

**Braughing Parish Design Statement – April 2004
~~Consultation Draft December 2003~~** |

Contents

- 1 Introduction**
- 2 The parish of Braughing**
- 3 Braughing village**
- 4 The hamlets**
- 5 Highways**
- 6 Recreation**
- 7 Business and commerce**
- 8 Architecture and building styles**
- 9 Public buildings**
- 10 Ecology & Environment** |
- 11 A younger perspective and the future**
- 12 Guidelines – endorsed by EHDC**
- 13 Parishioners' aspirations – not endorsed by EHDC**
- 14 Appendices**
- 15 Acknowledgements**

1 Introduction

1.1 The parish of Braughing is widespread and diverse in its landscape, its buildings and its history. At the centre of the parish is the village of Braughing itself.

1.2 But the village and its surrounding hamlets are more than just the aggregate of the buildings, streets and meadows. They are the places where people live and work.

1.3 The Parish Design Statement covers the whole of the parish of Braughing as well as the village and is intended to enable local people to have an influence on their environment.

1.4 The Design Statement records many distinctive features which make up the character of the parish and which contribute to the quality of life.

How was the Statement produced?

1.5 The Design Statement Steering Committee was set up in September 2000 following an initiative from Braughing Parish Council.

1.6 Background information used to develop the Statement came from the work and archives of various societies and individuals in the parish, from photographic surveys carried out throughout the parish, from a series of public meetings and from a questionnaire, which was circulated to all households.

1.7 The Steering Committee and the Drafting Sub-committee developed this information in order to prepare the Statement, with particular attention to four main themes: history and heritage; good and sympathetic design; sustainable and mixed development of the environment; and the aims of the parish for the future (including the active encouragement of the designation of a wider Area of Outstanding Natural Beauty embracing Braughing parish and its surrounding parishes).

Why have this Design Statement?

1.8 As the Statement reflects the views and wishes of the community as a whole, it will help to manage change of whatever nature.

1.9 It will ensure that development is consistent with and in sympathy with its surroundings and that the vibrant rural environment will be enhanced.

1.10 The Design Statement will be supplementary to the Local Development Plan prepared by East Hertfordshire District Council and therefore will be kept under periodic review.

Who benefits from the Statement?

1.11 This Statement has been endorsed by East Hertfordshire District Council, and the Guidelines contained in Chapter 12 adopted as Supplementary Planning Guidance (SPG). The Guidelines will be taken into account when planning applications are assessed. In this way the Statement will support the Local Plan (or its successor) as it affects Braughing and will assist the work of the Parish Council.

1.12 Guidance and explanations are provided so that developers and their architects and designers are aware of what the people of Braughing expect in terms of new and altered buildings, whether residential or commercial in nature.

How is the Statement set out?

1.13 The Statement has thirteen chapters (including this Introduction), which give details of the history, environment, buildings and other important features of the parish.

1.14 Chapter 12 sets out the Guidelines adopted by East Hertfordshire District Council as Supplementary Planning Guidance.

1.15 In Chapter 13 are certain elements of the Statement which have not been adopted as Supplementary Planning Guidance by East Hertfordshire District Council, but which the parish would wish to be taken into consideration.

How is the Statement to be used?

1.16 The Statement and the Supplementary Planning Guidelines are to be used to ensure that any development, regardless of scale, is of a nature, design, and layout sympathetic to the character of the village and its surroundings and which will maintain and enhance the parish of Braughing as a diverse and thriving rural community.

1.17 Developers, planners and residents must consult the Parish Design Statement, which reflects the views of the community. The Parish Council must also be consulted with regard to advice concerning facilities to be provided as a result of new development.

2 The parish of Braughing

2.1 Located in north-east Hertfordshire, approximately nine miles to the north of Ware and nine miles to the west of Bishop's Stortford, the parish of Braughing is predominantly rural in nature. The five farms which make up the bulk of the land use are mostly arable. On a private level there is also a significant amount of equestrian use.

2.2 Whilst the village of Braughing forms the main core of the parish's population, there are several well-defined hamlets in the outlying areas, each having its own distinct character.

2.3 The River Quin divides the village just before it joins the River Rib, which in turn runs into the River Lea and onwards to the Thames. Braughing has two fords through the Quin, frequented by the ducks and geese which have featured on television. The East Anglian Heights and the River Quin Valley running parallel north to south create visual interest through the centre of the parish. A visitor to the area will first encounter the vistas created by these features when entering the parish on one of the three main vehicular routes - the B1368, Pelham Road and Stortford Lane. In each case the open fields provide a picturesque introduction to the village and hamlets. Friars Road, which crosses the Heights to provide access to Braughing Friars, also provides a variety of spectacular views over open and unspoilt countryside. It is this countryside and the village and hamlets, with their wealth of flora and fauna, which this Statement is intended to protect.

2.4 The population of the parish is estimated at approximately 1,450 with more than 480 households. There is a broad age range from pre-school to retired, supporting a considerable number of clubs and organisations within the parish. Although many residents work outside the parish, a significant proportion work from home or at businesses within the parish. Business and employment is to be found in the factory and workshop units near the old railway station; the butchers, known for miles around for their sausages and

meat; Jenyns School; the pubs; the Post Office Stores, giving valuable service to the village since 1930; and the A10 Farm Shop.

2.5 Most of the village lies within a Conservation Area; about half of the housing is historic. There is, however, a substantial amount of twentieth-century housing, particularly in Friars Road and Green Lane.

2.6 Braughing is a very lively village, which was awarded the title Village of the Year, East Hertfordshire, 2002, by the (then) Council for the Protection of Rural England, in recognition of Braughing's many cultural and social activities.

3 Braughing village

3.1 Braughing is a compact village strategically situated by the rivers Quin and Rib, among the chalk hills of East Hertfordshire, which are capped here with boulder clay, flint, sand and gravel. The land in the river valleys was probably marshy in pre-Roman and Roman times, which is why evidence of early occupation has been found on the higher ground in the locality.

3.2 There is evidence of the presence of Mesolithic, Neolithic and Bronze Age hunters and fishers in this area. Settled occupation seems to have begun in the Iron Age in about the third century BC. Gatesbury (between Braughing and Puckeridge) and Skeleton Green (north of Puckeridge) have yielded artefacts which show that trade contacts existed with Italy and Gaul during the later years of the first century BC. Archaeologists believe that this settlement was one of the most important Iron Age sites in south-east Britain; it was the furthest navigable point that could be reached from Europe via the river Thames, and from here goods would have been distributed all over Britain.

