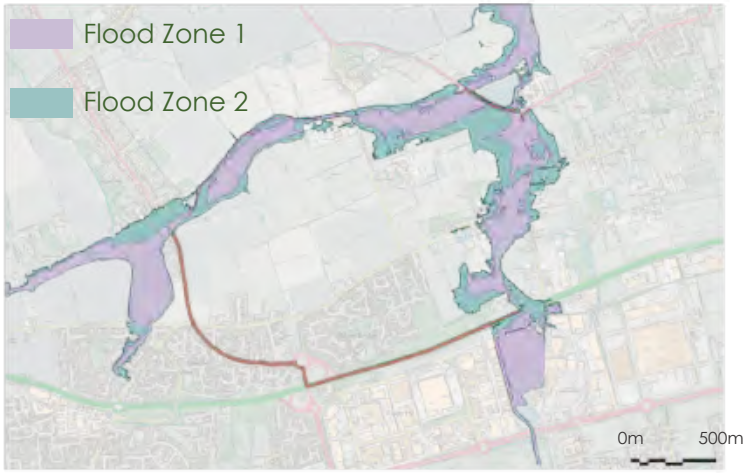
The site of greatest importance to the community is the nature reserve (see more overleaf).

The River Crouch also provides habitat for small aquatic life and the interconnecting hedgerows for small mammals and



Green Belt 2020-2021

A large proportion of the Parish is in Green Belt land other than the settlement area to the south of Wash Road and the plots surrounding Martindale Avenue.



Flood Zones

The River Crouch runs adjacent to the North and East boundaries of the parish. The areas around the river are subjected to flooding.

2.5 The Nature Reserve



The Nature Reserve

The Nature Reserve is a treasured community assets as an invaluable area for physical activity and possible education.

It comprises of 20 acres of developing woodland, grassland, scrubs and ponds.
The diversity of grasses and flowers attract butterflies and other insects.

The 5 permanent ponds and 2 temporary ponds, the drainage channel flowing along the northern edge, ditch and small marshy area attract a wide range of species. Various species of dragonfly are seen around the ponds.

A considerable amount of the reserve is scrub providing nesting for birds. The Noak Bridge Nature Reserve Society have positioned bird and bat boxes in the remote areas further helping these species thrive.

The developing woodland is mostly oak with blackthorn, hawthorn and bramble. More recently other native species have been planted at the southern end of the reserve.

Some of the Species Which Inhabit the Nature Reserve

All images and information from:
https://www.nbnrs.org.uk/wildlife.html

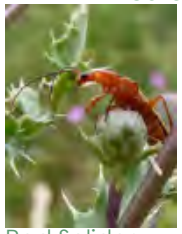

Edible Frog


Cinnabar Moth caterpillar


Ruddy Darter


Jay


Goldfinch


Red Solider Beetle


Small Copper


Common Lizard

Possible Improvements Required

- Improvement of paths, especially slippery and muddy in winter.
- Possible picnic benches/ places to sit
- Appropriate lighting for safety

All improvements need to be balanced with the main wildlife habitats

CHAPTER THREE

Character Area Analysis

3.1 Character Areas



Character Areas

1. Southwest of Bridge Street
2. North of Bridge Street
3. Gatelodge Estate
4. The School and Green
5. East of the village
6. West of South Wash Road
7. Pre- 1900 farmsteads and historic buildings
8. Recreational / commercial buildings
9. Open Countryside, recreation and equestrian uses

This character appraisal is fundamental to understanding the large and small-scale elements which contribute to the sum of the overall character.

The little details such as street signs, street furniture, windows and doors etc are important features in maintaining the character and sense of place. It is these small but significant features, alongside the larger features, which help connect people to the area and create a place identity.

Character Areas 1 & 4 - Southwest of Bridge Street & The School and Green



Area 1 Area 4

Central Green and Play Area

The central green provides an important community facility and is valued by the local community and wildlife. It sits at the heart of the village along the village high street (Bridge Street). There are a total of 8 entrances, 4 from Coppice Lane, 2 from Lower Street, 1 from Bridge Street and 1 from the pedestrian underpass under Bridge Street.

The space can accommodate organised sports and and community activities. There is a permanent semi-enclosed sports ground for activities like basketball and football and a semi- enclosed area with children's play equipment.

The green also features a large pond. A large proportion of it now comprises of a woodland of mature trees which reduces the visual connection to other areas of the village.







Although an extremely important space, the green does not act as originally intended. When planned, it was an open space, however the degree of enclosure separates the space from bussle of village life. This is both a positive and a negative as there are no houses which face directly on to it so there is no natural surveillance.

The maintenance of play equipment, vegetation and general park preservation is costly.

Due to the tree and vegetation cover the park can fee unsafe, especially at night to some users and potentially more lighting is required.



Street Pattern



Lower Street is the arterial route into the character area leading to the cul-de-sacs Crouch street, New Waverley Road and Kenilworth Place. Coppice Lane can only be accessed from Bridge Street accept by pedestrians and cyclist. People benefit from increased connectivity through a network of footpaths connecting the cul-de-sacs increasing legibility for people.
The curvatures of the irregular street pattern creates interesting street views and sparks a sense of intrigue and interest through obscuring the field of vision. The layout of buildings, vegetation, street furnishings and plot frontage treatments interact to create the sense of a charming traditional English village.

Parking

Parking is arranged in the form of mews courts that are generally situated off the curves in roads enabling visibility at the junctions. They are distinguished from the street by a slight raise in levels and carriage arches. This visual change deters main traffic from entering the space.
Mews courts are designed to keep parking off the streets, however due to their location and increase in car ownership since development they do not function as intended and should be reviewed in their usage in future.
Other areas indicate parking space through a change in material.







The lack of parking is a key concern for the area.

Street Views









The buildings closely hug the street. The lack of front gardens has been offset by careful street planting / retention of mature trees and plants.



Good use of tall buildings to terminate the vista. Although the layout of buildings is interesting, there is much less landscaping in this area leading to a harder, more urban street scene. In contrast to many other parts of Noak Bridge.



A similar view, again with good use of tall buildings to terminate the vista. In this instance however, there is more landscaping and front garden spaces, as well as considered use of interesting railings / street furniture to add interest.

Street Greenery

The level of vegetation around the lanes and streets is variable throughout the character area. In general there is a higher level around pedestrianised and lower traffic areas and increases closer towards the village green. Part of Lower street and Coppice Lane which bound the village green have a significant degree of greenery.





Space for planting is key. A number of streets have been very successful in the amount of planting provided (see above), although others have little to no personalisation strips or front gardens, which when combined with on street parking creates a very different visual experience to that originally planned

Details






Street furnishings and details have a significant contribution to the charming character of the area. The traditional street signs seen in this area and other character areas are one of the principle features of the overall character of Noak Bridge.

The cobbled kerb presents a visual and textural change indicating a change in use of surface whilst adding to the attractiveness of the public realm.

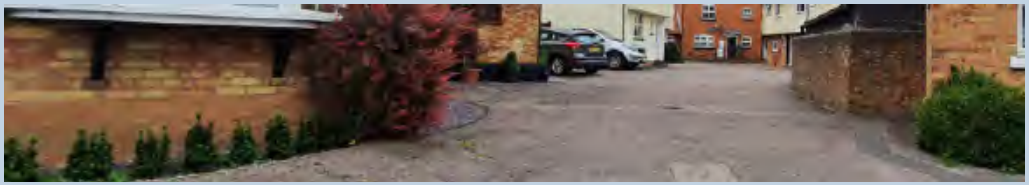
The black and gold railings add to the traditional feel, drawing on the Victorian era.

The bus shelter is black painted timber framed with arched detailing and a hipped tiled and ridged roof. It is one of the most notable street furnishings in the character area, and serves as a landmark with form and function evident.

Plot Boundaries









The majority of buildings are close to the plot frontage and feature a small area often with vegetation in the form of plants or hedges and with small pebbled areas. Some plot frontages have wooden fencing or metal railings and occasionally brick. The side and rear boundaries are wooden hurdle fencing or brick.

Building Typologies



- Terraced
- Apartments
- Semi-detached
- Detached
- Community Facilities and services
- Outbuildings

The majority of buildings are terraced housing with the iconic flats along Bridge Street and others scattered around. There are a some semi-detached and a few detached dispersed throughout the area. The facilities and services are concentrated along Coppice Lane. Around half of the buildings have associated outbuildings to the rear of the properties.

Architectural Details & Materials







There is a wealth and variety of architectural detailing which contribute to the attractiveness of the street scene.

Roofs tend to be high pitched tiled gabled roofs (see above), with some use of acardia pantiles. Some roofs are elongated from the first to ground floor. Many of the eaves feature with timber detailing.

The landmark buildings incorporate a hexagonal shape through porches or footprint and tend to have ridged roofs. Buildings often protrude and are jettied at the first floor creating small overhanging elements, these are frequently a different material from the rest of the building.

Windows tend to be white timber framed rectangular with some bay windows and often feature a border of brick or protruding sill of a different colour.

Some of the buildings incorporate a small tiled porch canopy.

The area shares a palette of materials which enable a common denominator but with a variety of outcomes. The main materials are brick, white painted timber, white or black timber cladding, render with a variety of neutral colours. The colour palette used for the materials is simple and focused around neutral and 'Suffolk' pinks, terracotta, oranges and black and white.







