



# Brentwood Borough Council Local List of Non-Designated Heritage Assets

Brentwood Local List



# Introduction

Brentwood Borough's historic environment is well documented and protected through national designations, with 13 conservation areas and over 500 listed buildings. However, there are many other locally important heritage assets that do not meet the strict criteria for national designation.

A Local Heritage List contains elements of the historic environment that are not already designated, but which still contribute to a sense of place, local distinctiveness and have local significance.

These are often referred to as non-designated heritage assets, features which contribute to making a place special for local people. They carry history, traditions, stories and memories into the present day and add depth of meaning to a modern place. The National Planning Policy Framework places emphasis on 'sustaining and enhancing the significance of all heritage assets' and recognising that heritage assets are an 'irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'.

Being identified on the Brentwood Local Heritage List demonstrates explicitly that a building or site makes a positive contribution to the character and local distinctiveness of a place.

Locally listed buildings, structures, sites and landscapes are those that do not quite meet the criteria for being nationally listed (ie listed buildings, scheduled monuments, registered landscapes, battlefields, and protected wrecks listed on the National Heritage List for England <https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>), but which are still of architectural or historical importance in their local area.

The purpose of the Brentwood Local Heritage List is to raise awareness of the area's local heritage assets and their importance to its local distinctiveness. The List can also inform developers, owners, council officers and members about buildings within the local authority boundary that are desirable to retain and protect alongside offering a record of the nature of the Brentwood historic environment more accurately.

All Local authorities are responsible for coordinating the compilation of Local Heritage Lists of buildings, structures, sites and landscapes that they consider to be of local importance.

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## Abbreviations in this document:

CAAMP                      Conservation Area Appraisal and Management Plan

GSV                        Google Street View

OS                         Ordnance Survey

Includes excerpts from Chapman and Andre Map of Essex 1777 – accessed <https://map-of-essex.uk/>  
 An open access resource produced by Tim Fransen with digitised assets from the Virtual Library of  
 Bibliographical Heritage (BVPB) collection and the Essex Record Office (ERO) publication A  
 Reproduction of a Map of the County of Essex 1777 by John Chapman & Peter André, 1950.

## Photos on the cover page


*Top left: Thorndon Gate House. A former girls school – shown on the 1873 Ordnance Survey*

*Top right: The Horse and Groom former Public House at Warley – with associations to the nearby barracks*

*Bottom: Goldings Lodge No 1 Great Warley. An impressive residence of 1887 built for Evelyn Hesltine who also funded Grade I listed St Mary The Virgin Church, and the De Rougemont Hotel that also features on this Local List*

# BLACKMORE

## Old School House

1. Name	Old School House			
2. UID	B-OSH			
3. Address	Blackmore Road			
4. Postcode	CM4 0QX			
5. Grid Ref	TL 603 019			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Blackmore			
				
	Image taken 12-4-2022			
				
	Image taken 12-4-2022			
				
	Image taken 12-4-2022			
	Clearly shown and marked 'School' on 1896 OS			
7. Description				
<p>English bond red-brick single storey building with plain gabled roof on the main range and a gabled return wing, at the rear, towards the south east. NE and SW end elevations feature white gault (or yellow) reveals curving to pointed arch brick voussoirs at the head enclosing terracotta rose and concentric circular designs above and below a central plaque that features the 1877 date on the NE elevation (absent from the SW elevation). Absent on 1873 OS the property first appears on 1896 OS. The rearmost SE gable wall features the remains of the bell-cote at the gable apex above a circular reveal: once glazed now unfortunately dominated by extraction fan. The plinth is rendered and painted</p>				

from ground level to window sill around the periphery of the building. Wooden, horned sash-windows appear on the road-facing NE elevation but the gable end walls unfortunately now feature non-opening wooden mullion/transom fenestration.

The building has been strategically enlarged towards the SW with an appropriately off-set single storey, weatherboarded, square pyramid slate-roofed extension accessed via a discrete weatherboarded entrance/hallway. The chronology of the building remains discernible along with the former playground to the SW although this is now used for car parking.

CAAMP provides...

The nineteenth century old school building is the exception to this group (Fig. 19). Known as the Blackmore Centre, this is a charming example of a Victorian village school. Its fine brick detailing, original welsh slate roof, well detailed chimney, gables and deeply moulded windows make an irreplaceable contribution to the Conservation Area, and it is located close to the road edge making it a landmark building visible from a distance.

On Redevelopment Sites within the Conservation Area

The old school is a distinctive and significant building and its original brick boundary walls and outbuildings are important to its character and to local views. These should be retained in any redevelopment of the Library site, and any new development should be subservient to the old school and respect its scale and the prominent location of this site.

It is recommended that the old school together with its walls and brick outbuildings should be preserved in any new development that might take place.



8. Age (Insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							1877
9. Authenticity (Insert ✓)							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Modest brick-built establishment pleasantly embellished on gable end walls							
11. Historic Value							
12. Social / Communal Value							
Generations of children will have studied at this school							

13. Group Value							
14. Landmark / Townscape Value							
An unmissable landmark at this central village road junction							
15. Archaeological Value							
16. Overall Condition (Insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes		No	
18. Date of assessment				12-4-2022			

# BRENTWOOD TOWN CENTRE

Properties listed geographically from North to South

## Wilson's Corner

1. Name	Wilson's Corner				
2. UID	BHS-WC				
3. Address	Wilson's Corner Ingrave Rd Brentwood				
4. Postcode	CM15 8AA				
5. Grid Ref	TQ 597 938				
6a. Conservation Area	Yes	✓	No		Image taken 12-4-2022
6b. If yes, which CA	Brentwood High St CA				
Image taken 12-4-2022					
7. Description					
<p>A landmark, substantial, brick-built three storey Victorian department store development on the corner of Ingrave Road and Shenfield Road with four bays facing north and six bays facing west with a corner clock tower featuring a flagstaff. Most 1<sup>st</sup> and 2<sup>nd</sup> floor fenestration features sandstone detailing including quoins to the reveals and hood mouldings. Two gables to the north and three gables to the west feature raised brick details and embellishments and sandstone eave scroll details. Elsewhere eaves feature dentil mouldings. The clock tower presents a sandstone balustrade at roof level in front of the reticulated (and painted) column supporting the clocks and ornate lead roof. Alteration to the ground floor front façade including a variety of commercial signage, and powder-coated metal canopy concealing sandstone ashlar walling, detract from the original architectural intention.</p>					