3.3 The Roman settlement at Wickham Hill has never been completely excavated, but enough can be gleaned from cropmarks and the minor excavations that have been done to tell us that Braughing was a significant Roman town. The importance of the town is probably due to it being near the junction of several main routes - Ermine Street (A10), Stane Street (A120) and others.

3.4 After the Roman occupation came to an end in the early fifth century AD, the area would have been settled by Anglo-Saxons. The earliest form of the Braughing name is the Anglo-Saxon *Breahingas* - meaning *the people of Breahha* (Breahha was probably a local leader). There is a theory that Braughing was at the centre of a huge Anglo-Saxon estate covering the area from the Icknield Way in the north to the southern border of Standon in the south. Later, Braughing gets a mention in Domesday Book (1086) as *Brachinges*. From being a centre of government, both secular and religious, Saxon Braughing then gave its name to Braughing Hundred,

the local government administrative area, which eventually evolved into Braughing Rural District Council.

3.5 It became a self-contained agricultural village supporting numerous trades and many specialist shops. What is now the B1368 (Green End) was one of the first turnpike roads in the country providing a main route to the North, via Cambridge. There was therefore continual traffic passing through the village.

3.6 Traffic of a different kind came to the village in the nineteenth century with the advent of the Buntingford branch railway. It was while the railway was being built that a corner of the Roman town was first uncovered, near the station. The line was a victim of Dr Beeching, and closed in 1964, to everyone's regret, although the buildings and station environment have been maintained by the present owners and still exist as a recognisable feature.

3.7 Braughing is now a beautiful village, full of character, which it derives from its long history and its residents, both past and present, famous and not-so-famous.

4 The hamlets

4.1 There are four main hamlets within the parish outside the central village, with some smaller groups of houses and even single houses that mark the location of larger settlements long since gone. Dassels, Hay Street, Braughing Friars, Upp Hall and Hamels are the main hamlets, whilst Quinbury, Cockhamsted, Bozen Green and Rotten Row are now represented by only one or two houses. The hamlets of Great and Little Hull no longer exist.

4.2 The parish of Braughing once contained ten manors: Braughing (alias Braughingbury), Cockhamsted, Dassells, Friars, Gatesbury, Hamels with Masters, Hotofts, Queen(s)bury with Mutfords, Turks and Uphall. Several of these manors were combined when they came into the ownership of the same landowner.

4.3 *Hamels:* There has been a building here since the late sixteenth century; its present appearance dates from the nineteenth century. The house has become offices, the park (which contains some magnificent trees) has become a golf course, and outbuildings have been converted into private dwellings. The distinctive feature of Hamels today is its sense of unity, which is enhanced by the woodland environment. Some farm outbuildings are at present being converted, but the historic integrity of the estate has been maintained, and ~~would~~could be damaged by any further development. At particular risk are the vestiges of earlier landscapes, which include: the remnants of a canal (1719); ice house (1729); and earlier features such as 'hollow-ways' and ancient hedge banks.

4.4 *Great and Little Hull:* These hamlets were probably killed by the building of the Buntingford branch railway, and do not exist today in any form. The only remaining evidence of their existence is Hull Lane, now a cul-de-sac, which once led from Braughing to Buntingford via Great Hull.

4.5 *Hay Street and Quinbury:* The manor of Queen(s)bury is now a farm and house called Quinbury, to the south-east of Hay Street. Hay Street itself is a thriving hamlet of 30 houses, some of them of seventeenth-century origin. An important

feature is the open views over the Quin valley. Hay Street is well separated from Braughing and Dassels, and ribbon development must be discouraged.

4.6 *Dassels*: The hamlet of Dassels is a similar size to Hay Street, and also contains houses dating back to the seventeenth century, as well as more modern dwellings. The views and independence from the village and other hamlets are greatly prized.

4.7 *Braughing Friars and Cockhamsted*: Braughing Friars contains one sixteenth-century farmhouse (Friars House), and about a dozen twentieth-century bungalows and houses. The settlement is well screened by hedges and trees, and has an atmosphere of seclusion. Ribbon development linking the hamlet to the village would ruin the views and atmosphere. Cockhamsted now consists of one large house with a moat, and two smaller houses.

4.8 *Bozen Green and Rotten Row*: Bozen Green once had over 20 households, but now consists of an early seventeenth-century house, a late seventeenth-century farmhouse and a barn. Rotten Row farmhouse is a late medieval hall house.

4.9 *Gatesbury and Upp Hall*: Gatesbury, the site of a watermill until 1906, now consists of one house. It lies close to the site of an Iron Age settlement. The history of the manor of Gatesbury was closely connected with that of Upp Hall, which is a seventeenth-century brick building with an impressive Grade II* listed barn.

4.10 There are various reasons for the survival or non-survival of these hamlets. The survival of Dassels and Hay Street is no doubt due to their position on a major coaching route, whilst Braughing Friars is the result of early twentieth-century plotland development. Agricultural workers probably moved to nearby towns from some of the other settlements, causing them to shrink or disappear. All of the hamlets which still exist have their own characteristics, which require careful handling and thought when developments are considered. The individual character of these hamlets must be thoroughly understood and fostered whenever development is proposed and considered.

5 Highways

5.1 *Street furniture:* at present the street lights, litter bins, salt bins, public road signs and street name signs have evolved randomly over a period of time, and are therefore in a mixture of styles. New or replacement street lights should be of a style consistent with the immediate location, and light pollution should be kept to a minimum.

5.2 *Pavements:* tarmac pavements exist within the village and along much of the B1368. It is unlikely that any new pavements will be provided within the village.

5.3 *Rights of Way:* the parish is fortunate in having an extensive network of bridleways and footpaths (unpaved); these are kept clear by trimming twice a year. The Parish Council and the Parish Paths Partnership work together in maintaining the rights of way to a very high standard. There is also a long narrow piece of land to the north of the village called The Bone or Big Bone, a flourishing wildlife area, which is managed by the Parish Council. Every opportunity will be taken to extend and improve the footpath system throughout the parish.