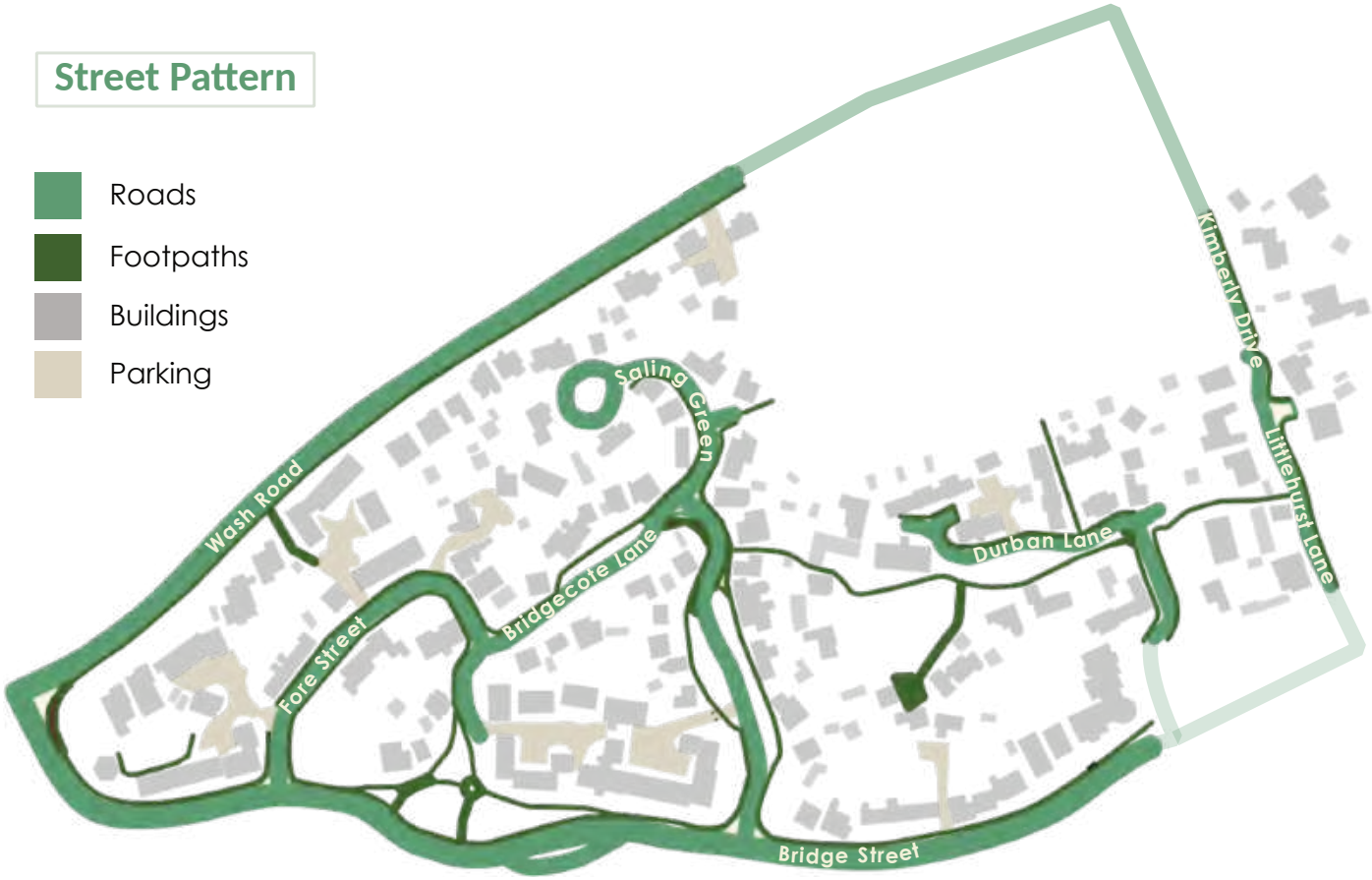


Character Area 2 - North of Bridge Street



Area **2**

Street Pattern



Bridge street serves as the village high street from which all roads disperse off. Fore Street and Bridgecote Lane create a loop road from which the cul-de-sac Saling Green can be accessed. Durban Lane and Littlehurst Lane are also cul-de-sacs but are accessed off Bridge Street.Kimberly drive is another cul-de-sac. All cul-de-sacs are connected through a series of footpaths so people benefit from increased connectivity.
The separate footpaths create a more tranquil walking route for people and are likely to encourage active travel. The higher curvature of the roads and junctions decrease visibility and act as traffic calming measures to create a tranquil village feel.

Parking

Street Parking is less of an issue in this character area, with the exception of parts of Bridgecote lane. The majority of properties either have access to a parking court or have their own driveway/ garage.







Street Views

The photos highlight that this area is characterised by lower scale and density properties, with larger areas given over to front gardens and landscaping.











Street Greenery









Some of the original tree and hedgerow planting have been incorporated into the originally planned scheme and still remain to date.

There is significant street greening in most areas, this ranges from dense street trees and hedges, boundary hedges and shrubs. In part the greening comes from the plot frontage treatment through hedges, plants and shrubs either planted by residents or as part of the original design. The height of boundary hedges vary. Notably a few of the houses have climbing vine on the facades of the buildings, creating a cosy cottage village appearance.

Along Bridgecote lane is particularly vegetated with overgrown vegetation. The entrance to Bridgecote Lane from Bridge Street features a small grassed area, the level of vegetation increases from this point and separates the pedestrian footpath from the vehicular road. On many of the road curvatures there are areas of vegetated and/ or grassed areas.

The pedestrian area leading to the underpass under Bridge Street creates a valley-like image with several area of grass on a sloping gradient creating visual interest.

The entrance to Fore street holds a large grassed area enjoyed by the residents for picnics and social gatherings.

There are further small areas along the street that have small verges of grass, some with additional structural vegetation and some without.
As a whole the area has a verdant feel.

Plot Boundaries











Boundary treatments range but are similar to character area one. Featuring a small area often with vegetation in the form of plants or hedges and with small pebbled or grassed area with wooden picket fencing and in some cases Victorian style metal railings. The driveways are traditionally gravelled, however some driveways are block paved and look at odds with the surrounding the character.

Building Typologies



- Terraced
- Apartments
- Semi-detached
- Detached
- Assisted Living
- Outbuildings

The majority of dwellings in this character area are detached, closely followed by semi-detached. There are a few terraced housing and flats located predominately along Bridge street. Notable there assisted living in one of the landmark buildings the octagon.

Architectural Details & Materials











The architectural detailing and materials in the majority of the character area reflect a traditional English cottage. There are a number of Landmark buildings which have more elaborate architectural designs and details.

The majority of the buildings are dark brown or clay pantiles with gable ended roofs and have very little eaves overhang. Most of the roofs have a high pitch and some recede towards the ground floor at the rear of the house.

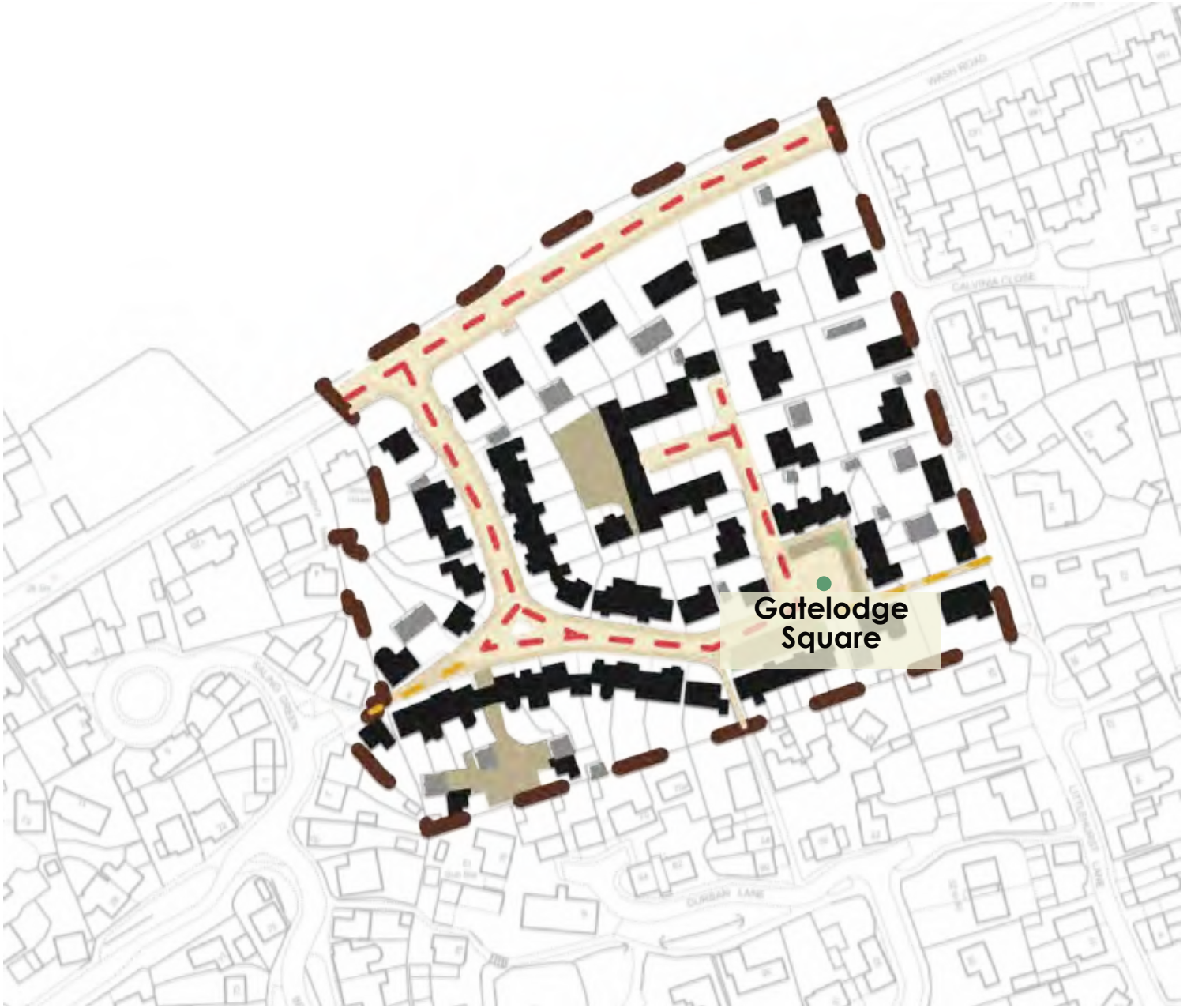
There are many properties which are 1.5 storeys with either pitched or lower profile, single plane (shed) dormers that tend to be in black timber cladding with a tiled roof.

The predominate building material is brick in oranges and buff with some painted white or cream. A small number of buildings are rendered, notably the octagonal gatehouse lodge has recessed arches in the facade with are a cream render and brick detailing around the arches that imitate a post and highlight the curves.

The apartments on fore street are designed in a Georgian style building with two joined gable ends with parapets and crenels along the top. The porch also features a decorative elongated facade. There are double doors which open to Juliet balcony.

There are a few buildings which have decorative half timbering on with white rendered background creating an accent to the brick.

Character Area 3 - Gatelodge Estate



Area **3**

Street Pattern



Roads
Footpaths
Buildings
Parking

The Gatelodge Estate is built around a cul-de-sac connected to other streets via footpaths only. This street pattern creates a covert and well enclosed development, which is subjected to lower traffic, yet is still connected to the rest of the village.

The area is accessed off Wash Road via Gatelodge Way which leads to Gatelodge Square and Tudor Court. Gatelodge square and the triangle at the South-West corner create two open nodal points which both include a small vegetative feature adding a charming attribute to the character of the street scene.

Parking

A large number of dwellings have a gravelled driveways with space for one vehicle, some properties have an additional garage space. There is also two mews parking courts, one south of Gatelodge way and one at Tudor Court. Some parking occurs on roads in un-allocated spaces where properties do not have a driveway or garage. This occurs from Gatelodge Square to the footpath at the South-West.







Frontage off-street parking is more prevalent here

Street Views







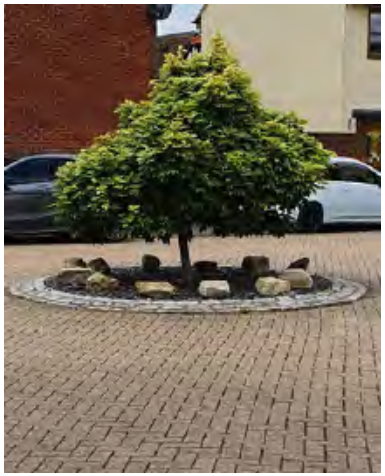
A mix of car free and shared street spaces are commonplace. The lack of road markings, combined with some on-street parking make the roads in this area low speed and more pedestrian and cycle friendly. This is enhanced by the number of directly connected pedestrian and cycle routes, which are barred to vehicluar traffic.