Appearing as 'Shenfield House' on 1873 OS map, the corner configuration first appears on the 1896 OS map but the development along Ingrave Road becomes regularised in the 1920 map changes consistent with the CAAMP report of the 1909 post-fire rebuild

CAAMP says: *At the junction with Ingrave Road is **Wilsons Corner**, a former department store rebuilt after a fire in 1909, three storeys high, brick with stone dressings, feature gables and a clock tower which makes it a landmark in long views from east and west. A furniture store since 1978, the building has been empty since 2003. The shop fronts have been modernised, and also not improved by the construction of a flat canopy of considerable projection. In front of the building is an asphalt car park with steel and white painted concrete bollards, enclosed by low walls with shrub planting. This area needs landscaping, and the skips and litter removed. It certainly does not provide a suitable setting for the polished granite obelisk which is the memorial (1861) to the Protestant martyr William Hunter, and which is located at the junction of the asphalt and greensward (Fig. 19).*

#### 8. Age (insert ✓)

Pre-1840		1840-1913		1914-1947	✓	Post 1947	
Exact date (if known):							1889 rebuilt 1911

#### 9. Authenticity (insert ✓)

	A single significant phase and which is largely intact
✓	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

The prominence of the corner development and the elaborate Victorian façade detailing, clock tower, and flagstaff add significantly to the character of the area.

#### 11. Historic Value

Sylvia Kents 2019 book 'Brentwood in 50 Buildings' describes the establishment of Wilson's 'Great Eastern Stores' as a symbol of Brentwood's Victorian prosperity in need of an extensive department store drawing customers from London and across Essex.

#### 12. Social / Communal Value

As a major retail outlet since William Arthur Wilson developed the site at the beginning of the 20<sup>th</sup> Century, many local people will have worked or shopped in this former store.

#### 13. Group Value

The four bays facing north and six bays facing west with adjoining corner clock tower represent a group.

#### 14. Landmark / Townscape Value



The prominence of the site, corner clock tower, and ornate Victorian façade detailing all present this as a significant landmark development.							
15. Archaeological Value							
To be researched.							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Local Heritage Significance deriving from this flagship retail property, reflecting substantial mid c20 commercial investment, in a building where generations of locals would have been employed. Recommended for inclusion by the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## Brentwood School and Chapel

<b>Brentwood School and Chapel 1. Name</b>	Brentwood School and Chapel			
<b>2. UID</b>	BTC-BS			
<b>3. Address</b>	Brentwood School, Ingrave Road.			
<b>4. Postcode</b>	CM15 8EE			
<b>5. Grid Ref</b>	TQ 598 937			
<b>6a. Conservation Area</b>	Yes	<input checked="" type="checkbox"/>	No	
<b>6b. If yes, which CA</b>	Brentwood Town Centre			




Image taken 12-4-2022





Image taken 12-4-2022



GSV April 2021



GSV April 2021



GSV April 2021

## 7. Description

CAAMP says:

*The **main school building** (1910) by the eminent Essex architect Frederic Chancellor ... [is] , a long tall block in a Tudor style with rows of gables, and a central gatehouse tower, its most conspicuous feature, with Renaissance detailed stonework at the ground floor and somewhat cumbersome above, where it terminates with a clock and a cupola. A pretty covered arched passage on its left hand side links it to the older buildings. It is a shame that it is surrounded today by car parking, which is particularly intrusive on the north side by the chapel.*

The ornate iron gates, heraldic head centrepiece, brick piers with baroque style stone (presumed to be Coade stone) urns and associated iron railings form an important part of the streetscape.

*Next to the main school is a single storey **lodge (no. 17)** a pretty little cottage also in red brick and a similar architectural style, currently largely invisible behind a hedge of high shrubs.*

*[Barnards, Old School House and Big Old School] forms a long range parallel to the road and terminated by the **school chapel** (1868) at right angles to it which projects right out to the boundary with the pavement. It is in a rather severe Early English style with lancet windows with Bath stone surrounds, the brickwork only marginally relieved by bands of black engineering brick.*

#### 8. Age (insert ✓)

Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							1910

#### 9. Authenticity (insert ✓)

	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
✓	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

The well-detailed façade is unmistakably Frederick Chancellor with its ornate central clock tower, dominant regular fenestration, tudoresque stacks and window hoods, bell-cote ventilation exhausts, and prominent pedimented gables to the upper storey reveals. This is high quality Edwardian institutional design that, although currently falling short of National listing designation (there are many Chancellor buildings throughout South East England) it is well-worthy of local listing.

#### 11. Historic Value

The Edwardian phases of Brentwood School, that provide prominent landmark façade buildings to the ongoing private school are an important symbol of the longevity and continually evolving educational establishment that helps put Brentwood on the map.

#### 12. Social / Communal Value

Thousands of students will have passed through Brentwood School over the decades and protection of the character and appearance of these buildings is an important part of social and educational development.

#### 13. Group Value



The brick Edwardian building, cloister-like joining building, and street-front chapel, though of dissimilar architectural styles, form a group.

#### 14. Landmark / Townscape Value

The Edwardian main school building y Frederick Chancellor is an unmistakable landmark with a prominent West facing façade.