5.4 *Parking:* in much of Braughing village and the hamlet of Hay Street, parking is a major problem, as car ownership was not a consideration when the houses were built. It is the intention of this Statement to help to overcome this problem when the opportunity arises, for example by stipulating that any new development contains adequate off-street parking.

5.5 *Traffic:* most of the roads are very narrow; farm machinery and the great increase in car ownership are putting a strain on the road system as it is at present. Any attempt to widen the carriageway, edge the roads with kerbs or paint signs and/or lines on the highways would be seen as an undesirable step towards urbanisation.

5.6 We would like to see restrictions on weight and size of vehicles on many of the roads and streets in the parish.

6 Recreation

Buildings and Leisure Activities

6.1 To celebrate the Millennium a yearbook was produced in 2000 and presented to every household, providing information about all the groups, organisations and churches that are active in the parish. In this chapter, reference will be made to some of the village buildings and public spaces that are used for social and recreational activities.

6.2 The three churches in the village and the respective church halls provide important venues for parishioners to meet for worship and for a variety of social activities.

6.3 The Scrabble Club, which has met each month since 1984, uses the Chapel Hall, located near the Post Office. One local resident remembers part of the Chapel Hall being used until the 1950s for "Women's Bright Hour", where women could meet and sing together.

6.4 The earliest parts of the parish church of St Mary the Virgin date from the thirteenth century and the building is used each week for church services. The parish church also serves as an excellent venue for performances arranged by Braughing Music Society. Parishioners have been able to enjoy live music concerts in the church since 1977, when the society was formed.

6.5 The sixteenth-century Old Boys School and the main Church Hall situated in the buildings opposite St Mary's are also used as venues for many social and recreational activities, for example, dancing, aerobics, Horticultural Society shows, bazaars, private parties, society meetings, and cubs. Until the 1930s the Working Men's Club met every weeknight in the Church Hall. The highly popular Music Hall has been performed in the Church Hall each year by Braughing Drama Group since 1963. Braughing Women's Institute has been meeting in the Church Hall since 1928 and still has an active membership and the Braughing Society, which began in

the 1970s as a Preservation Society, but now takes a much wider part in the life of the parish, also meets here.

6.6 The Old Boys School is also used as a meeting place for various organisations and committee meetings, and has been for over one hundred years. Such organisations include the Parish Council, which first met there in 1894, the Golden Age Club, which was founded in 1960 for older residents in the area to meet and socialise, and more recently, the Aviation Society, established in 1999.

6.7 The Axe and Compasses and the Brown Bear public houses provide alternative meeting places for the parish and are used by sporting organisations and other parish groups to take some refreshment after matches and meetings. Crib, darts, petanque and pool are also on offer to customers.

Allotments

6.8 There are 13 allotments, currently sited next to the playing field and children's playground. Parish Councils have power to provide allotments for personal cultivation and are required to do so if six or more parishioners request allotment space. Parish Council minutes from 1908 indicate that originally the allotments were to be available only for labourers' use, but in 1919 the Parish Council also encouraged letting for use by discharged sailors and soldiers. Numerous references to allotments are found in the Parish Council minutes between 1908 and 1937, revealing varying levels of demand, together with the discussion of appropriate sites and proposed rents during this period. Allotments have previously been sited in Down Field (Braughingbury Farm) and other previous locations are yet to be identified. These visually important open spaces have been evident in the parish for over a century. The current allotments date from 1919, and are within the largest leisure area in the Parish. They are sited on rising ground above the playing field and the play area. From this point there are views over much of the village, and yet over half the houses in the Parish are within five minutes walk of the plots.

Playing Field

6.9 There has been a cricket team in Braughing since 1911. The original site for the pitch was in Hay Street; then they moved to Vicarage Meadow near the ford in Gravelly Lane, but in 1973 the home ground moved to the current site on the playing field. Braughing Rovers football team now also use the playing field, having previously played on a pitch at the top of Hull Lane since the 1930s.

6.10 At one time children were able to play on the recreation ground at the top of Green Lane, but this has been developed as accommodation for the senior citizens of the parish in recent years (Longmans). The decision to find a suitable piece of land for a permanent playing field for the village was taken at a public meeting in 1964. After many discussions, grant applications, false hopes, and fund-raising events, the Braughing Playing Field Association Trust took ownership of the present site in 1969 and the pavilion was opened in 1973. The playing field and pavilion (now the Community Hall) still provide an essential recreational facility for all parishioners and are used by, among others, the cricket club, the football teams, the tennis club, Guides, the carpet bowls clubs, and Pumpkins pre-school.

7 Business and commerce

7.1 Rural villages like Braughing have developed either as farming communities or as a result of their location on important road or track systems. From the initial nucleus, populations increased and businesses developed to satisfy local demands for goods and services.

7.2 While transport systems were limited, the population confined their purchasing power to the local shops and businesses. However, as transport facilities (especially the motor car) allowed easier movement and access to larger commercial centres, the need for local shops decreased and many of them closed down.

7.3 As farming became more mechanised and fewer people were employed on the land, many rural villages have become “dormitories” where a significant proportion of the population leave every morning to work elsewhere, and Braughing is no exception. This in turn has resulted in a dangerous reduction in the number of businesses remaining in rural areas. In Braughing, a departure from this trend is the relative success of the light industrial estate by the old station. The mechanisation of farming has also resulted in a changed landscape, with the loss of hedgerows and wildlife.

7.4 We consider it important that Braughing should retain retail and other business premises. New businesses which are consistent with and sympathetic to a rural environment, or which entail people working from home, will be encouraged.

7.5 However, it is an economic fact that once a change of use is granted away from retail or business use, such use would effectively be lost forever. We would, therefore, ~~strongly resist~~discourage the loss of any remaining business or commercial uses, unless there is overwhelming evidence to confirm that the premises are incapable of being economically viable.

8 Architecture and building styles

8.1 Braughing is fortunate in that the developments of the last fifty years have not destroyed a character that has evolved over centuries. Traditional designs, techniques and materials still predominate, and the original open plan of the settlement has not been lost.

8.2 However, there are in the village some notable examples of what might be termed bad practice. The object of the Statement is to prevent similar mistakes in the future, and thus preserve what is unique about our village, while still making provision for change.