Street Greenery







Attention to detail in the landscaping of the road and lanes as well as the properties and plot frontages was taken into consideration by the designers, as overseen by the Basildon Corporation. Where possible they were keen to avoid over urbanising the development. Street Greenery occurs through predominately plot hedges and plot frontage vegetation. The vegetation ranges from flowers, small plants and shrubs to more significant trees of different species. The different layers and levels of vegetation ensures street greenery is vertically continuous and is still in vision from different perspectives.

Details

Unique to Gatelodge Estate, there is a sense of shared space through street design which is attractive and practical for an area with the absence of through traffic. The footpath and road have an equal elevation but are divided by recessed blockwork gutters. This conveys the road as an extension of the footpath available for the use of pedestrians but allows pedestrians to have a zone dedicated to walking. The block work adds an element of visual texture and difference creating an attractive and functional feature.

The square is also block paved, laid herringbone wise however the magnitude of the square results in a large area of a solitary material of a similar colour to the road, this element could be made more attractive through the interjecting different materials or colours.

There are two vegetation features one in the square and on at the Southwest triangle on Gatelodge Way both of these features are bordered in light grey block paving and raised at varying degrees from the street.

The entrance to Gatelodge Estate from wash road features two brick arches over the footpath, ridged in stone with a stone sphere on top of the post.



Plot Boundaries











Boundary treatments mostly comprise of formal vegetation either in the form of hedges or a group of shrubs and in some cases with trees. This is accompanied by a gravelled area in front of the building.
Some residents have placed plant pots along their plot frontages where there are no hedges and buildings are close to the street.

A number of plot frontages are open with buildings set back to allow for pebbled driveways. There are a few cases where white or black painted fencing or post and chains indicate the extent of the plot.

Building Typologies



- Terraced
- Apartments
- Semi-detached
- Detached
- Outbuildings

There is a mix of detached and terraced housing with a few semi-detached and apartments. Less than half of the dwellings have an associated outbuilding. The building line is mostly continuous along the east and south of Gatelodge Way but it more dispersed along Kimberly Drive and Wash Road.

Architectural Details & Materials







In comparison to earlier development the properties are larger and laid out more formerly along a straight building line. The buildings at the entrance to estate are designed to look like lodge houses. Beyond these, the terraced housing is designed to appear as if they are detached through building recesses.

The roofs are generally gable ended, some with accent front facing gable ends. These accents are white-painted render with false half timber framing. False half timber framing is used extensively along Kimberly drive and for the first floor of the apartments at Tudor Close.

The majority of porches are pitched or created by overhanging elements with timber supports and tiled roofs. The windows vary in colour and material with the later generally unwelcome introduction of white UPVC. Other brown painted timber and black painted timber are found, some of the windows benefit from latticed glazing.

Other building materials include cream-painted render, black timber cladding and red brick.





Character Area 5 - East of the village



Area **5**

Street Pattern

- Roads
- Footpaths
- Buildings
- Parking



All the cul-de-sacs extend from Bridge street (the village high street) except Kimberly Drive which extends from Wash Road.

Bridge Street is connected to Wash Road via Eastfield Road which runs along the east of the village and extends into the nature reserve with limited access.

The street pattern is mostly irregular with branched cul-de-sacs creating pockets of quieter areas. The cul-de-sacs encourage people to build relationships with their immediate neighbours through grouping a small number of dwellings which share the same street.

The shared parking courts and shared driveways also create more opportunities for social interaction between neighbours. Bramble Tye has several cul-de-sacs projecting from it, of which have groups of buildings around a shared court The west of Bramble Tye of has several shared courts all creating a small community within a larger one.

Bridge Street, Eastfield Road and Wash Road are more linear and the buildings are orientated towards the road rather than grouped together.

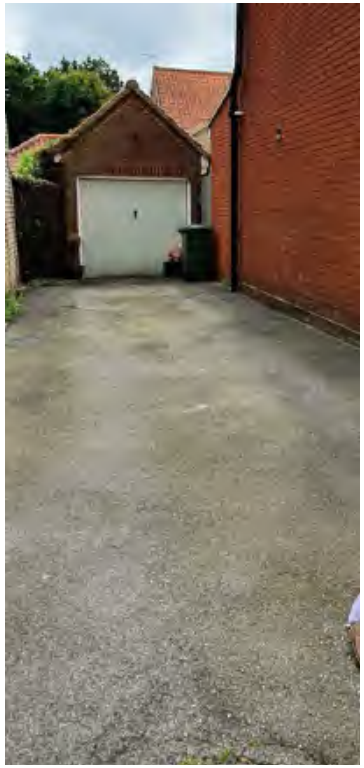
Parking



There are a variety of parking solutions in the east of the village. Parking courts are used for the apartment buildings . Some of the parking courts are accessed via carriage ways normally with just a roof over to continue the building line and clearly define public and private space. There are many areas which share a private court from which their driveway or parking space is accessed. The shared courts are often indicated by a change in material or slightly raised levels. These materials can be herring-wise blockwork tiles or gravel. Many of the dwelling have their own garages which are often attached the the neighbouring dwellings garage, in the shared parking courts there area often garages around the edges.

On street parking mostly occurs along bridge street, this may be due to insufficient parking for current car ownership or parking for visitors/services.









Street Views







Outside of the Conservation Area, the buildings lose the greater level of architectural detail and interest and become more generic in form and design. There is less here to identify 'Noak Bridge' other than landscape.



Street Greenery

The street greenery varies in level throughout the character area. It is most prominent along Handleys Chase and the junction where Bridge Street meets Eastfield Road. At Handleys chase there is a small park with scattered trees, a pond with plants and small hedges. Many of the plots close to this park have a degree of vegetation in their plot frontage and some use hedges to define the boundary. The junction where Bridge Street meets Eastfield Road is the entrance to the nature reserve as such there is dense vegetation at the south and east of this corner. The plots opposite are defined with hedges of varying heights, the hedges extend a little up Eastfield Road and many of the plots along the road have a degree of vegetation in their plot frontage. There is also a small lay-by which has separated from the main round through a raised patch of grass with a flower bed in the middle and a small tree.

There are several green patches along Bramble Tye and many of the plots have vegetation in their plot frontages. The entrance to Bramble Tye where vegetation is used to define the plot boundary of the apartments and provide screening.

Elsewhere in the character area the street greenery is a little less apparent and tends to be in the plot frontages or boundaries.



Details

A Noak Bridge village sign is placed in the flower bed on the lay-by along Eastfield Road.

The junction at thistle close has a raised speed bump which is highlighted through red herring-wise blockwork. In fact many of the street details use red herring-wise blockwork to indicate a an element of significance rather than signage clutter. The change alerts the user of a change in function or indication for drivers to be more focused.

At the entrance to the nature reserve there is a gateway which prohibits cyclists from entering keeping it safer and more tranquil for pedestrians and wildlife.







Plot Boundaries



With the number of plots in this character area the boundary treatments vary. Many of the plot frontages have vegetation, some behind fencing or railings and some as the main definition. Fences vary from picket fencing which is in keeping with the original design to close board fencing which in general is not. The more appealing fences are the white picket fencing which is used by several plots in the character area. Another common plot frontage definer is black metal railings with either arrows on the end of post or spheres. This type is also scattered through the character area.

Some plot frontages feature, often low, red brick walls with stone slabs across the top or a different colour of brick. The condition of the walls vary, some are coated in mould while others appear to be in better condition.

Many of the plot frontages are fairly open with little to no visual obstruction between the building and the street. The boundaries here are defined by a change of material often grass or pebbles, the space between the building and street varies.









Building Typologies



es of dwellings in this
mi-detached are mostly north
nany to the south too. All
et apart from one at Handleys Chase. Terraced housing is more predominate south of Bridge Street but there are a number of the to the North. Many of the the dwelling have associated outbuildings in the form of garages often to the side or in a court.

Architectural Details & Materials









The roofs tend to be gable end or pitched with many being pitch with front gable. There are a few instances where half-hipped roofs appear, notably on the Christian Centre. Along Kimberly Drive there is a gable ended roof which changes pitch (pictured on the next page), however this is unusual. Often there are decorative ridge tiles with fleur de lys, club or crested patterns with statement finials . The roof materials are a mix of clay pantiles and slate (with some concrete alternatives).

Of the buildings which have porches, the majority are open porches supported by with timber uprights.

There is use of different roof types but the materials reflect the main dwelling roof. The common roof types are, flat, pitched gable end open and pitched to the wall.

Almost all windows are white UPVC or white painted timber framed. In most cases these are cottage casement style or sliding sash effect. There is use of ground floor bay windows and first floor window in processions which are at varying scales. The majority of windows are rectangular 2-3 light of various dimensions. However the Christian Centre has a characterful small circular window below the centre of the half hip of the roof, there is brick detailing around its circumference.

Many of the windows have brick arch detailing above and cill detailing below which highlight the window and add character. A significant majority of the buildings have brick quoin detailing some of which are subtle and a similar colour to the main brick and others which use a different colour brick to the main brick. Often there is a differentiation between storeys through a material change or linear brick detailing defining the ground and first floor. Some building also have subtle brick detailing around the eaves of the roof.

Many of the buildings use different materials or colours to create a more visually appealing facade with character. The most common materials used are bricks of different colours, black or white timber cladding and cream rendering. The different materials are used to highlight are often used to highlight a change such as different story, a recession or procession, a change in property if it is a terraced. A few buildings have brick plinths which border the ground floor just below the window.











Character Area 6 - West of South Wash Road



Area 6

Street Pattern

- Roads
- Footpaths
- Buildings
- Parking
- Pedestrian Underpass



Compared with the older areas of Noak Bridge the street pattern is much more linear, however cul-de-sacs are still present. All roads off of wash Road are cul-de-sacs apart from Church Road which connects to Noak Hill Road. Church Road has two cul-de-sacs, Abbots Court and Chaplin close extending from it. Again the cul-de-sacs are connected by footpaths increasing pedestrian mobility. The majority of buildings face the street and have a generally linear building line. There are a few which are orientated around private courts creating a more irregular building line. There is an underpass that connects from the green space to the other side of South Wash Road.

Parking

Nearly all the the properties have a driveway with space for 1 or 2 cars to park and many of the dwellings also have garages. Despite this some on street parking still occurs.







Street Views













Street Greenery

Moderate street greenery occurs throughout this character area. Along the footpaths there are many small grass verges in front of the plot boundaries which often have grass beyond or are defined by hedgerows. Many of the plot frontages also feature vegetation of varying degrees, from flowers and plants to shrubs, hedges or trees. This is scattered through the character area creating an equal level of greenery along all streets. However the entrance from to wash Road from South Wash Road is particularly green with larger grass verges, mature vegetation and hedgerows. Along Cavendish Way there is a small fenced in patch of grass with trees of varying scales and maturity scattered on. There is no playing equipment or benches but it would be suitable for picnics. There is a larger park running the length of South Wash Road which has a public dog agility park and extensive grass area suitable for many sports and physical activity.

Along the southern and west border of the character area which abuts Noak Hill Road there is dense vegetation which screens the road and acts as a sound barrier.