15. Archaeological Value							
To be determined							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Local heritage significance as a notable historic educational centre of characteristic architectural design by Frederick Chancellor. Recommended for inclusion on the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			



## Clergy House

1. Name	Clergy House	 <p>Image taken 12-4-2022</p> <p>First appears on 1873 OS adjacent to the 'Orphanage'</p>  <p>GSV April 2021</p>
2. UID	BTC-CH	
3. Address	28 Ingrave Road	
4. Postcode	CM15 8AT	
5. Grid Ref	TQ597 937	
6a. Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
6b. If yes, which CA	Brentwood Town Centre	
<p>7. Description</p> <p>A symmetrical two storey white/yellow gault brick former dwelling facing east and overlooking the former graveyard now the cathedral courtyard. The front porch with timber columns is central to the façade that features five symmetrically placed swept head reveals and finely proportioned lambs-tongue glazing beads. The ornate fascia board demarcates the eaves prominently beneath the natural slate roofing. Immediately adjacent to the former British School and 'play[gound]' shown on the 1873 OS.</p> <p>Absent from the 1777 chapman and Andre map the dwelling appears on the 1873 OS map facing the graveyard adjacent to the 'orphanage' where the cathedral now stands.</p> <p>CAAMP says: "Set further back into the site is <b>Clergy House</b>, in the same architectural style and also in white brick, with a picturesque eaves fascia and bargeboards."</p>		



8. Age (insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							Pre 1873
9. Authenticity (insert ✓)							
✓	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Its plain pale coloured façade, decorative fascia board and natural slate roof contrast pleasantly with the ornate architectural detailing of the adjacent cathedral. The building is a positive contribution to the setting of the courtyard.							
11. Historic Value							
To be researched							
12. Social / Communal Value							
13. Group Value							
An important component of the courtyard context							
14. Landmark / Townscape Value							
A notable feature overlooking the cathedral courtyard and one of very few historic white gault bricks in the town							
15. Archaeological Value							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Historic local heritage significance as a notable example of an institutional building serving the both ecclesiastical and educational purposes over the decades. Finely detailed Victorian styling. Recommended for inclusion on the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				March 2022			

## Cathedral House

1. Name			
2. UID	BTC - CH		
3. Address	102 Ingrave Road		
4. Postcode	CM15 8AT		
5. Grid Ref	TQ 597 937		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Brentwood Town Centre		
<div><p>Image taken 12-4-2022</p><p>GSV April 2021</p><p>Absent on 1873 OS</p><p>Clearly shown marked 'Convent' on 1896 OS south of 'Infant School'</p></div>			
7. Description			
<p>Absent south of the British School showing on the 1873 OS this building first appears on the 1896 OS marked as the Convent: thereafter it becomes conjoined with the former school via the neoclassical range to form the Convent. The adjacent former school appears to have been later demolished and replaced with a modern office building housing the contemporary Cathedral House.</p> <p>A substantial two storey rectangular stone building with gable roof and attic rooms behind half-hipped gables. Ground floor fenestration with pairs or triplets of lancet windows in sandstone reveals featuring part-tracery heads. Upper storey sandstone reveals feature stone mullions and metal casements. The south gable features a small central bell-hood. Elevations are of rough-hewn faced, regularised, Kentish ragstone with discernible quoins and first floor string course.</p> <p>Between the former convent and the site of the former British School lies a white stucco neoclassical infill building with prominent porch, ionic upper storey pilasters, dentil cornice and pedimented parapet. Parapet features ball and pyramid finials. Wooden sash</p>			

windows complete the symmetrical arrangement of the eastern elevation that, as a whole, adds real interest to the streetscape.

CAAMP describes: "West of the cathedral, there is a north-south row of buildings, comprising offices (1982) designed by Lawrence King to harmonise with the gothic style of a former convent built in 1873 of Kentish Ragstone, the two being linked by a very nicely detailed neoclassical block."

#### 8. Age (insert ✓)

Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							1873

#### 9. Authenticity (insert ✓)

	A single significant phase and which is largely intact
✓	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

The rough-hewn Kentish ragstone is a unique feature in Brentwood Town Centre and denotes an important building designed with longevity in mind. Though rectangular in plan, and with plain-gabled roof, the stonework, fenestration and appended neoclassical building are a really strong positive contribution to the conservation area.

#### 11. Historic Value

As former Convent and British School at this specific site, the non-secular buildings indicate the strength of the Roman Catholic infrastructure in central Brentwood.

#### 12. Social / Communal Value

As the site of a multi-generational religious and educational community, these two buildings are important vestiges of historical faith-based communities.

#### 13. Group Value

Though of dissimilar materials and architectural styles, the Song School, former convent and Cathedral House (former school) form an important group.

#### 14. Landmark / Townscape Value

The rough-hewn Kentish ragstone and stucco neoclassical building together add considerable interest to the streetscape and are very positive contributions to the conservation area.

#### 15. Archaeological Value

To be researched

#### 16. Overall Condition (insert ✓)

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Local heritage significance as a solidly built late c19 Kentish ragstone building as a former convent. Recommended for inclusion on the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## Brentwood Cathedral Music – ‘Song School’

1. Name	Brentwood Cathedral Music – ‘Song School’		
2. UID	BTC-SS		
3. Address	Adj 102 Queens Road		
4. Postcode	CM15 8AT		
5. Grid Ref	TQ 597 936		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Brentwood Town Centre		




Image taken 12-4-2022

Clearly shown south of ‘Convent’ on 1896 OS

Marked as ‘R.C. Chapel’ on 1952 OS

Shown extended to the west and marked as ‘Chapel (Private)’ on OS 2020

### 7. Description

First appearing on the 1896 OS as a rectangular annexe to the Convent, the Queens Rd building is extended with a pentagonal ‘apse’ to the east in 1920 and is clearly labelled ‘RC Chapel’ in the 1952 OS and again in the contemporary survey. The buildings was later extended to the west with a return to the north later.

Flemish bonded stock-brick single storey building with slate roof. Notable pairs of diagonally leaded lancet windows, sandstone reveals with trefoil central detail (unfortunately painted white on the original range but unpainted on the 1920s ‘apse’). Sandstone capped brick piers. The extension to the west is of high quality and appropriately discernible from the original but with notably thicker quoins and cills.

CAAMP describes: “To the south, its lancet windows forming a very good elevation on Queens Road, is the **Song School**, a Victorian stock brick building originally a chapel, with a recent extension faithfully in the same style”.