8.3 The parish contains examples of most local styles of vernacular domestic architecture in a continuous sequence spanning the last 600 years, from late mediaeval hall houses such as The Gate House and The Gables to 1950s bungalows and social housing of the 1970s and 1980s. Braughing is proud to be one of the first parishes to have publicly funded housing – a row of four cottages was erected in 1912 at Green Hill Close; they are still occupied today. The overall effect is of consonance rather than uniformity – although there are clear and undeniable exceptions to this. There is little in the way of grand or imposing architecture: most of the older buildings bespeak modest prosperity rather than great wealth, prizing practical comfort above tasteless ostentation. The character and appearance we wish to preserve and enhance is perhaps best demonstrated by The Square and Church End, close-packed houses of many different periods, with no uniform width of frontage and no common roofline, constructed in different styles of varied materials using a range of techniques. This variation makes explicit the fact that, until the advent of the first social housing, development in the village was small-scale and piecemeal. Large blocks of development are, historically and aesthetically speaking, alien to Braughing.

8.4 ~~One~~ Some modern development (Uplands) ~~was~~ has been constructed with the best of intentions, ~~to provide additional low-cost housing,~~ but falls short of acceptability in its execution. Not only is the style very much “of its time”, but also

no concession is made to its surroundings. What is suitable for an urban or suburban area works far less well in a rural setting. ~~Another (private) development (in Gravelly Lane), again consisting of several houses, seems to be trying to shut itself off from the rest of the village — anomalous in a community largely constructed by people who were not afraid of their neighbours. Perfunctory gestures towards a “traditional” style are as inappropriate to an East Hertfordshire village as are the obviously modern materials of which the houses are made.~~

8.5 The development on the former garage site adjacent to the Post Office is generally commended as an example of well-designed and sympathetic development. Its style is in keeping with its surroundings, so that it is not at once obvious as a modern structure. It includes adequate off-street parking, which is unobtrusively situated. The dwellings ~~are at the affordable end of the market, they~~ are modest in scale and appearance, and they form a valuable addition to the housing stock of the village. The limited amount of development, which would be permitted in the future, should accord with these basic principles.

8.6 What decorative techniques are appropriate to the parish? The herringbone brick infill of the Old Boys School and the brick guttae (drop-shaped ornaments) of the Old Manse are local traditional ornamental styles which can still be achieved today with readily-available materials in a way that is not possible with, for instance, timber framing. Modern machine-cut timber cannot reproduce the effect of hand-sawn and often reused timber. Pargetting is not traditionally a common technique in the parish, and those examples which are authentic tend more to the simple and restrained – such as the decoration of The Rose and Crown in Church End. ~~Perfunctory gestures towards a “traditional” style are as inappropriate to an East Hertfordshire village as are the obviously modern materials of which the houses are made.~~

8.7 It seems natural to conclude this very brief survey of our village with St Mary’s – our church. It lies at the geographical and social heart of Braughing, and the history of our village is written in its walls. Like the village, it is an architectural palimpsest, centuries in the making, with re-used Roman brick in the fourteenth-

century tower, a thirteenth-century chancel, the early seventeenth-century Brograve Chapel and nineteenth-century restoration work in flint. Yet there is between all these disparate elements a clear harmony. Each generation as it has made its own contribution has had regard for the intentions and achievements of those who went before, and this would seem to be the message for our own time, that the best provision we in the present can make for the future is to complement and enhance what the past has left us, not wantonly to destroy it.

9 Public buildings

9.1 There are several public buildings of note in Braughing. The parish church of St Mary the Virgin (described in Chapter 8) occupies a central position in the village. There is a nineteenth-century Methodist church opposite Jenyns School, and a Congregational chapel in Fleece Lane. This chapel (a converted barn, probably originally sixteenth century) was re-erected in Braughing in 1762, having been brought from Datchworth, where John Bunyan is said to have preached in it.

9.2 The brick-built Church Hall was opened in 1904, and next to it are the sixteenth-century Old Boys School and caretaker's cottage, which now form part of the Church Hall complex. Also in the village are the Chapel Hall in Green End and the Community Hall, which is sited in the playing field off Green Lane.

9.3 The handsome war memorial is maintained by the Royal British Legion and the Parish Council.

9.4 There are three public houses in the village, the Axe and Compasses, the Brown Bear and the Golden Fleece (currently closed and seeking change of use). All of these pubs are old buildings; the Brown Bear is thought by some to be the oldest building in Braughing apart from the parish church. Many houses in Braughing used to be inns, and this is reflected in their names such as the Rose and Crown, the Adam and Eve, and the Black Bull, all of which were on one or other of the old roads to the North via Cambridge.

9.5 Jenyns School was built in the second half of the nineteenth century. It is still a thriving school, and the buildings are soon to be replaced with a modern building which will have a capacity of 120 pupils. The existing Victorian buildings will be converted into residential accommodation.

10 Ecology & Environment

10.1 Braughing is rich in wildlife, ranging from large mammals, such as fallow deer, to insects attracted by the wild plants that are to be found in the woodlands and hedgerows.

10.2 A wide variety of habitats is to be found in the parish. There are patches of woodland containing oak, ash, maple, hornbeam, hazel, and alder; marshy areas; areas of unspoilt grassland; hedgerows and ditches; the old railway line; the churchyard; and of course domestic gardens. A recent survey provides evidence to suggest that many of the hedgerows in the parish are of ancient origin, all of which must be protected.

10.3 The woodlands shelter many mammals including fallow and muntjac deer, badgers and foxes. Many species of birds have been identified, but in recent years numbers have been falling due to intensive agriculture and the use of pesticides, practices which also affect the number of butterflies, moths and other insects. However, the number of hornets has been rising! At least six different types of bat are known to live in the parish. One walk in the parish yielded a list of over 200 different types of plant. The marshy areas have a thriving population of frogs, toads and newts, and there is a toad crossing point on the B1368. The conversion of barns is seriously reducing the available habitat for the owl and bat populations, and there is concern for their future presence in the parish.

10.4 The residents value highly the diversity of wildlife to be seen and enjoyed in the parish, and feel that it is vitally important that this biodiversity is not harmed.

10.5 The following are considered to be important ecological sites: the Braughing Meads, Braughing Bourne, St Mary's churchyard, Ford Street, Sacombe Wood, Gatesbury Wood, Braughing Friars East & West Meadows, New Wood and part of Hamels Park.