Details

There is a patch of cobbled/ sett surfacing at the entrance to Abbots Court, this signifies an area of difference, unfortunately this isn't used anywhere else. Similar areas are often indicated by a slight raise in the road surface. Along Abbots Courts parking courts are indicated by a colour asphalt and or change in surface level. At Pound Lane North this type of area is indicated through herring-wise blockwork.

On the border of the park adjacent to Wash Road there are small boulders which prohibit access for vehicles on to the grass. The boulders add a natural but functional feature which is in keeping with the character of a park.

Plot Boundaries









There are variety of materials and styles used for the plot boundaries, but with little consistency.

Along Pound Lane North the predominant material is brick, often a brick wall with either metal railings or picket fencing on top between the post.

Brick walls are used elsewhere at varying heights and some with brickwork detailing and some that are rendered.

Building Typologies



- Terraced
- Apartments
- Semi-detached
- Detached
- Outbuildings
- Community Facilities and Services

Nearly all the dwellings are detached or semi detached, There are a few terraced properties along Cavendish Way and three apartment buildings at Abbots Court. The buildings range from 1-11/2 to 2 story buildings. Many of the dwellings have associated outbuildings which are mostly garages. At the north along Wash Road there is pub/ restaurant called the Noak Bridge. At the South along Church /road there is a an Essex police base and supplies shop.

Architectural Details & Materials

The most common characteristic in this character area is the type of dwelling as opposed to shared architectural details. With that said this character area provides a palette of some desirable architectural detailing and materials that are representative of Noak Bridge.





The Noak Bridge pub provides a traditional English village public house design of its time through the elongated pitched roofs with pitched dormers attached either side of the 2 story part with a pitched roof and front gable end. The first floor white painted timber framed, lattice windows further add to this character.





Pound Lane North is particularly elaborate in style reflecting features of the Georgian era. The roofs of the house and most porches are pitched with a front facing gable end of varying sizes and positions. The decorative headers around the windows and doors make them a prominent feature.



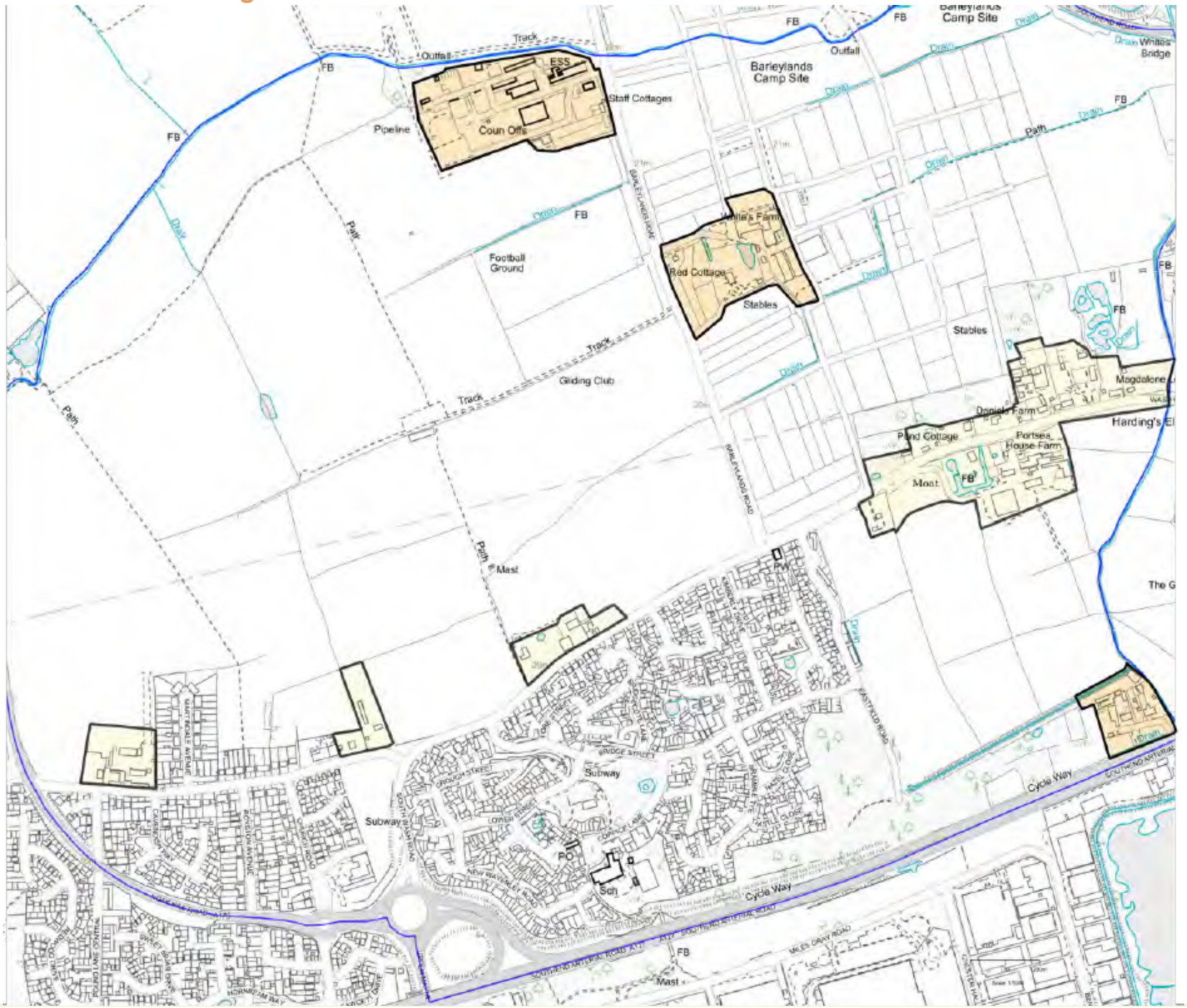
There are a variety of roof styles including pitched, gable and half hipped , some buildings have pitched roof with a front facing gable. Many dwellings have dormers which are pitched or shed style roof often small in comparison to the main roof. The predominate roof material is clay either pantile or straight tiles, slate is also commonly used with later composite or synthetic replacements. There area a few buildings along Church Road, Wash Road and Cavendish Way which roofs extend from the first floor to the ground floor in parts, some with dormers, and have front facing gables ends. These buildings tend to have false timber framing seen in other areas of Noak Bridge.



Many of the dwellings have closed porches which are predominately pitched to the wall with a door and single small window. There are other types of porches with pitch or hipped roofs and some open porches, the same material of the main roof tends to be used for all porches.

Similarly to dwellings in other character areas some dwellings use a different material for the ground floor to the first floor or have brick detailing splitting the floors. The ground for tends to be brick whilst the first floor is either render painted timber cladding or tiles.

Character Area 7 & 8 - Pre-1900 farmsteads and historic buildings & Recreation / commercial buildings



Area 7 Area 8

Landscape & Building Typologies



A



B



C



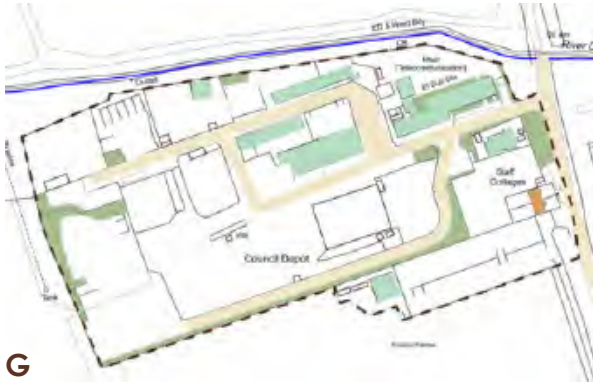
D



F



E



G

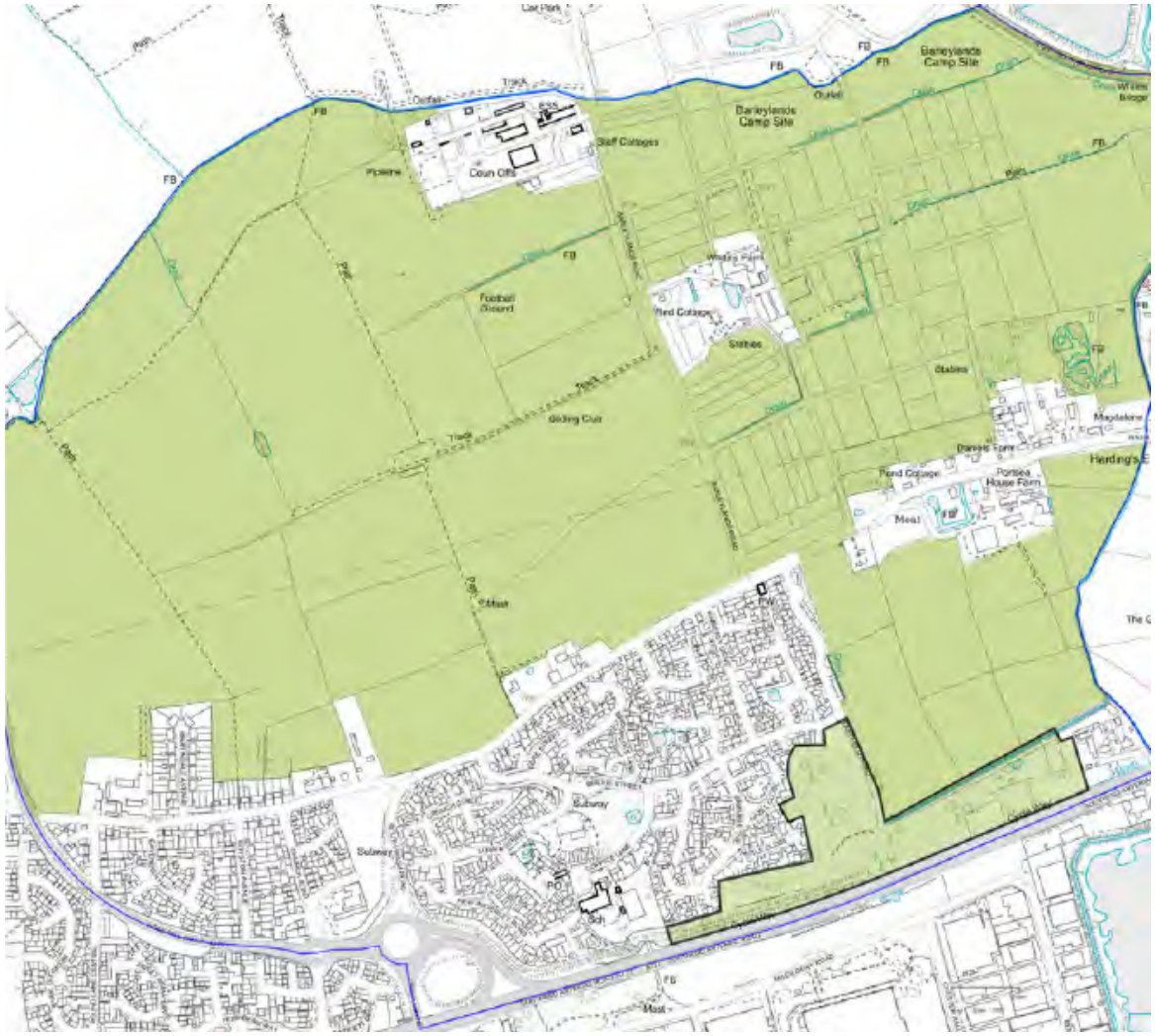
- Semi-detached
- Detached
- Outbuildings
- Farm Buildings
- Road
- Commercial and Services
- Water Bodies
- Wooded area
- Grassed area (not including residential gardens)

Character areas 7 & 8 consists of irregular forms and patterns predominately outside of the village settlement area. These are clusters of mostly commercial or farm related buildings, with a few residential dwellings which are detached or semi-detached. Where there are residential, buildings plots tend to be larger and more irregular than plots inside the main village settlement. The plot ratio of built up to non built up is also significantly smaller and dwellings tend to sit in extensive land, with the exception of a few. The architectural style varies but represents some of the characteristics inside the village settlement. The roofs tend to be pitched some with pitched dormers or large shed dormers. There is a notion to similar plot boundary treatment through the use of black and gold metal railings. There are detailing on buildings or there plot boundaries such as quoined brick walls, facades which extend upward beyond the roof line, there is also brick detailing work on some of the facades.