### 8. Age (insert ✓)

Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
----------	--	-----------	-------------------------------------	-----------	--	-----------	--

Exact date (if known):

### 9. Authenticity (insert ✓)

	A single significant phase and which is largely intact
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions

	A single significant phase with significant alterations and/or extensions		
	The asset is of multiple significant phases		
10. Aesthetic / Architectural Value			
High quality fenestration, contemporary extensions, and natural slate roofing make a positive contribution to this part of the conservation area.			
11. Historic Value			
As a private chapel this building was an important part of the former convent complex.			
12. Social / Communal Value			
Many local people and visiting clergy would have memories of this part of the former convent			
13. Group Value			
Though architecturally dissimilar, the former private chapel is one of the many buildings that formed the former convent			
14. Landmark / Townscape Value			
Notable fenestration and high quality extensions make this an important part of the Queens Road streetscape			
15. Archaeological Value			
To be researched			
16. Overall Condition (insert ✓)			
Good	✓	Fair	Poor
Unknown		Notes:	Very Poor
		Heritage local significance as a finely detailed late c19 building previously associated with the convent. Recommended for inclusion on the CAAMP	
17. Recommended for inclusion		Yes	No
18. Date of assessment		12 April 2022	



## 1-23 High Street Residences

1. Name	1-23 High Street Residences						
2. UID	BTC-HSR						
3. Address	1-23 High St						
4. Postcode	CM14 4RG						
5. Grid Ref	TQ 597 939						
6a. Conservation Area	Yes	✓	No				
6b. If yes, which CA	Brentwood Town Centre						



Image taken 12-4-2022

Irregular conjoined properties are shown on 1873 OS


Current footprint first appears on 1896 OS

7. Description							
<p>Nos 1-23 High Street, a terrace of 12 three-storey Victorian yellow-brick formerly residential buildings dating from 1883. With ground floor shop fronts; all have been modernised and only No 13 (currently 'Dogs Trust') retains the resemblance of the original sun-canopy and glazed tiling to plinth height. Moulded-brick (terracotta?) string course remains at third floor level and pairs of red-brick reveals on second and third storeys all feature rubbed headers whilst only the second story reveals feature corniced hoods. All second and third storey glazing has been modernised and none of the original Victorian sashes remain. Slate roofing and serried pairs of chimney pots remain.</p> <p>OS 1873 shows residential properties but the 1896 OS clearly shows that the row has been remodelled.</p> <p>CAAMP says:</p> <p><i>HIGH STREET, NORTH SIDE A three-storey terrace (nos 1-23) today containing eight shops on the corner with Ongar Road dating from 1883 forms one of the more imposing features of the High Street (Fig. 31). It is built of stock brick with moulded red bricks used for window dressings and other details. The shop fronts are mostly unsympathetic to the character of the building and present a contrast with its upper storeys, where four of them have replacement windows and the others need redecoration. In this context, Joscelynes, with its individually designed shop front and projecting canopy, looks alien rather than stylish. The best shop front is Caffé Uno which is traditional in style, though the colour of the lime green fascia is unfortunate.</i></p>							

8. Age (insert ✓)							
Pre-1840		1840-1913		1914-1947	✓	Post 1947	
Exact date (if known):							1883
9. Authenticity (insert ✓)							
A single significant phase and which is largely intact							

	A single significant phase with some alterations and/or extensions		
	A single significant phase with significant alterations and/or extensions		
✓	The asset is of multiple significant phases		
10. Aesthetic / Architectural Value			
‘Industrial’ Victorian architectural styling is rare in Brentwood but the aesthetic appeal is diminished by the modern fenestration, commercial shop fronts, and removal of some or all of the original sun-canopies.			
11. Historic Value			
Brentwood High St has long-established retail trading and the remodelling of these commercial/residential units in 1883 reflects the important property investment of that era.			
12. Social / Communal Value			
Properties presenting retail trade and residential opportunities remain an important part of the social, community and commercial scene within the High St.			
13. Group Value			
The twelve properties form a group			
14. Landmark / Townscape Value			
The three-storey stature and rhythmic development of near-identical properties is a notable feature along the easternmost reach of the High St. However, the original Victorian architectural styling is somewhat diminished by commercial shopfronts and upper storey modern glazing generally incompatible with the original design intent.			
15. Archaeological Value			
To be researched			
16. Overall Condition (insert ✓)			
Good	✓	Fair	Poor
Unknown		Notes:	Recommended for inclusion on the CAAMP. The heritage character of these properties remains but has been diluted by recent changes to the fenestration since the CA appraisal. Glazing more appropriate for properties of this period would appropriately enhance the conservation area.
17. Recommended for inclusion		Yes	✓
18. Date of assessment		March 2022	

## Former Post Office

1. Name	Former Post Office						
2. UID	BHS-PO						
3. Address	30-32 High St. Brentwood						
4. Postcode	CM14 4AJ						
5. Grid Ref	TQ 595 938						
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No				
6b. If yes, which CA	Brentwood High St						
							
Image taken 12-4-2022							
7. Description							
<p>Described in the CAAMP as '1939 large handsome brick building in the neoclassical style with metal sash windows'. A prominent two-storey brick Georgian styled building with sandstone banding cill and doorway details providing a landmark flanking the St Thomas Rd – High St junction. With a decorative, sandstone lined, central main doorway dated 1938 amidst symmetrically distributed Crittall-type fenestration.</p>							
8. Age (insert ✓)							
Pre-1840		1840-1913		1914-1947	<input checked="" type="checkbox"/>	Post 1947	
Exact date (if known):							1938
9. Authenticity (insert ✓)							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The rhythmic metal fenestration with rubbed headers, sandstone details, brick pilasters, and Flemish-bond red-brick facades present an air of quality and permanence. The parapet walls above the upper storey conceal a plain-tile hipped roof and the metal rainwater goods add to the overall quality of the building</p>							
11. Historic Value							
<p>The present building replaced a Dutch-gable roofed Victorian building of 1891 according to <a href="http://www.sylviakent.blogspot.com">www.sylviakent.blogspot.com</a> and <a href="https://www.romfordrecorder.co.uk/lifestyle/a-tale-of-brentwood-post-offices-6526632">https://www.romfordrecorder.co.uk/lifestyle/a-tale-of-brentwood-post-offices-6526632</a> and was initially denigrated by locals at the time</p>							
12. Social / Communal Value							

The prominence on the High St reflects the social and economic importance of the Post Office as a key former communications hub.