10.6 Features of Braughing, which contribute to its unique atmosphere, are the fords, the sunken lanes and the natural look and course of the rivers, together with its wildlife. These features must be preserved to maintain its character.

10.7 The Environment Agency's flood plain plan and the District Council's wish that development should not take place in areas where people and property are at risk from flooding are supported.

11 A younger perspective and the future

Jenyms School

11.1 As part of the process of consultation with the local community, children from Jenyms First School in Braughing have been invited to share their ideas about the benefits of living in the parish and their ideas for the future. Discussions with children in Class 4 (8 - 9-year-olds) on the best things about living in the parish revealed their appreciation for the surroundings and the opportunities provided through such a rural community.

11.2 They commented on the amount of space they had to play in, large gardens, not being cramped, being able to ride their bikes round to their friends, and places to explore such as Big Bone. They also appreciated other attributes including the quietness, the birds singing, feeling safe, walking through the bluebell woods, no rubbish, being able to ride their ponies, and going on their own to knock for friends or to the Post Office Shop.

11.3 The number and variety of clubs and activities attended by these children was surprising and included piano, tennis, football, dancing, Sunday School, choir, cricket, cubs, riding, drama and French – all within the parish.

11.4 The children also had views on aspects of the parish that they would like to change or see developed. Several children would love to have skate board ramps, and a swimming pool was another favourite request. One boy suggested changing “some of the roads, some of the very modern houses and having a bit that comes out in the road like this || || || to slow cars down”.

Older Children

11.5 Braughing is blessed with a vibrant, articulate and generally thoughtful younger generation (i.e. those young people up to mid-teens who have mostly been to Jenyms School and then on to secondary education elsewhere in the county).

11.6 These young people represent the future of the parish and it is, of course, the purpose of this Statement and the guidelines set out in Chapter 12 to help maintain and enhance the parish as a diverse and thriving rural community for their ultimate benefit.

11.7 What is it that the younger generation like about their parish? Not surprisingly, there are several different aspects of Braughing which are of significant importance to them. But looked at collectively, there is a constancy to the aspects which clearly represents what Braughing is like today.

11.8 They say that the surrounding landscape is beautiful; the village and the rest of the parish are peaceful and green and have an atmosphere of safe seclusion. Concrete is certainly not in evidence and the houses (at least the older-established ones) are pretty and different in styles. Braughing is conveniently situated with easy access to local towns and countryside and, of course, the famous Braughing sausages seem to form part of most of the young people's diet!

11.9 Uniformity of building design or style is something which, in their opinion, should be avoided and it has to be said that newer development in the village is not generally liked by them. Perhaps somewhat surprisingly, there is almost unanimous antipathy towards further development in the parish notwithstanding the fact that such development could bring more young people into the community. However, if there were to be new houses built, the preference would be for more "affordable" houses rather than those which are perceived as being "out of reach" of those who would wish to remain living in the village.

11.10 Whilst there is no doubt that young people derive a lot of their opinions from their parents, there is a mature attitude to future development. For example, they would like to see more retail/commercial activity in the parish rather than less ("wouldn't it be nice to have a bakery?"), a view probably echoed by some of their elders!

11.11 Recreation comes pretty high on their list of priorities and they would like to see a vigorous youth club re-established which they would be keen to help manage. A place specifically set aside for bike and skate ramps is very much in demand, something which the Parish Council is addressing. What is perhaps more interesting is that the young people wish to see greater facilities for riding bicycles off road, for example, by the river banks, which they want to see enhanced and made more readily accessible to people in the parish.

11.12 In terms of appearance of the village, they are concerned about litter and fouling by dogs and horses, and want to see more bins to cure these problems. They are not too happy about properties hiding behind large gates and they are not at all in favour of a bus shelter as it would be out of place and obtrusive.

11.13 One last point, which perhaps demonstrates the gap between generations, is that they would like to see more street lighting, particularly in those areas of the village which are away from the main streets, such as Fleece Lane. Although they consider the village to be generally safe, there are some areas which they find “scary” and this aspect of public safety must be borne in mind.

A brief overview and the future

11.14 As we said in the Introduction, the parish of Braughing is a place where the young and those past the bloom of youth play, learn and enjoy their leisure.

11.15 Even the briefest of visits to Braughing will reveal what a beautiful parish it is, and so it is hardly surprising that the values of beauty, diversity, safety, seclusion, our heritage and the aspirations for the future are shared by young and old alike.

11.16 However, we must not be oblivious to the dark clouds on the horizon which, over time, will come ever closer and cast their sinister shadow not only on the parish of Braughing but also on neighbouring parishes which, too, are situated in areas of outstanding beauty and historical and archaeological interest.

11.17 It is, therefore, incumbent upon ourselves and successive generations to devote our energies to protecting these values which history has given as its legacy and also to work closely with our neighbours to ensure that there is an integrated and collegiate approach to the preservation of our common environment.

11.18 With this in mind we in the parish of Braughing will make every effort to work in harmony with other parishes, all tiers of government and organisations such as the Local Heritage Initiative, Parishes for Rural Environment Protection, Hertfordshire Association of Local Councils, North West Essex and East Herts Preservation Association and the Campaign for the Protection of Rural England.

11.19 Through this co-operation and through positive involvement in Community Planning for rural parishes, it is our expectation that we would wish to support the pursuance of Landscape Character Assessment and the enhancement and extension of areas designated as Areas of Archaeological Significance and Sites of Special Scientific Interest, and, over the longer term, actively pursue the designation of this area and its surroundings as an Area of Outstanding Natural Beauty.

11.20 It will have become clear from this Statement that some growth and development within the parish and the maintenance and, indeed, the expansion of suitable commercial/retail enterprises will not be unwelcome. But any such development must, of course, not only comply with the Guidelines set out in Chapter 12, but also be enhancing for the community as a whole within the spirit in which this Statement is presented.

12 Guidelines – endorsed as SPG by EHDC

Group 1 – Development

1.01 The settlement patterns of the village and hamlets are the key to the distinctive nature of the various parts of the parish. New developments, as well as alterations and extensions to existing buildings, ~~must~~ should harmonise with the overall appearance of their surroundings and respect existing patterns and densities of land use.