The commercial and service buildings are laid out in a more industrial format, with buildings scattered around a plot following service roads.

Given the larger plot sizes and smaller plot ratio than the other character areas the majority of area consists of landscaping of some form. Outside of residential garden the majority of grassed area is on the farm sites, the commercial and service sites have small patches scattered around along the boundaries of the sites or roads. Areas D and E have patches of wooded areas along the boundaries. Areas F and E have ponds of varies sizes and D has a small stream running along the north and east boundary. The rest of the landscape is hard surface of different materials.

Character Area 9 - Open Countryside recreation and equestrian uses



The final character area contains the open countryside with recreation and equestrian uses. These include the Barleylands Campsite, the equestrian paddocks and outdoor arena, the numerous club football pitches, the Nature Reserve and agricultural land.

The land is generally open, with few hedgerows boundaries or trees, resulting in expansive field patterns. The exception being the equestrian uses, which although also have few natural features, the paddocks are subdivided by equestrian fencing into small parcels.

There are long ranging views over this area and it is highly visible from the Public Rights of Way network and local roads.

The land ranges from approximately 36m Above Ordnance Datum (AOD) in the south west of the area down to 19m AOD in the east.

Much of the area is low lying and susceptible to surface water or fluvial flooding.

For more details on the Nature Reserve please see the Design Code.

Area **9**

CHAPTER FOUR

Appendices

Appendix i Parish Landscape Appraisal



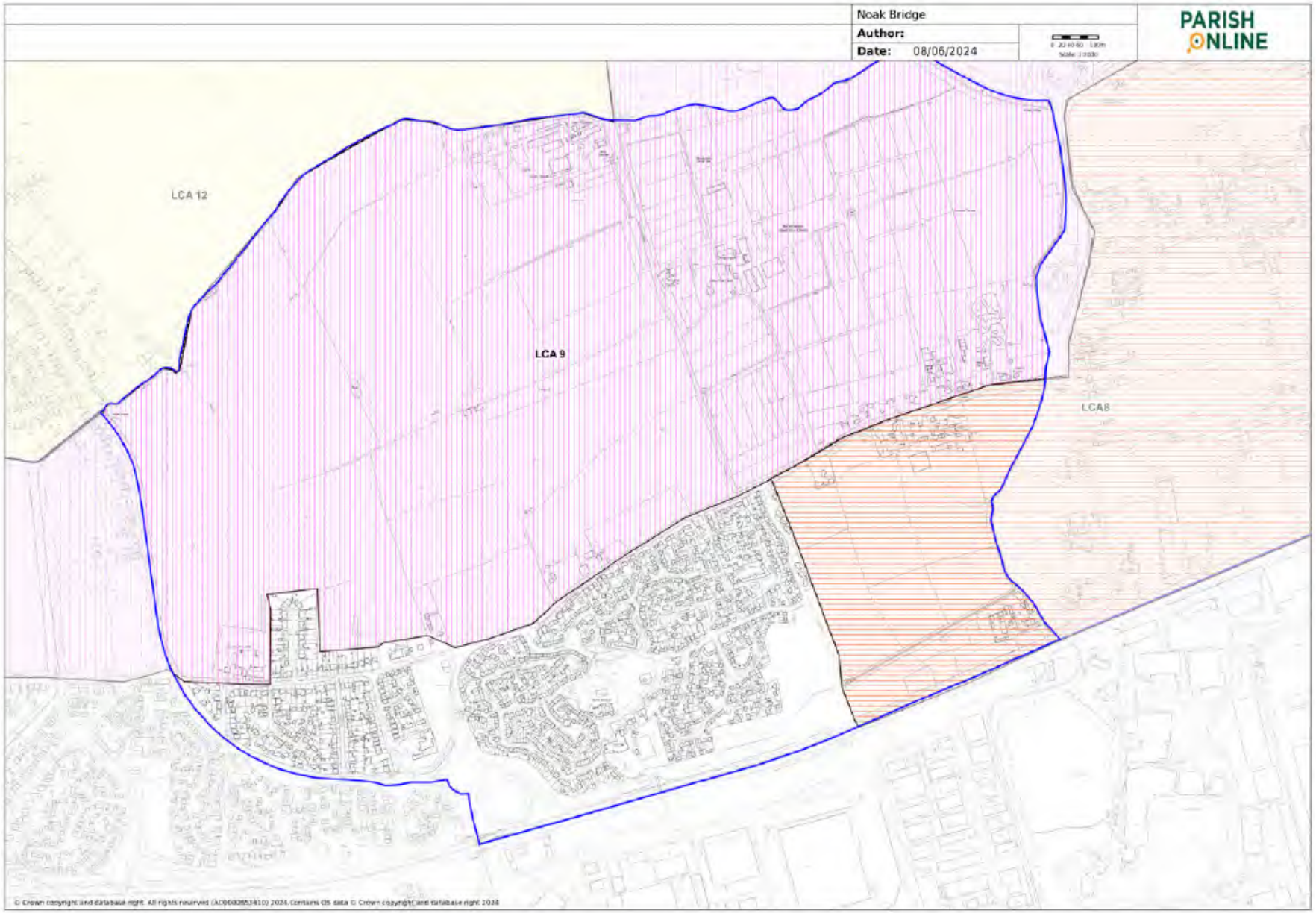
One of the key views in the Parish - from Wash Road (looking northwest), as highlighted in the Basildon Borough Landscape Character Assessment 2014

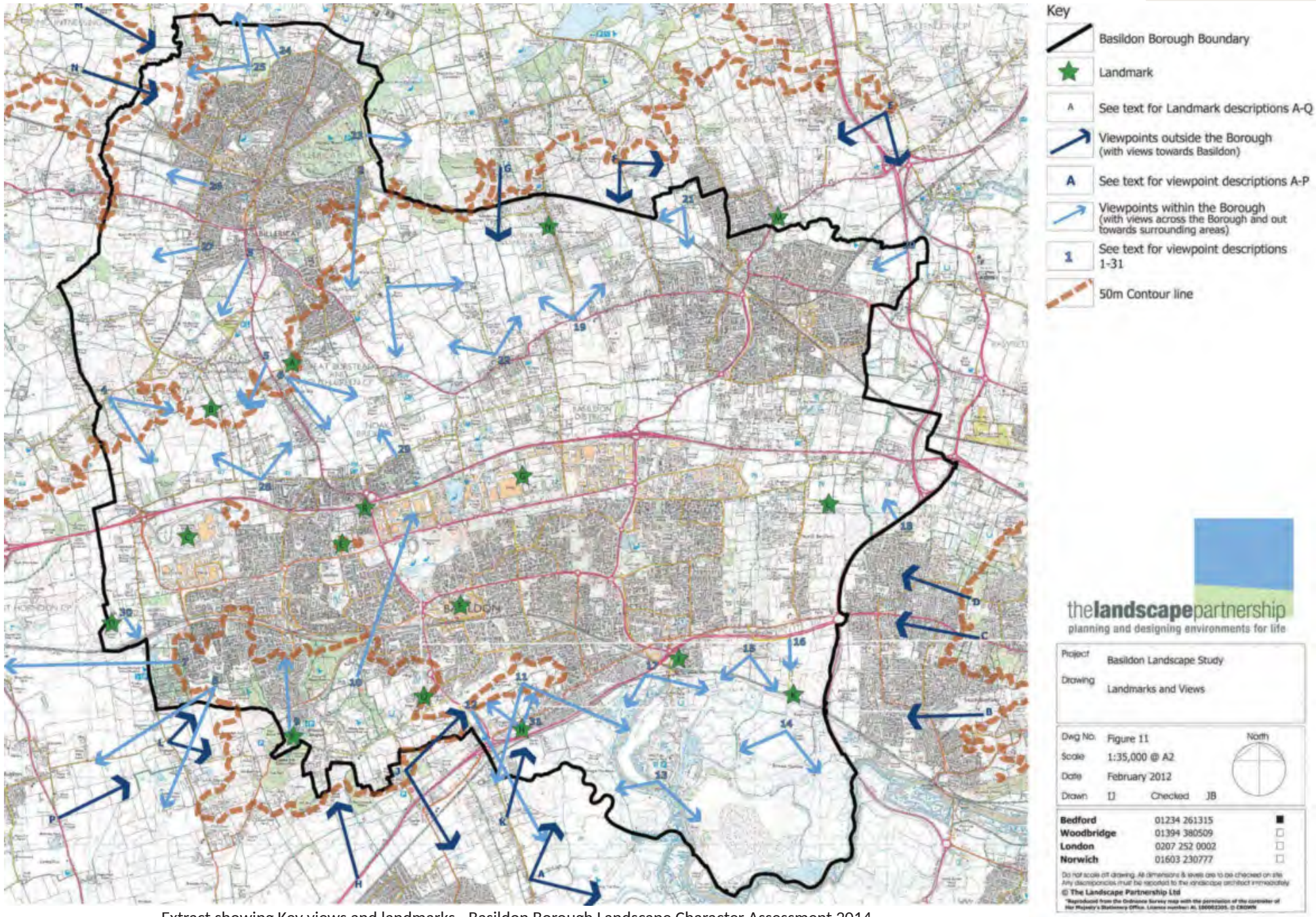
Parish Landscape Character

Basildon Council commissioned the Landscape Partnership to produce the Landscape Character Assessment in 2014. Within the document, different landscape character areas (LCAs) were assigned throughout the Borough.

These have been highlighted on the plan adjacent, which shows that the majority of the Parish falls within LCA9 and a small area in the south-eastern corner in LCA8. At the time of consideration, the Nature Reserve was not included in the assessment

Overleaf is a plan showing the key views across the Borough, with a number between Great Burstead and Noak Bridge village. Further, more detailed parish views are highlighted in Appendix ii of this document.





Extract showing Key views and landmarks - Basildon Borough Landscape Character Assessment 2014

Findings from Landscape Character Assessment

Landscape Character

The following text is summarised from the LCA, specifically in relation to the Neighbourhood Plan area.