### 13. Group Value

### 14. Landmark / Townscape Value

A prominent building on the corner of St Thomas Rd and the High Street



### 15. Archaeological Value

To be researched

### 16. Overall Condition (insert ✓)

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion on the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## Former Burtons Tailors' Store

1. Name	Former Burtons Tailors' Store				
2. UID	BHS-B				
3. Address	40-42 High St				
4. Postcode	CM14 4AJ				
5. Grid Ref	TQ 594 937				
6a. Conservation Area	Yes	✓	No		
6b. If yes, which CA	Brentwood High Street				
7. Description					Image taken 12-4-2022
<p>Notable, three-storey former High Street tailors store on a prominent corner plot with art-deco styling to the façade. Brick facades with prominent stone pilasters punctuating the rhythmic fenestration on 1<sup>st</sup> and 2<sup>nd</sup> storeys. Spandrel panels feature interlocking triangular drapes to the 1<sup>st</sup> floor and wave-design to the 2<sup>nd</sup> floor. Carriage-arch to the rear service yard. Notable pearl-granite foundation stones celebrating the 1939 opening by Lady Montague, Arnold and Austin Burton..</p> <p>Excellent article at <a href="https://thenewwipertimes.com/2019/04/03/burtonbrentwood/">https://thenewwipertimes.com/2019/04/03/burtonbrentwood/</a></p> <p><i>Construction of the new building was carried out by George Moss &amp; Sons, Ltd., who were appointed as general contractors on both this and several other Burton stores during the late 1930's,</i></p> <p><i>...The firm's customary emerald pearl granite foundation stones are dated 1939, with those that survive laid by Arnold James Burton, Sir Montague's youngest son, Austin</i></p>					Image taken 12-4-2022

*Stephen Burton, and Lady Montague Burton, his wife, suggesting that Brentwood had been viewed as an important store when work started.*

*...designed under the direction of Nathaniel Martin, who had been appointed to lead the Burton Architects Department in 1937,*

#### 8. Age (insert ✓)

Pre-1840		1840-1913		1914-1947	✓	Post 1947	
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Exact date (if known): 1939

#### 9. Authenticity (insert ✓)

	A single significant phase and which is largely intact
✓	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

One of few Art Deco styled facades surviving in the Town. Although the ground floor fenestration has been altered from its original architecturally consistent intent, the building as a whole, celebrates pre-war optimism despite the economic hardship of the times. The carriage-arch to the eastern end of the front façade shows architectural functionality allowing service vehicles to enter the rear compound rather than block or clutter the principal façade. No original signage exists from the former Burtons Tailors' but the celebratory foundation stones provide evidence of 'topping out' the building by dignitaries indicating the previously national status of this tailoring brand and institution.

#### 11. Historic Value

Celebrated by foundation stones possibly reflecting the success and optimism of the Burton tailoring organisation at this particular location – was this a key store in the Burton Empire?

#### 12. Social / Communal Value

At least three generations may have worked at the former Burton's store reflecting employment and social significance to local people.

#### 13. Group Value

Formerly 40-42 High St, the whole unit currently encompasses three retail units (and a bar/snooker club on upper floors) that tend to fragment the architectural value of the whole building.

#### 14. Landmark / Townscape Value

Flanking the important Grade II c13 ruins of Old Chapel of Thomas A Beckett and its square, the former Burtons store is an important feature in the townscape and, although currently partly concealed by trees, this was once a landmark building.



15. Archaeological Value							
To be researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Contemporary storefronts currently detract from the character of the conservation area and this specific building. Recommended for inclusion on the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## HSBC Bank

1. Name	HSBC Bank		
2. UID	BHS-HSBC		
3. Address	91 High St. Brentwood		
4. Postcode	CM14 4RU		
5. Grid Ref	TQ 593 937		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Brentwood High St CA		




Image taken 12-4-2022

### 7. Description

Brick-built 2 storey building with attic rooms. Ornate sandstone rusticated lower storey façade featuring four Tuscan columns and decorative sandstone balustrades to the first floor. Upper storey sash fenestration with rubbed headers and contrasting keystones beneath the sandstone cornice and parapet.

CAAMP says...**HSBC**, a former Midland Bank branch erected in 1921, is a well preserved bank building with a typically grand classical presence on the frontage, the ground floor with rusticated

stonework and four Doric columns, red brick above with sash windows (*Fig. 37*). The cash dispenser and disabled access have been carefully located in the side alley, leaving the front unmutated. The alley is enclosed by a long flat-roofed extension to the rear of HSBC and the tall white painted rendered flank wall of the White Hart, largely featureless except for down pipes, soil pipes and prominent service ducting. Views down it, of a car park enclosed by a fletton brick wall, are not enhanced by litter or the clumsy white railings of the ramp to the bank entrance.

### 8. Age (insert ✓)


Pre-1840		1840-1913		1914-1947	<input checked="" type="checkbox"/>	Post 1947	
Exact date (if known):							1921

### 9. Authenticity (insert ✓)

<input checked="" type="checkbox"/>	A single significant phase and which is largely intact
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions


	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A prominent decorative neo-classical façade typical of many pre-war banking institutions nationally but unique to Brentwood High St.							
11. Historic Value							
To be researched							
12. Social / Communal Value							
Once an important commercial and financial hub within the High St.							
13. Group Value							
14. Landmark / Townscape Value							
A notable building within the streetscape							
15. Archaeological Value							
To be researched							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion on the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## The Swan PH

The Swan PH 1. Name	The Swan PH						
2. UID	BHS-S						
3. Address	123 High St Brentwood						
4. Postcode	CM14 4RX						
5. Grid Ref	TQ 592 937						
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No				
6b. If yes, which CA	Brentwood High St CA						
							
Image taken 12-4-2022							
Clearly shown as an 'Inn' on 1896 OS ... and as a 'P.H.' on 1952 OS							
7. Description							
<p>Flemish-bond brick-built 2 storey Victorian style public house with a symmetrical façade balanced by 2 outermost doorways, 2 symmetrical windows, and a further outermost window, on both the upper and lower storeys. Stone (or cement bonded reconstituted stone) swept head reveals to lower storey windows, swept canopy to both doors, stone-like cills and heads, brick pilasters with stone-like capitals, brick-bands on the lower storey, and over the stone-like cornice: a pedimented parapet featuring the brewery's motif.</p> <p>CAAMP says: <b>The Swan</b> is one of the two surviving High Street public houses, rebuilt 1935 in handmade brick with flared headers. The well balanced façade has good detailing to the plinth and pilasters, and stucco window surrounds. The signage is just about under control.</p>							
8. Age (insert ✓)							
Pre-1840		1840-1913		1914-1947	<input checked="" type="checkbox"/>	Post 1947	
Exact date (if known):							1935