~~1.02 No new development will be supported outside the village boundary, as defined in the East Hertfordshire Local Plan Second Review, Draft Deposit Version (December 2000), other than such development as is agreed between the Parish Council and East Hertfordshire District Council as being appropriate.~~

1.0302 Any new development ~~should help to enhance the social mix and~~ shall have due regard to the requirements of the local community, ~~the balance and type of properties already existing~~ and the need to ensure that adequate affordable accommodation is provided.

1.0403 ~~Garages and outbuildings must not be disproportionate to the size of the property they are intended to serve, and they must conform to all other principles affecting new developments.~~ Proposals for outbuildings and garages, where planning permission is required, should be of a design and structure in keeping with the scale of existing dwelling and locality. Accesses must provide adequate sightlines without being out of scale with the street on to which they open and should preferably be constructed of locally appropriate materials. Concrete block paving, bare concrete, patterned and coloured concrete, and large expanses of tarmac, whether coloured or plain, are all to be avoided. York stone, hoggin, gravel, fired brick pavements and granite setts are all acceptable materials for drives.

1.0504 Proposals ~~for change of use from commercial to another use~~that would result in the loss of a community facility (e.g. shop, post office, public house, allotment) will be discouraged, other than in exceptional circumstances.

1.0605 The conversion of traditionally-built barns and other outbuildings shall be carried out with a view to retaining the original character of the building and without damaging their value to wildlife or conservation concerns (eg bats and owls).

1.0706 Existing focal points shall be utilised in any development and new focal points, where they preserve or enhance the character of the locality, will be encouraged.

Group 2 – Design

~~2.01 The front elevation of a building is its most public face. Great care must be taken, therefore, to ensure that the frontage of a new or altered building does not appear out of proportion or character with surrounding buildings.~~

2.0201 Nothing other than traditional materials and colour schemes would normally be appropriate within the Conservation Area, or in respect of listed buildings, as synthetic materials lack character, and will be discouraged.

2.0302 ~~In any new development the style and appearance shall be consistent with the properties in the immediate locality,~~ New development shall respect and enhance local character, with a sufficient variety of styles. However, this does not mean that houses of a good modern design would not be acceptable in some cases.

2.0403 It is essential that any development must be in proportion to surrounding buildings, especially in terms of front elevation, preserving traditional ratios of doors and windows to total area of frontage.

~~2.0504~~ Density must be appropriate to the location and nature of the properties to be built, with an adequate spatial ambience suitable to the existing rural environment. Any large group of houses to be developed shall be sub-divided to resemble the smaller random groupings produced by the evolution of the village.

~~2.06—Application for development and/or change of use of land or buildings will not be recommended for consent if there has been conscious dereliction or neglect.~~

~~2.0705~~ New commercial property, or proposals for conversion of existing property for commercial purposes, shall be designed to harmonise with the predominantly residential and farming rural character of the parish and must be to high architectural standards.

~~2.0806~~ Flat roof ~~construction is to be avoided~~extensions are visually undesirable. The use of synthetic slate and concrete tiles will be discouraged where the character and appearance of the locality would be neither preserved nor enhanced.

~~2.0907~~ The use of red brick and flint is to be encouraged where consistent with the surrounding properties and environment. Rendering and simple pargetting in local traditional patterns is sometimes used on listed buildings, and would also be appropriate on adjacent new structures.

~~2.1008~~ External timber cladding to some listed buildings has in the past been overlaid with rendered surfacing where original timbers have become damaged or rotted. Future alteration or renovation works should encourage reinstatement of the original timber clad features where appropriate.

~~2.1109~~ Concrete cladding and prefabricated sectional walling are unacceptable as structural facing materials and fake exposed timber framing is to be avoided.

2.1210 Brickwork, including replacement brickwork, should blend in with surrounding walling, in both colour and texture. The Old Boys School is a good example of a local decorative brickwork style. The Old Manse, with its brick guttae (drop-shaped ornaments) under the eaves, demonstrates another locally appropriate decorative technique.

Group 3 – Environment

3.01 We will encourage the improvement of the environment on farmland and other open areas of land through the preparation of Land Management Schemes which can be readily monitored by the Local Planning Authority (and which may be eligible for subsidy and grants to assist in the process).

3.02 Buildings should as far as possible be constructed for maximum energy efficiency, using low-impact technologies and reclaimed, recyclable or biodegradable materials wherever possible.

3.03 The preservation and enhancement of footpaths and bridleways ~~shall be~~ of significant importance, together with the extension of the present footpath system. Where appropriate, any proposed development shall provide a contribution towards an improved footpath system within the village and in the parish generally. This could be negotiated as “planning gain”, ~~directly related to the proposed development when it arises as a direct result of the development and when related in scale and kind to the proposals.~~

3.04 The open character of the village and parish shall be preserved. Significant spaces or gaps (i.e. the “spaces in between”) important to the form and/or setting of the village and parish shall be maintained.

3.05 Ribbon development must not be allowed, and the distinct boundaries of each hamlet and settlement must be preserved.

3.06 Native hedgerows and woodlands and mature trees ~~must~~ should be preserved. The planting and management of hedgerows will be encouraged. Ancient hedgerows, which have been identified, shall be preserved ~~at all costs.~~ Proposals for the preservation of important areas of flora and fauna shall be an important part of development or alteration proposals where appropriate. ~~No areas~~

~~of archaeological or ecological significance should be damaged. Proposals that impact on areas of ecological significance will be resisted.~~

3.07 Boundaries shall be marked, preferably with hedging, particularly in front gardens and on road frontages. The use of close-paled or preformed timber fence panels is to be avoided on road frontages.

3.08 Boundary enclosures shall not normally exceed 2m in height, and walling shall be plain, and built of brick or flint. Concrete or concrete panels will not be accepted, particularly in the Conservation Area. Picket fences and post and rail are acceptable. ~~They shall not be painted or stained in bright colours.~~ Hedges are preferable to fences or walls wherever possible, and they should be of appropriate native species. Hornbeam, beech, field maple, *Viburnum lantana*, *Viburnum opulus*, English privet and hazel are interesting and ecologically sound additions to the more common hawthorn or blackthorn. For screening, holly and yew make useful native evergreen hedges.

3.09 Any development or change of use that may encourage additional heavy goods vehicle movements which would have significant adverse effect on the local environment, either to the rural character of the road or to residential properties along it, will not be ~~permitted~~supported.