LCA 8 – Crays Hill Settled Claylands

The landscape area to the east of the village is described in the assessment as:

"Substantial area of surviving plotland development and village of Crays Hill on the southern slopes of the raised landform known as Crays Hill. Area incorporates scattered historic farmsteads, mixed twentieth century residential development and a Gypsy and Travellers site. Area is bounded to the south by the A127, to the east by Gardiners Lane North, to the west by the village of Noak Bridge and by the built edge of Crays Hill (A129) along the northern edge. Area comprises narrow lanes enclosed by hedgerows with a dense pattern of small fields, plotlands and small woodland blocks. Presence of frequent tall hedgerows, woodland areas and frequent scattered mature trees (mainly oak) within private plots and long lanes gives much of the area a wooded feel."

Key characteristics, Influences and Features:

Whilst only a small area of the Parish falls within the character area, it is noticeably different to the landscape to the north of Noak Bridge village. In particular:

- Dispersed development in long narrow plotlands
- Grid-like field pattern of middle Saxon origin still evident
- Scattered small fields of grazing land
- Area visually contained by hedgerows and trees cover
- Area mainly contained by mature vegetation with few views in or out of the area
- Raised landform of Crays Hill
- Tall, overgrown hedgerows mainly hawthorn and elm. Frequent stretches of tall coniferous hedging
- Frequent clumps of mature trees in private plots and small woodland blocks (mainly oak)

Relevant Management Guidelines:

1. *"Promote hedgerow restoration and creation with native species throughout the area to provide visual and ecological links. Pattern to follow historic field boundaries and rights of way where possible and include additional hedgerow trees.*
2. *Promote management of roadside hedgerows*
3. *Existing pattern of field boundaries to be preserved*
4. *Promote the management of existing woodland in order to establish a diverse profile of age and species (native)*
5. *Manage existing ponds and create new ponds where potential...*
6. *Maintain and enhance existing rights of way including improved signage*
7. *Develop strategy for mitigating landscape and visual effect of any new development*
8. *Encourage retention and management of existing mature vegetation within plotland areas and large private gardens (particularly mature oaks) to ensure existing level of tree cover is retained*
9. *Retain key viewpoints and vistas to surrounding landscape..."*

LCA 9– Upper Crouch Valley Farmlands

The open landscape in the Parish situated to the north of Noak Bridge village is described in the assessment as:

"A low lying area of predominantly agricultural farmland ... A narrow finger of land extends along the majority of the course of the River Crouch...The area is principally agricultural with a mix of large open arable fields to west and east and more intact areas of medium sized well hedged fields to the

centre. There are also a number of urban fringe land uses including sports pitches and some intrusive modern structures."

Key characteristics, Influences and Features:

1. *Large scale arable fields to east and west of area with limited hedges and trees*
2. *Absence of woodland*
3. *Urban fringe uses including playing fields, recycling centre and Barleylands Farm/Craft Centre with seasonal exhibitions and markets*
4. *Scattered intrusive commercial development in open locations Settlement limited to isolated properties and farm buildings*
5. *Panoramic views to north towards Wooded Hills and ridge*
6. *Sense of separation created between Billericay (including Great Burstead/South Green), Wickford and Basildon*
7. *Meandering River Crouch flowing from west to east fed by a number of minor brooks, streams and drainage ditches. Vegetation following line of river*
8. *Few discrete linear woods along River Crouch*
9. *Views... Wash Road to the north across the vegetated River Crouch valley and towards Little Burstead and Great Burstead*
10. *Abrupt unsympathetic urban edge to south at developments of Noak Bridge*
11. *Area around Barleylands has strong urban fringe character with Council recycling depot, car boot sale site, playing fields etc all prominent features*

Relevant Management Guidelines:

1. *Protect remaining grassland habitats along river valley and improve the management of old meadows and pastures*
2. *Promote the creation of buffer strips along watercourses to prevent pesticide,herbicide and fertiliser run-off and provide habitat for wildlife; encourage their linkage to eco-corridors within the wider landscape*
3. *Enhancement and creation of wetland landscape features such as ponds, scrapes and pollarded willows*
4. *Promote hedgerow restoration and creation throughout the area to provide visual and ecological links. Pattern to follow historic field boundaries wherever possible*
5. *Encourage new native hedgerow planting to historic field boundaries including roads and rights of way*
6. *Ensure existing and proposed recreational land uses include appropriate measures to manage and enhance the existing historical and ecological value. Particular attention should be given to improve the landscape structure around sports facilities and other recreational land uses e.g. Barleylands that introduce a sub-urban influence in the countryside*
7. *Promote improved rights of way including routes running east-west e.g. along course of the River Crouch*
8. *Retain key viewpoints and vistas to landscape from public roads and rights of way*

Appendix ii Parish Wide Important Views Analysis

Following on from the Borough wide Landscape Character Assessment and the objectives in the Neighbourhood Plan whereby the importance of the views in the Parish were highlighted, the views have been subject of further assessment and public consultation.

Originally, residents were asked to suggest their preferred important views within the parish, from public vantage points.

With the majority of land under scrutiny, the following document details the relevant locations of photographic viewpoints, with corresponding photographs highlighting the extent and direction of the views.

It should also be noted that some views were originally proposed which were either wholly or mainly outside of the Plan Area, although the viewpoint was found within (such as the view from Great Burstead Church). In this case, these views have been deleted, as the Neighbourhood Plan cannot contain policies covering another parish outside of the Plan Area.

This is particularly important to note, as there are many fine long distance and ranging panoramas, which extend out of the Parish and residents may expect to see them within the analysis.

Viewpoint Analysis

Each viewpoint has been assessed as to whether it provides value. This can be amenity, recreational, historical or landscape character or a combination of these factors.

A sliding scale has been produced and set out below:



Slight Value

Slight to Moderate Value

Moderate Value

Moderate to Significant Value

Significant Value

An effort has been made to assess the views as a single value, rather than between two points. However there are some views where circumstances which are either temporary or could alter in the future which have had a bearing on the outcome.

The views have been graded accordingly and a summary of all these can be seen at the end of the document.

The views have been separated into the various Parish Landscape Character Areas (PLCAs) for assessment and this can be seen on page 2.

The individual, detailed assessments for each area follow from page 3 onward.

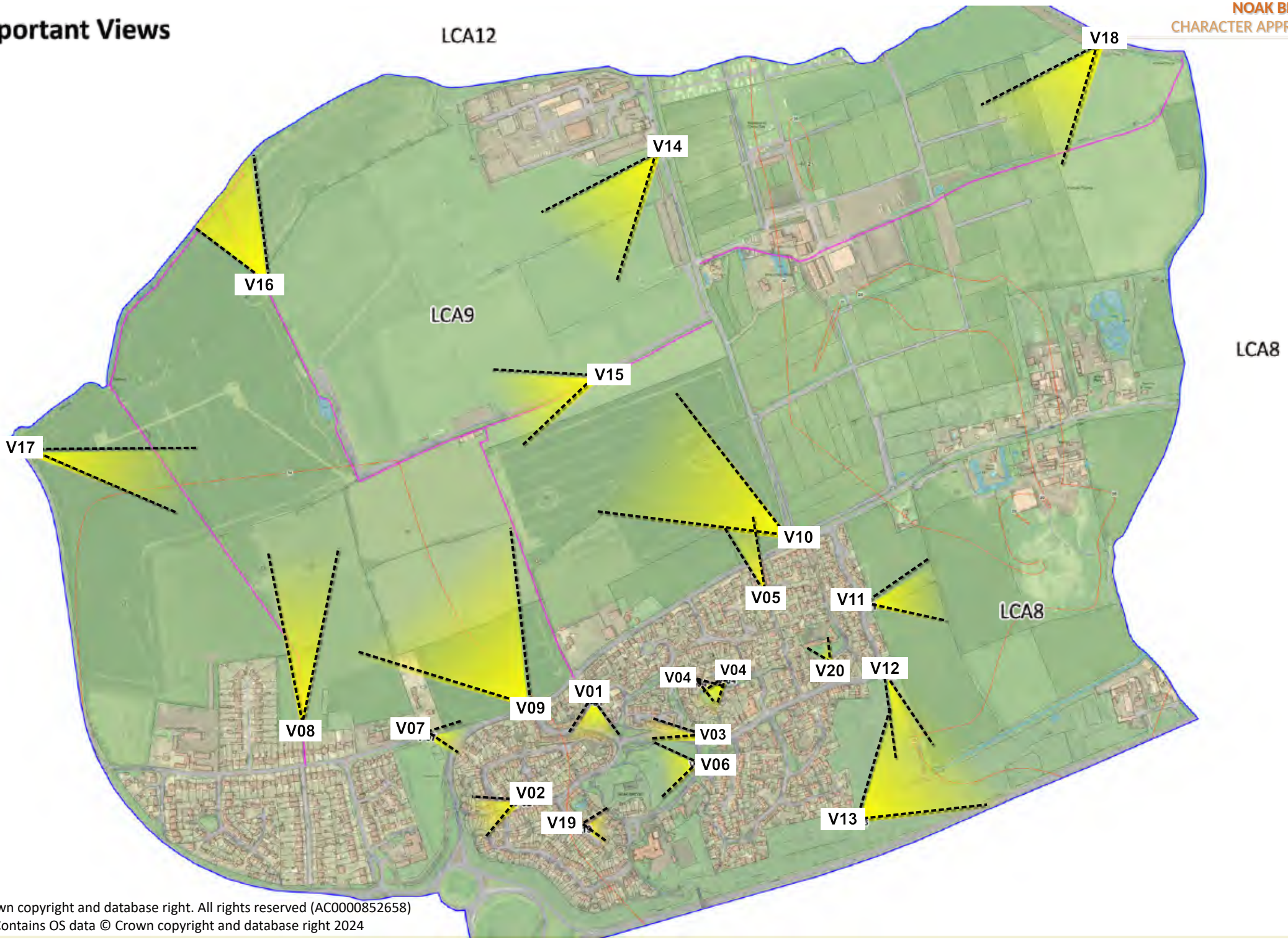
List of Important Views Considered

- View 01: South towards Noak Bridge Village Green from Bridge Street
- View 02: Vista from Lower Street to New Waverley Road
- View 03: View along Bridge Street adjacent to village green
- View 04: Around the ponds from Durban Lane
- View 05: Northern views over the Green Belt from Kimberley Drive
- View 06: Views towards the Noak Bridge Village Green from Coppice Lane
- View 07: Views towards the Conservation Area from the north west near the Noak Bridge Sports Field
- View 08: Northern views over the Green Belt from the field to the east of Martindale Avenue
- View 09: Views towards the Green Belt from the field opposite the roundabout of Wash Road and Bridge Street
- View 10: North towards the Green Belt from the field at the Barleylands Road and Wash Road roundabout
- View 11: Eastern views towards the Green Belt from the bus stop at Eastfield Road
- View 12: Southern views towards the Noak Bridge Nature Reserve from Eastfield Road
- View 13: Views in and out of the Noak Bridge Nature Reserve
- View 14: Southern views towards the football pitches adjacent to the Barleylands Recycling Centre
- View 15: West along the sport pitches towards the Gliding Club
- View 16: Northwards towards Great Burstead Church
- View 17: East from the edge of Noak Hill alongside the River Crouch
- View 18: South towards the sports pitches from Southend Road
- View 19: Kenilworth Place
- View 20: View over the pond and Handleys Court from Handleys Chase



Long ranging views between Noak Bridge and Great Burstead

Important Views



© Crown copyright and database right. All rights reserved (AC0000852658) 2024,Contains OS data © Crown copyright and database right 2024

Important Views - Detailed view within the village



© Bluesky International Ltd. / Getmapping PLC, © Crown copyright and database right. All rights reserved (AC0000853410) 2024, Contains OS data © Crown copyright and database right 2024

Views and Vistas in the Conservation Area

The Noak Bridge Conservation Area Appraisal and Management Plan (CAAMP) was first adopted in 2012 with a revised draft consulted upon in 2023 and awaiting adoption.