9. Authenticity (insert ✓)							
✓	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Well balanced symmetrical Victorian façade with stone-like details and modestly decorative brickwork. The brick pilasters feature a stone-like capital detail featuring two projecting wings to each (a possible reference to the Swan?)							
11. Historic Value							
Reported to be rebuilt in 1935 and shown with it's current footprint in the 1952 OS map, the site is marked with an X and as an Inn on the 1896s OS map (simply with an X in 1873) although the historical footprint occupies the central third of three properties that occupy the same site.							
12. Social / Communal Value							
A long-standing public house							
13. Group Value							
14. Landmark / Townscape Value							
The quality façade adds to the quality of the streetscape.							
15. Archaeological Value							
To be determined							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion on the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## The Lion and Lamb PH

The Lion and Lamb PH			
1. Name			
2. UID			
3. Address	67 High St., Brentwood		
4. Postcode	CM14 4RW		
5. Grid Ref	TQ 594 937		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Brentwood High St CA		
			
Image taken 12-4-2022			
Clearly shown as 'P.H.' on 1873 OS... and extended to the rear and labelled 'Hotel' on 1939 OS			
7. Description			
<p>Symmetrical Flemish-bonded two-storey brick-built building with attic rooms. Featuring a prominent oriel window, in the centre of the upper storey, over the central arch-headed reveal that may represent the location of a former main entrance (See History below). Over a sandstone plinth, the pedestrian level walling features ashlar (?limestone) stonework that continues up the two fenestrated bays and around the central (former) doorway. The spandrel panels beneath the stone upper story mullion/transom windows feature two separate cartouches of a lion, and a lamb. 1<sup>st</sup> floor fenestration features Crittall-type casements and the attic rooms feature wooden framed windows penetrating the slate roofing. The eaves feature a highly decorative lead (or metallic) square section gutter featuring Tudor-rose motifs.</p> <p>CAAMP says: The former <b>Lion and Lamb</b>, now WH Smith, is an old inn nicely refurbished between the wars with a façade of hand made red bricks. The rear is of stock brick, and it has a slate covered gambrel roof, features that identify it as incorporating old fabric. It is of three window bays, the central one with an oriel above a wide round arch now opened up for shop window display, flanked by matching bays within stone surrounds with wooden mullion and transom windows over round arched doors. At the eaves there are decorated lead gutters. This strongly detailed and symmetrical façade, one of the most attractive in the High Street, has survived the change of use to a shop, though it suffers from excessive advertising in the windows.</p>			



## 8. Age (insert ✓)

Pre-1840		1840-1913	✓	1914-1947	✓	Post 1947	
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Exact date (if known):

It is not clear when the façade and the structure changed over time.

## 9. Authenticity (insert ✓)

	A single significant phase and which is largely intact
✓	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

## 10. Aesthetic / Architectural Value

High quality faced detailing add to the quality of the streetscape

## 11. Historic Value

<https://pubwiki.co.uk/EssexPubs/Brentwood/lionlamb.shtml> provides the following image of 1910 in which the front façade, whilst similarly symmetrical, differs significantly from the current.



Lion & Lamb, High Street, Brentwood - circa 1910

Kindly provided by Julian Gooding

OS 1939 clearly shows the site as an 'Hotel' with a footprint enlarged since the 'Inn' marked on the 1873 OS map.

## 12. Social / Communal Value

A multi-generational Inn, Hotel and Public House that would have played a key role in Brentwood's commercial development.

## 13. Group Value

## 14. Landmark / Townscape Value

The prominent oriel window, stone fenestration and detailing, and the Lion and Lamb courtyard behind all add to the quality of the streetscape.

#### 15. Archaeological Value

To be determined

#### 16. Overall Condition (insert ✓)

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion on the CAAMP. The exact development of the structure and façade between 1873 and 1939 is unclear without further research.				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				March 2022			

## Former Fire Station

1. Name	Former Fire Station		
2. UID	BTC-FFS		
3. Address	3 Hart Street Brentwood		
4. Postcode	CM14 4AX		
5. Grid Ref	TQ 593 937		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Brentwood Town Centre		




Image taken 12-4-2022

Clearly marked as 'F.Sta' on 1896 OS

### 7. Description

A two-storey brick-built structure adjacent to Ropers yard with decorative yellow and red brickwork with feature roman cement name-plate to the principal elevation. Marked as a fire station on 1920 OS the building is evident on both the 1873 and 1896 OS opposite the rear entrance to the Town Hall.

### 8. Age (insert ✓)

Pre-1840		1840-1913		1914-1947	<input checked="" type="checkbox"/>	Post 1947	
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Exact date (if known):

### 9. Authenticity (insert ✓)

<input checked="" type="checkbox"/>	A single significant phase and which is largely intact
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value


Early c20 Institutional building with clear and bold labelling on the principal elevation and evidence of large openings for vehicular access. Good evidence of an evolving fire protection strategy in the town centre soon to be replaced by much larger premises elsewhere. A great example of secular architecture – purpose evident from appearance.

### 11. Historic Value

Early c20 institutional building unique to Brentwood and infrequently surviving across the UK

12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
A remarkable bold elevation clearly seen from the public highway in Hart Street.							
15. Archaeological Value							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	A remarkable building in the streetscape relatively unspoiled by contemporary modernisation. Mentioned in the CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## The Victoria Arms





1. Name	The Victoria Arms			
2. UID	BTC - VA			
3. Address	50 Ongar Road Bretwood			
4. Postcode	CM15 9AX			
5. Grid Ref	TQ 560 194			
6a. Conservation Area	Yes		No	✓
6b. If yes, which CA	 <p>Image taken 12-4-2022</p> <p>Clearly marked 'Victoria Arms (PH)' on 1873 OS Opposite 'Victoria Works (Agricultural Implements)'</p>			
7. Description				
<p>A well-preserved public house featuring replacement sash windows to the upper storey and a dominant streetscape provided by traditional pre-war brewery-branded ground floor fenestration featuring original Victorian obscure-glazing. Appearing on 1873 OS across the road from the Victoria Works (Agricultural Implements) this public house was clearly associated with Victorian manufacturing furnishing agricultural industries.</p> <p>Brick-built humble dwelling with plain reveals and rubbed headers, a natural slate roof, and an adjacent yard that may have been used for transport activities. An important contributor to the streetscape.</p>				