3.10 Advertising for the business at any particular premises, or business identification, shall be discreet, ~~visible only within close proximity of the building concerned, and below eaves level~~ and shall, other than in exceptional circumstances, be of a minimum size necessary to convey their message. For example, -B brass plaques of no more than 450mm x 300mm would be acceptable. Signs shall preferably be non-illuminated. Where illumination is necessary it shall be discreet.

~~3.11 Applications for alteration and development should incorporate a photograph of the street scene and elevation/artist's impression to show the proposal in the context of the area, unless manifestly inappropriate.~~

~~3.12~~11 Whilst solar panels are to be encouraged from an ecological point of view, they should be placed in an unobtrusive location.

~~3.13 We support the Environment Agency's flood plain plan and the exclusion of any development within the recognised flood plain areas.~~

~~3.12 On sites that may have an archaeological interest, consideration will need to be given to investigation and possible amelioration. Proposals that do not satisfactorily protect and/or accommodate the archaeological interest of a site will not be supported.~~

~~3.13 River corridors are important corridors for wildlife and as such they should be protected from development. An 8-metre buffer zone will generally be required on the watercourses within the Parish in order to safeguard this precious resource.~~

13 Parishioner's aspirations – not endorsed as SPG by EHDC

- i We would wish to discourage development on any land designated on the Development Plan as an SSSI (Site of Special Scientific Interest), or AAS (Area of Archaeological Significance).

- ii Where permission is granted for development, we would wish to negotiate a “planning gain” for the benefit of the parish, either as a monetary contribution to parish funds or as a project to be discussed and agreed with the Parish Council.

- iii All new houses must have at least two off-street parking spaces.

- iv Where existing houses do not have off-street parking spaces, future opportunities will be taken to negotiate the release of land for the purpose of providing either parking spaces or access to rear gardens where parking spaces can be made available. Where appropriate this may be negotiated as “planning gain” where planning permission is being sought by the owner of land in close proximity to properties in need of off-street parking spaces.

- v The roads within the Conservation Area should be provided with Victorian-type low-wattage street lighting, whilst other areas may be provided with a more modern lighting style. Additional street lighting will be kept to a minimum consistent with safety. All street lighting should be of a type that minimises light pollution.

- vi Oil and gas storage tanks should be placed in unobtrusive locations and suitably screened, preferably with suitable soft planting.

- vii Satellite dishes placed on listed buildings and on buildings in the Conservation Area shall be located discreetly and unobtrusively.

- viii Works carried out by or on behalf of public service utilities should be notified to the Parish Council suitably in advance with the intention of ensuring:

- a) that the work of several authorities affecting the same area can be properly co-ordinated, and
 - b) that damage is limited and that proper arrangements are in hand for satisfactory reinstatement. These arrangements should include the lodging of a bond with the local council against a failure to reinstate the highway. This should include the siting of highway signs and street furniture.
- ix Traffic calming measures are to be given serious consideration with a view to achieving a reduction of traffic speed on the road system
- x Excessively bright external lights will be discouraged.
- xi Through the Parish Council we will continue to pursue the ultimate designation of this and adjacent parishes as an Area of Outstanding Natural Beauty.
- xii No new development will be supported outside the village boundary, as defined in the East Hertfordshire Local Plan Second Review, Draft Deposit Version (December 2000), other than such development as is agreed between the Parish Council and East Hertfordshire District Council as being appropriate.
- xiii Applications for development and/or change of use of land or buildings will not be recommended for consent if there has been conscious dereliction or neglect.
- xiv Fences shall not be painted or stained in bright colours.
- xv Applications for alteration and development should incorporate a photograph of the street scene and elevation/artist's impression to show the proposal in the context of the area, unless manifestly inappropriate.
- xvi We support the Environment Agency's flood plain plan and the exclusion of any development within the recognised flood plain areas.

14 Appendices

Appendix 1

BRAUGHING PARISH DESIGN STATEMENT QUESTIONNAIRE AND ANALYSIS OF REPLIES

Survey data for Hay Street, Dassels, Hamels, Green End, Braughing Friars, Station Road, The Street, Gravelly Lane/Gravelly Dell, Malting Lane/Church End, Friars Road, Green Lane, Northfield, Southfield, Uplands and Longmans	Grand totals - All districts		
	159		
1. If we have to have some new houses in the parish, what types of houses would you like to see?			
Large houses with garages	27	(17%)	
Starter homes	49	(31%)	
Terraced houses	25	(16%)	
Small houses with parking spaces	72	(45%)	
Bungalows	25	(16%)	
A combination	73	(46%)	
2. Do you think any new houses should be built as infill (i.e. two or three slotted in amongst existing houses) or on a separate new site (Greenfield or brownfield)?			
Infill	86	(54%)	
Greenfield	14	(9%)	
Brownfield	108	(68%)	
3. Would you like to see more houses to rent?			
Yes	72	(45%)	
No	64	(40%)	
4. At present, houses in the parish are built using many different materials. Which building materials would you prefer for new houses?			
New brick	38	(24%)	
Rendered brick	51	(32%)	
Other			
Old brick	103	(65%)	
Half timbered	66	(41%)	
Weather boarding	48	(30%)	
5. What sort of roofing material would you prefer?			
Pantiles	63	(40%)	
Clay tiles	87	(55%)	
Thatch	59	(37%)	
Slates	76	(48%)	
Concrete tiles	11	(7%)	
Other			
6. Do you think the house plots should be enclosed or left open plan?			
Enclosed	120	(75%)	

Open borders	42	(26%)
7. If you said yes to enclosed in question 6, how would you like to see them enclosed?		
Walls	31	(19%)
Hedges	101	(63%)
Fences	48	(30%)
Other		
8. Do you think the Design Statement should take environmental considerations into account when making recommendations about buildings?		
Yes	144	(91%)
No	7	(4%)
10. Would you like to see more work units in the parish, providing employment opportunities for local people?		
Yes	100	(63%)
No	47	(30%)
11. Do you think it important to keep the open spaces which exist now in the parish?		
Yes	152	(96%)
No	2	(1%)
12. Do you think that car parking is a problem in the parish?		
Yes	107	(67%)
No	43	(27%)
Would the provision of off-street parking help?		
Yes	102	(64%)
No	32	(20%)
13. Do you think it is important to retain amenities like the allotments and the playing field?		
Allotments Yes	132	(83%)
No	16	(10%)
Playing fields Yes	156	(98%)
No		
Other		
14. Do you think that premises which are now used as shops and pubs, or are used for industrial purposes, should be allowed to change to residential use?		
Yes	35	(22%)
No	115	(72%)
15. Do you think that residential properties should be allowed to change to retail or industrial use?		
Yes	78	(49%)
No	75	(47%)
16. Do you think the Design Statement should make recommendations about public transport?		
Yes	132	(83%)
No	19	(12%)