In both documents, important views were identified and those listed below are part of the adopted and emerging supplementary planning document.

In this regard, a description of each view has been provided in the context of its contribution to the quality and / or setting of the conservation area.

The CAAMP states that:

"conservation areas are concerned with the quality and condition of places and the wider built environment, rather than particular buildings or sites.

Crucial to them are not just individual buildings, but the spaces between buildings, views along roads, public realm, architectural character and materials, and street frontages and shop fronts. These factors combine to endow the conservation area, or its various parts, with a distinct character, the existence of which will have been the reason for its designation. The wider setting of a conservation area, including views into and out of it, is also essential to the preservation of its character."



Figure 17: Map analysing use of space and streetscape in the Conservation Area.

Extract from the adopted conservation area appraisal and management plan, 2012

Views and Vistas in the Conservation Area

The following views are indentified in the Noak Bridge Conservation Area and Management Plan



View 01: South towards Noak Bridge Village Green from Bridge Street -

Moderate value (++)

This is a of key view of Bridge Street and the conservation area from the Fore Street green space as approached by vehicles and pedestrians. This view features the distinctive block of apartments which wrap around the route. It is unique and easily identifiable as Noak Bridge.

*Please note that the view contains buildings which are considered as non-designated heritage assets in the NDP.



View 02: Vista from Lower Street to New Waverley Road -

Moderate value (++)

New Waverley Road is typical of the streetscene as proposed in the original 'Essex Design Guide' on which the development was based.

Here, buildings successfully, tightly hug the street and follow the winding route, leading the eye around the corner and to the termination of the vista through the well thought out placing of tall buildings.

*Please note that the view contains buildings which are considered as non-designated heritage assets in the NDP.



View 03: View along Bridge Street adjacent to village green -

Moderate value (++)

Bridgecote House is a significant landmark building, which when views adjacent to the village green provides an excellent setting. It is unique and easily identifiable as Noak Bridge.

*Please note that the view contains buildings which are considered as non-designated heritage assets in the NDP.

Views in the Conservation Area

The following views are indentified in the Noak Bridge Conservation Area and Management Plan



View 04: Around the ponds from Durban Lane -

Moderate value (++)

The Durban Lane pond is one of a small number of key ponds in Noak Bridge. The views of the pond are multi-directional from key paths around the pond area. There are mature specimen trees surrounding the edge of the pond softening the views of the residential development.





View 05: Northern views over the Green Belt from Kimberley Drive -

Moderate value (++)

These are seasonal views and are dependent on the height of the hedge at the time. However there are break points in the hedge where it is gappy and views can be gained from the edge of the conservation area and not just Kimberley Drive.



View 06: Views towards the Noak Bridge Village Green from Coppice Lane

Moderate value (++)

Although the village green was originally designed as an open area, the tree planting has resulted in a mature wooded area around much of the green, with several smaller open areas within. The village green pond however can be seen from Coppice Lane and provides an excellent example of a typical English village duck pond.



Views in / on the edge of the Conservation Area

The following view is indentified in the Noak Bridge Conservation Area and Management Plan



View 19: Kenilworth Place

Moderate value (++)

The vistas are multi-directional along Kenilworth Place, which contain a number of important landmark buildings. These include a retirement housing complex built in 1981, as well as the rear of Noak Bridge Post Office. Both are extremely distinctive buildings; the former has an octagonal and focal building linked to a smaller hexagonal building, both based on local toll houses. The Post office is a three storey, Suffolk pink gable building with bay windows and second floor jetty. The street is an excellent example of the original planned settlement.

*Please note that the view contains buildings which are considered as non-designated heritage assets in the NDP.







View 20: View over the pond and Handleys Court from Handleys Chase

Moderate value (++)

The Handleys Chase pond is just on the edge of the conservation area, but outside of its boundary. It is slightly smaller than the other village ponds, but nevertheless worthy of importance due to the excellent visual amenity provided. The planting has resulted in key specimen trees around the site, providing a good balance between shelter, shade and sunlight.

Whilst the best views are gained from Handleys Chase and Chase, the pond is also visible from Bridge Street looking north.

Views Outside of the Conservation Area



View 07: Views towards the Conservation Area from the north west near the Noak Bridge Sports Field

Moderate value (++)

This is key entrance view of the conservation area as approached by vehicles and pedestrians from Wash Road (adjacent to the park) . This view features the distinctive, Suffolk pink, three storey gabled and jettied apartment building in Crouch Street. It is unique and easily identifiable as Noak Bridge. The Noak Bridge Village sign is also visible in this location (just to the left of the picture frame).

*Please note that the view contains buildings which are considered as non-designated heritage assets in the NDP.





View 08: Northern views over the Green Belt from the field to the east of Martindale Avenue

Significant value (+++)

These views from the public footpath which runs near to Martindale Avenue provides excellent long distance views across farmland towards Great Burstead. The views are broken by mature trees and hedgerows defining expansive field parcels. The main view above is taken from the edge of settlement with further long range views gained from the route of the Public Right of Way as shown below.

This view is considered highly sensitive to new intensive or major development as it would result in the narrowing of the gap between Billericay and Basildon as a whole.





View 09: Views towards the Green Belt from the field opposite the roundabout of Wash Road and Bridge Street

Significant value (+++)

Wash Road has many excellent vantage points where the long distance views northwards can be gained. It is particularly low lying along Wash Road, at only 20-30m AOD (above ordnance datum - height above sea level). This low lying area continues some miles northwards the eastern edge of Billericay, where the land rises significantly to 60m AOD at Brown's Farm, Crays Wood, and Norsey Wood beyond, which can be seen in the far distance.

This view is considered highly sensitive to new intensive or major development as it would result in the narrowing of the gap between Billericay and Basildon as a whole.

Views Outside of the Conservation Area



View 10: North towards the Green Belt from the field at the Barleylands Road and Wash Road roundabout

Significant value (+++)

This is another of Wash Road's excellent vantage points where the long distance views northwards can be gained. As before, it is particularly low lying along Wash Road, at only 20-30m AOD (above ordnance datum - height above sea level). This view looks towards the western edge of Billericay and St.Mary's Church Great Burstead.

This view is considered highly sensitive to new intensive or major development as it would result in the narrowing of the gap between Billericay and Basildon as a whole.



View 11: Eastern views towards the Green Belt from the bus stop at Eastfield Road

Moderate (++) to Significant value (+++)

Eastfield Road forms the eastern edge of Noak Bridge. This field view eastwards from the bus stop features a strong field boundary and an enclosed view of this smaller area of grazing, which is very different from the fields to the north.

The field did not form part of the older plotlands in the area, but was immediately adjacent to it. It is one of the few smaller fields in the area which has remained unaltered. The eastern, northern and southern boundaries have not been altered since the 1800s, and potentially earlier (as confirmed by historic maps).

As one of the few rural views eastwards that can be publicly gained from the village, it provides a buffer to the piecemeal development beyond the enclosed field boundaries. Any development in this area should ensure that the view and hedgerow boundary is retained.



View 12: Southern views towards the Noak Bridge Nature Reserve from Eastfield Road

Significant value (+++)

The views into the Nature Reserve from Eastfield Road are well enclosed by vegetation and invite pedestrians in to explore the space. The view is along a central spine route which is surfaced and accessible for all; however there are small tracks leading off to ponds and woods, as well as open grassland areas.

The view of the entrance should not be urbanised, nor should the well enclosed vegetation be removed or reduced, as this would adversely impact upon the sense of discovery and remoteness that is different from the urban areas nearby.



Views Outside of the Conservation Area



View 13: Views in and out of the Noak Bridge Nature Reserve

Significant value (+++)

There are numerous verdant views within the Nature Reserve. Whilst some are well enclosed by vegetation others are more open with meadow and wildflower planting. The central spine route provides a clear leading line of sight.

There are also a number of views of fields beyond such as northwards towards Wash Road. This area is considered to have a very sensitive boundary and any development too close to the reserve could easily adversely impact upon the visual experience gained and sense of discovery and remoteness, that is different from the urban areas nearby.





View 14: Southern views towards the football pitches adjacent to the Barleylands Recycling Centre

Moderate value (++) to Significant value (+++)

The views westwards along Barleylands Road towards Noak Hill are long ranging due to the flat, low lying nature of the topography. Whilst there are a number of detractors along the Parish boundary, as a whole the view remains open and expansive, with a real sense of rural countryside being gained.

This view is considered highly sensitive to new intensive or major development as it would result in the narrowing of the gap between Billericay and Basildon as a whole.



View 15: West along the sport pitches towards the Gliding Club

Moderate value (++)

The views westwards along the Public Right of Way (229) from Barleylands Road towards Noak Hill are long ranging due to the flat, low lying nature of the topography. Whilst the electricity pylons detract from the view, as a whole the view remains open and expansive, with a real sense of rural countryside being gained.

This view is considered highly sensitive to new intensive or major development as it would result in the narrowing of the gap between Billericay and Basildon as a whole.

Views Outside of the Conservation Area



View 16: Northwards towards Great Burstead Church

Moderate (++) to Significant value (+++)

The views northwards along the Public Right of Way (no 62) from Barleylands Road towards towards Great Burstead Church are long ranging due to the flat, low lying nature of the topography. The church spire is visible in the distance, with few other visual detractors.

This view is considered highly sensitive to new intensive or major development as it would result in the narrowing of the gap between Billericay and Basildon as a whole.



View 17: East from the edge of Noak Hill alongside the River Crouch

Moderate (++) to Significant value (+++)

These are largely seasonal views and are dependent on the height of the hedge at the time. However there are break points in the hedge where it is gappy and views can be gained from the edge of the Noak Hill either in an east or south-east direction across the flat, low lying nature of the topography.

Whilst the electricity pylons detract from the view, as a whole the view remains open and one of the few remaining gaps between Noak Hill and the development at Martindale Avenue.

This view is considered highly sensitive to new intensive or major development as it would result in the narrowing of the gap between the settlements above.



View 18: South towards the sports pitches from Southend Road

Moderate value (++)

The views south-westwards along the Southend Road towards Noak Bridge are long ranging due to the flat, low lying nature of the topography. Whilst the manicured football pitches and pylons detract from the countryside view, as a whole, the view remains recreational and rural in nature.

This view is considered sensitive to new intensive or major development as it would result in the narrowing of the gap between Crays Hill and Noak Bridge.



Appendix iii Non-Designated Heritage Assets

There are currently no Non-Designated Heritage Assets identified by Basildon Council within the Noak Bridge Conservation Area.