8. Age (insert ✓)						
Pre-1840		1840-1913	✓	1914-1947		Post 1947
Exact date (if known):						
9. Authenticity (insert ✓)						
✓	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					

The asset is of multiple significant phases			
10. Aesthetic / Architectural Value			
Though a humble establishment/dwelling, the brewery-branded fenestration to the principal elevation is a remarkable survivor despite the commercial pressures on public houses over recent decades.			
11. Historic Value			
Associated with the Victoria Works (Agricultural Implements) nearby and East of Ongar Road			
12. Social / Communal Value			
Generations of factory workers would have frequented this public house and it would been at the heart of a working community.			
13. Group Value			
It forms the book-end to a terrace of similarly styled dwellings			
14. Landmark / Townscape Value			
A remarkable principal elevation that is a landmark in itself			
15. Archaeological Value			
Not researched			
16. Overall Condition (insert ✓)			
Good	✓	Fair	
Unknown		Notes:	
17. Recommended for inclusion		Yes	✓
		No	
18. Date of assessment		12 April 2022	



## Kimpton Avenue

1. Asset Name	Kimpton Avenue		
2. Unique ID No	BBC		
3. Asset Address	Kimpton Avenue North Brentwood		
4. Postcode	CM15 9HA to CM15 9HB		
5. Grid Ref	TQ590947		
6a. Conservation Area	Yes	No	✓
6b. If yes, which CA	   <p>(Images supplied by Ingleby, A.)</p>  <p>Image taken 7-6-2022</p>		



No. 12 Image taken 7-6-2022

First appearing on the 1920 OS but labelled 'Kimpton Road' until it appears as Kimpton Avenue on 1939 OS

## 7. Description

Brick-built dwellings first appearing on 1920 OS, reported to be constructed in 1904 by one building company. One detached house (South side – No. 64) reputed to be the builder's residence is eastern of 30 pairs of semi-detached dwellings (Nos. 2-60). A further 32 pairs of dwellings (Nos. 1-63) are constructed to the North side of Kimpton Avenue built in a similar pattern and design. Red-brick Flemish bonded two storey dwellings with hipped roofs (originally in natural slate – now largely mostly replaced with interlocking cement-bonded tiles), central stack remains in most but not all properties, notable rectangular ground floor bay windows with canopies spanning pairs of dwellings, with decorative ogee wooden bracing. Front doors absent from the principal façade – access is primarily on the flank elevation. Red brick similar to the nearby Highwood Hospital completed in 1904. The houses are reputed to be originally 'two up two down style' with a galley kitchen and downstairs bathroom.

Externally, the front elevations feature the original wooden fenestration and glazing at No. 2 and No.12 whilst, almost without exception, others feature the original style lower storey casements and upper storey sashes but now mostly in PVCu. Ground floor bay windows with distinctive curved ogee canopy bracing remains. The majority of front gardens are

lost to parking but soft landscaping remains at the western end.  
Original nomination by Ms A Ingleby on behalf of the residents of Kimpton Avenue.

8. Age (insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (insert ✓)							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Kimpton Avenue with its architectural rhythm presents local heritage significance. The design of the houses and plot size are unusual in this locality as they are repeated on both sides of the road. The 1904 streetscape has not been copied by other developers in the local area.							
11. Historic Value							
The 1904 dwellings are indicative of Edwardian residential development. Built by one building company, they provide evidence of speculative development unique at the time within the Brentwood Borough.							
12. Social / Communal Value							
Residents describe how the avenue is an attractive and unique place to live with a heritage ambience. They are set in a wide road with existing trees.							
13. Group Value							
The houses and the uniformity of their design are unique to the town.							
14. Landmark / Townscape Value							
The remarkable architectural rhythm is a positive contribution to the streetscape.							
15. Archaeological Value							
Not researched							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Presented by Ingleby, A., on behalf of the residents of Kimpton Avenue				
17. Recommended for inclusion				Yes	✓	No	

18. Date of assessment

Submitted by Ingleby, A. 20 April 2022  
Assess on site 7 June 2022





## Warley – Horse and Groom PH

1. Name	Warley – Horse and Groom PH			<p>Clearly marked as 'PH' on 1896 OS – then as Horse and Groom on 1920 OS. A property exists on the 1860 OS but designation is not clear.</p>  <p>Image taken 12-4-2022</p>  <p>Image from <a href="https://www.closedpubs.co.uk/essex/brentwood_horsegroom.html">https://www.closedpubs.co.uk/essex/brentwood_horsegroom.html</a></p> <p><small>Picture source: Hania Franek</small></p>
2. UID	W-H&G			
3. Address	Warley Rd/Mascalls Lane			
4. Postcode	CM13 3AE			
5. Grid Ref	TQ 588 916			
6a. Conservation Area	Yes	No	✓	
6b. If yes, which CA				
7. Description				
<p>A prominent two storey brick-built landmark building at the corner of Warley Rd and Mascalls Road. Distinctive Dutch gables dominate the north and east facades balanced by apex dormers that give the roofscape interest as they punctuate the eaves. Two-storey bay windows on east and north facades feature prominent stop-chamfered square stone pilasters whilst a single reticulated column supports the corner entrance way (now enclosed). Flemish-bond red brick with stone sills and brick reveals and rendered heads (where fenestration is plain), rendered frieze originally featuring brewery identity at first floor level. Wooden mullion and transom fenestration remains on facades visible from the public highway. Hipped roof recently appropriately re-roofed with red clay tiles.</p>				

8. Age (insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (insert ✓)							
✓	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The Dutch gables and attention to detail on the fenestration adds real interest to this prominent building.							
11. Historic Value							
12. Social / Communal Value							
Potentially serving the nearby Warley Hospital (now demolished) this public house will have been accessible to the public since its construction in late c19							
13. Group Value							
14. Landmark / Townscape Value							
A prominent landmark at the corner of Warley Road and Mascalls Lane. The well-detailed facades add interest to the streetscape.							
15. Archaeological Value							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12-4-2022			