17. Do you think the Design Statement should make recommendations about traffic calming measures?		
Yes	119	(75%)
No	28	(18%)
18. Should existing hedges and trees be retained?		
Yes	156	(98%)
No		
19. Do you think more hedges and trees should be planted?		
Yes	131	(82%)
No	24	(15%)
20. Do you think there should be more pavements?		
Yes	61	(38%)
No	68	(43%)
21. Do you think there should be cycleways?		
Yes	52	(33%)
No	94	(59%)
22. Do you have access to the internet?		
Yes	101	(63%)
No	58	(36%)

Appendix 2

LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Bozen Green

Cat and Fiddle, Bozen Green	Grade II
Bozen Green Farm House	Grade II
Bozen Green Farm Barn	Grade II

Braughing Friars

Friars House	Grade II
--------------	----------

Braughing Village

Braughing Church	Grade I
Braughing Churchyard, Wren Monument	Grade II
Braughing Churchyard, Tomb Chest	Grade II
Braughing Churchyard, Paltock Monument	Grade II
3 Church End, Causeway House	Grade II
Outbuilding at 3 Church End, Causeway House	Grade II
6 Church End, Old Boys School	Grade II
8 Church End, Church Cottage	Grade II
5 Church End, Causeway Cottage	Grade II
5 Church End, Causeway Cottage Barn	Grade II
10 & 11 Church End, Churchgate House	Grade II
13 Church End, Old Rose & Crown	Grade II*
14 Church End, The Hoppit	Grade II
15 Church End	Grade II
17 Church End	Grade II
18, 19, 20, & 21 Church End	Grade II
Fleece Lane Footbridge	Grade II
Braughing Chapel, Fleece Lane	Grade II
Ford Street Farm House	Grade II
Ford Street Farm Granary	Grade II
9 Ford Street, Quin Cottage	Grade II
10 Ford Street, Green Hill Cottage	Grade II
12 Ford Street	Grade II
38 Friars Road, Dudley Cottage	Grade II
39 Friars Road, The Thatches	Grade II
Ford Bridge (over River Rib)	Grade II
1 Green End, Hill House	Grade II
3 Green End	Grade II
4 Green End, Larks Hill	Grade II
5 Green End, Chestnuts	Grade II
Park Cottage, Green End	Grade II
6 Green End, Post Office	Grade II
11 and 13 Green End	Grade II
14 Green End, The Manse	Grade II
14 Green End, (Cottage at Rear)	Grade II
15 Green End, (and Raised Pavement in Front)	Grade II
16, 18 and 18A Green End	Grade II

17 Green End	Grade II
Old Barn and Outhouse at 19 Green End	Grade II
19 Green End, The Gables	Grade II
20 Green End, The Golden Fleece	Grade II
22 Green End, Fleece House	Grade II
24 & 26 Green End, Bird In Hand	Grade II
28 Green End, Moonrakers	Grade II
30 Green End, Ships Timbers	Grade II
36, 38, 40, 42 and 44 Green End	Grade II
Mile Stone to North of Griggs Bridge	Grade II
Braughing Bury	Grade II*
4 Green Lane	Grade II
8 Green Lane, Coltsfoot Cottage and Crowsfoot Cottage	Grade II
Ivy Cottage, Malting Lane	Grade II
5-8 Malting Cottages, Malting Lane	Grade II
Village Pump, The Square	Grade II
1 The Square, The Old Bakehouse	Grade II
2 The Square, Pump House	Grade II
3 The Square, Red Stack	Grade II
4 The Square	Grade II
5 The Square, Benedict	Grade II
K6 Telephone Kiosk, The Square	Grade II
3 The Street, Robbers Cottage	Grade II
7 The Street, Thyme Cottage	Grade II
8, 10 and 12 The Street	Grade II
11 The Street	Grade II
14 The Street, The Brown Bear	Grade II
14 The Street, Outbuildings	Grade II
15 The Street, The Old Forge	Grade II
16 The Street	Grade II
22 The Street, Gatehouse	Grade II
Pentlows Farm, Farm House	Grade II
Pentlows Farm, Outbuilding	Grade II
24 The Street, The Habit	Grade II
28 The Street, The Axe and Compasses	Grade II
The Old Vicarage	Grade II
The Old Vicarage, Outbuilding	Grade II
Upp Hall	Grade II*
Upp Hall Barn	Grade II*
Upp Hall Granary	Grade II
Upp Hall, Gate piers	Grade II
Warren Farm Farmhouse	Grade II
Gatesbury	Grade II
Gatesbury Mill Bridge and Sluice	Grade II

Cockhamsted

Cockhamsted	Grade II
-------------	----------

Dassels

Turks Cottage	Grade II
Edwinstree	Grade II
1 Totts Cottage	Grade II
3/5 Totts Cottage	Grade II
Dassels House	Grade II
Bethel Cottage	Grade II
Dassels Bury	Grade II
Dassels Bury, Barn and Stable	Grade II
The Cottage	Grade II

Hamels and Surrounding Area

Hamels Mead	Grade II
Hamels Park Lodge (1)	Grade II
Hamels Park Lodge (2)	Grade II
Mile Stone in Hamels Park	Grade II
Hamels Park Farm House	Grade II
East Barn at Hamels Park Farm	Grade II
Granary at Hamels Park Farm	Grade II
South Barn at Hamels Park Farm	Grade II
Gardeners Cottage	Grade II
Wall, South Gate and Sundial in Hamels Park Garden	Grade II
Hamels Mansion	Grade II
1-5 Hamels Mansions	Grade II

Hay Street

Marshalls Cottage	Grade II
Monkhams Cottage	Grade II
The Cottage	Grade II
Adam and Eve	Grade II
Rose Cottage	Grade II

Rotten Row

Rotten Row Farm House	Grade II
-----------------------	----------