Whilst it is understood that Basildon Council are in the process of compiling the Local List, the Neighbourhood Plan process is also one method of identifying buildings and or spaces which meet the criteria set out by Historic England.

Historic England Advice Note 11 (Second Edition) was published in April 2022 and looks at Neighbourhood Planning and the Historic Environment.

The advice note was written to assist neighbourhood planning groups, (as well as local planning authorities and other stakeholders), to examine in greater detail, the role of historic places and local history in preparing a neighbourhood plan.

The document states:

"8. Non-designated heritage assets may be identified in a number of ways, through local heritage lists, the local plan, conservation area appraisals and reviews, and decision-making on planning applications, but importantly also through the development of neighbourhood plans.

9. Because neighbourhood plans may establish policies for the development and use of land in a neighbourhood, thus becoming part of the development plan for the area, they may also usefully include the development of a policy which sets out how proposals affecting non-designated heritage assets on a list will be considered, and consideration of which buildings and sites might merit inclusion on a local heritage list."

NDHA Identification Criteria:

Evidential Value: Does the asset contribute to our understanding of Noak Bridge's history and development?

Historical Value: Does the asset have associations with significant historical events or individuals?

Aesthetic Value: Does the asset possess architectural or design qualities that contribute to the character of Noak Bridge?

Communal Value: Does the asset hold cultural significance for the local community, fostering a sense of place?

Are there buildings or spaces within Noak Bridge which would meet these criteria?

Within Noak Bridge there are several buildings, known as Landmark Buildings, that were first identified in the original Conservation Area Appraisal and Management Plan (2012).

Public consultation followed to assess whether the community agreed with the assets highlighted, or whether there were additional assets that also be included.

In particular, a walking workshop of the Parish took place where the community and local Councillors joined a tour of the Parish to identify buildings of spaces of merit and to discuss why these were deemed to be important.

The highlighted buildings were examined in terms of the asset itself and its setting and contribution to the Conservation Area (where relevant). As these are largely modern buildings, sources of information were readily available and no expert examination was felt required.

The only two exceptions to the modern buildings on the list are one farm, in which the older farm buildings survives largely in tact, and a place of worship on Wash Road.

The remainder are inside the Conservation Area and are modern buildings.

It is considered that not only do these buildings make a positive contribution to the Conservation Area, they are locally distinctive to Noak Bridge and form a clear link to the original design intentions and vision for the settlement.

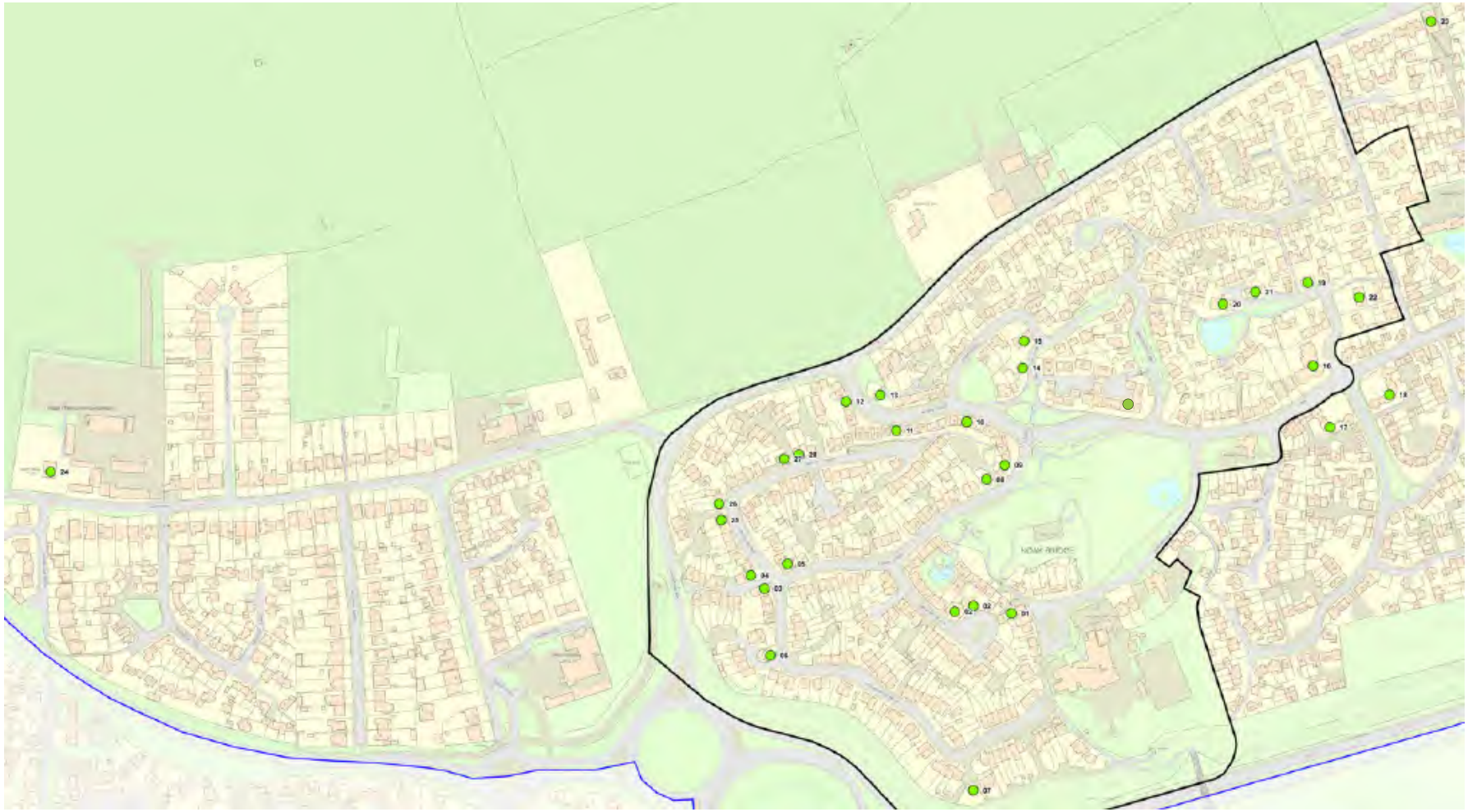
These buildings are typically above average height i.e. 3 storeys, have, differ in form (such as the octagonal and hexagonal toll style dwellings) and have much more intricate and interesting levels of architectural detailing and a well considered materials palette.

These assets clearly demonstrate the concept and delivery of the new village development in line with the Essex Design Guide at the time when Noak Bridge was planned in 1975.

Once identified, these assets would then be covered by the Neighbourhood Plan policy to provide further protection, as well as NPPF paragraph 209, which states:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Non-Designated Heritage Assets



01. Post Office
02. Kenilworth Place
03. 4-10 New Waverley Rd
04. 25-39 Crouch Street
05. 84-98 Lower Street
06. 22 New Waverley Road
07. 80 New Waverley Road
08. 46 Lower Street
09. 2-4 Lower Street
10. 22-24 Lower Street
11. 137-157 Crouch Street
12. 153-191 Crouch Street
13. 1 Fore Street
14. 32 Bridgecote Lane
15. 42-52 Fore Street
16. 41 Bridge Street
17. Western Gateway at Bramble Tye
18. Eastern Gateway at Bramble Tye
19. 56-58 Durban Lane
20. 47-51 Durban Lane
21. 62-66 Durban Lane
22. 32-40 Durban Lane
23. Noak Bridge Christian Centre
24. Watch House Farm
25. 51 Crouch Street
26. 59 Crouch Street
27. 97 Crouch Street
28. 119 Crouch Street
29. Bridgecote Lane (retirement housing)

Non-Designated Heritage Assets

01. Post Office
02. Kenilworth Place
03. 4-10 New Waverley Rd
04. 25-39 Crouch Street
05. 84-98 Lower Street
06. 22 New Waverley Road
07. 80 New Waverley Road
08. 46 Lower Street
09. 2-4 Lower Street
10. 22-24 Lower Street
11. 137-157 Crouch Street
12. 153-191 Crouch Street
13. 1 Fore Street
14. 32 Bridgecote Lane
15. 42-52 Fore Street
16. 41 Bridge Street
17. Western Gateway at Bramble Tye
18. Eastern Gateway at Bramble Tye
19. 56-58 Durban Lane
20. 47-51 Durban Lane
21. 62-66 Durban Lane
22. 32-40 Durban Lane
23. Noak Bridge Christian Centre
24. Watch House Farm
25. 51 Crouch Street
26. 59 Crouch Street
27. 97 Crouch Street
28. 119 Crouch Street
29. Bridgecote Lane (retirement housing)



01. Post Office



05. 84-98 Lower Street



02. Kenilworth Place



06. 22 New Waverley Road



07. 80 New Waverley Road



08. & 09. 46 Lower Street & 2-4 Lower Street





10, 11. & 12. 22-24 Lower Street, 137-157 Crouch Street & 153-191 Crouch Street, but generally viewed as Bridge Street



03. & 04. 4-10 New Waverley Rd & 25-39 Crouch Street



13. 1 Fore Street

Non-Designated Heritage



14. 32 Bridgecote Lane



16. 41 Bridge Street



19. 56 / 58 Durban Lane



20. 47-57 Durban Lane



15. 42-52 Fore Street



21. 62-66 Durban Lane



22. 34-40 Durban Lane







17. & 18. Views of the Eastern and Western Gateway at Bramble Tye /Bridge Street - the buildings today are well screened by trees (photo right), views of the towers and imposing built form are visible in close proximity

Non-Designated Heritage Assets



23. The Noak Bridge Christian Centre dates from 1905 (as shown above), and is one of the few remaining historic buildings in the Parish which is not a Listed Building. Whilst it has been much altered, it remains an important building to the community







24. Watch House Farm has been recently renovated, with farmhouse and farm buildings undergoing works. The farmyard remains in it original courtyard configuration and the works have not undermined the quality of the buildings.

Equally, the farmhouse has been renovated to retain much of its original form (which can be seen on the Ordnance Survey map from 1880 above). It is one of the few remaining traditional Essex farmhouses in this area and is valued by the community.



25.& 26. 51 /59 Crouch Street



27.& 28. 97 /119 Crouch Street





29. Bridgecote Lane Retirement Housing - a large complex of buildings which is locally distinctive when viewed from Bridge Street, Bridgecote Lane or within the complex itself.

Conclusions



The appraisal of each of the character areas has contributed to understanding the characteristics of key features and small detailing which are used in Noak Bridge to portray the style of a traditional English village despite being built in the last century.

This document has intended to highlight the strengths and weaknesses of each area so moving forward future development can improve upon the original ideas behind Noak bridge to provide current and futures residents with improved function and increased quality of life.

The predominate opportunities found in this appraisal will lead to recommendations in the Design Code. The notable strengths will be carried forward and include permeability of the connecting footpaths allowing pedestrians to avoid busier roads, the orientation and layout of buildings contributing to a varied streetscape and the architectural detailing which add the finishing touches to make the buildings unique and create a sense of place.

The design code for future development will address the issues highlighted and frame a palette of materials and characteristics for new buildings and spaces to ensure the area continues with its distinctive style and character moving forward.