## Warley Hospital clock/water tower

1. Name	Warley Hospital clock/water tower				<p>The tower first appears on the 1960 OS</p>  <p>Image taken 12-4-2022 viewed from The Dell</p>  <p>GSV November 2010</p>
2. UID	WH-WT				
3. Address	Watlington Gardens				
4. Postcode	tbc				
5. Grid Ref	TQ 588 918				
6a. Conservation Area	Yes		No	✓	
6b. If yes, which CA					

7. Description							
English bond brick-built water tower originally serving Warley Hospital now accessed via Watlington Gardens. First appears on 1960 OS. Being repurposed to residential use at time of survey.							
8. Age (insert ✓)							
Pre-1840		1840-1913		1914-1947		Post 1947	✓
Exact date (if known):							
9. Authenticity (insert ✓)							
✓	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Plain symmetrical brick structure with hipped roof – a notable structure.							
11. Historic Value							
Originally serving the Warley Hospital (now demolished)							
12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
A significant landmark towards the top of Mascalls Lane.							
15. Archaeological Value							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

# GREAT WARLEY




## Great Warley War Memorial

1. Name	Great Warley War Memorial			
2. UID	GW-WM			
3. Address	Great Warley Village Green			
4. Postcode	CM13 3JE			
5. Grid Ref	TQ583906			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
6b. If yes, which CA	Great Warley			
<div><p>Image taken 12-4-2022</p><p>Image from the 2009 Conservation Area Appraisal and Management Plan</p></div>				
7. Description				
<p>A prominent sandstone cross set slightly back from the centre of the village green providing a landmark, and a tangible and intangible focal point.</p> <p><a href="https://www.iwm.org.uk/memorials/item/memorial/65494">https://www.iwm.org.uk/memorials/item/memorial/65494</a> provides a record updated 2018 and informs: “Cross with a carved sword on the front face. Mounted on an octagonal plinth and four step octagonal base. The names of those who died in WW1 are inscribed on four of the faces of the plinth. The North face of the plinth holds the main inscription. The horizontal surface of the top octagonal step has the names of those who died in WW2.”</p> <p>A non-designated heritage asset and important local feature currently without statutory protection other than being recorded in the Great Warley 2009 Conservation Area Appraisal and Management Plan.</p>				

8. Age							
Pre-1840		1840-1913		1914-1947	✓	Post 1947	
Exact date (if known):							1920
9. Authenticity							
✓	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Of solid regularised and carved sandstone: relatively modest scale, the memorial contributes positively to the character of the area by providing a focal point within the greensward of the village green. The appropriate scale and massing, slowly weathering sandstone, and discrete location aside the busy road junction provide an air of calm appropriate for societal reflection.							
11. Historic Value							
Constructed in 1920: an essential memorial to the fallen of the First World War updated with those who fell in the Second World War.							
12. Social / Communal Value							
Providing an important focal point for communal remembrance							
13. Group Value							
One of many similar memorials found throughout East Anglia and the East Midlands.							
14. Landmark / Townscape Value							
A prominent landmark of appropriate scale slightly offset from the centre of the village green providing tangible and intangible focus to historic events.							
15. Archaeological Value							
To be researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Historical and archaeological research may add further to the social value of this specific site and should be pursued.				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			



## Ruspers

1. Name	Ruspers			
2. UID	GW-R			
3. Address	1 & 2 Warley Road			
4. Postcode	CM13 3HX			
5. Grid Ref	TQ 582 906			
6a. Conservation Area	Yes	✓	No	
6b. If yes, which CA	Great Warley			
				
				GSV August 2021
				1 <sup>st</sup> shown on 1920 OS (absent on 1896 OS)
7. Description				
<p>From CAAMP ‘Ruspers: A timber-framed and tile-hung house built around 1900, in a style reminiscent of the Surrey and Sussex vernacular popularised by Sir Edwin Lutyens. In two parts, both having a main range with two cross-wings of unequal length, with gables and decorative barge boards. Windows are horizontal strips, oak framed metal casements with leaded panes. Ruspers 1 has a striking full-height single window which suggests the existence of a medieval hall within. Ruspers 2 has a west wing jettied out</p>				

on two stories, each with brackets and an oriel window. The first floor windows on the main elevation continue round the corner onto the side elevation. The rear elevation has small twin gables on the main range between the wings. Both have some detrimental alterations including French windows, alien to the Arts and Crafts idiom. Another vernacular revival building, readily visible from public spaces, it is an important feature in the Conservation Area.'

8. Age (insert ✓)							
Pre-1840		1840-1913		1914-1947	✓	Post 1947	
Exact date (if known):							
9. Authenticity (insert ✓)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
✓	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The CAAMP provides evidence of aesthetic qualities: 'Another vernacular revival building, readily visible from public spaces, it is an important feature in the Conservation Area.'							
11. Historic Value							
An example of architect Ralph Nevill's Arts and Crafts styled work							
12. Social / Communal Value							
13. Group Value							
1&2 form a group and are comparable with several other Arts and Crafts designs in Gt Warley including De Rougement Manor, Goldings No 1 Lodge and Goldings Cottages							
14. Landmark / Townscape Value							
Positive addition to the streetscape but no real strength as a landmark							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				February 2022			



## Goldings Lodge No 1

1. Name	Goldings Lodge No 1		
2. UID	GW-GL		
3. Address	1 Gt Warley Street		
4. Postcode	CM13 3JN		
5. Grid Ref	TQ 585 905		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Gt Warley		




Image taken 12-4-2022




Image taken 12-4-2022

First appearing on the 1896 OS (absent on 1873) and marked 'Lodge' from 1920

7. Description
<p>A remarkable plain tiled, highly decorated, rendered brick-built two-storey lodge with decorative timber boarding incorporated into the plasterwork. Mock-Tudor timber mullion and transom lead-camed windows clearly visible from the public highway on the north-east elevation. South-east elevation features a jettied upper storey with oriel window and pargetted gable above, heavily timbered square-section timber columns demarcating the (SE) ground floor entrance with dated (1887) decorative console brackets beneath the jetty. Offset 10-flue stack bears a rendered gablet featuring the intertwined initials 'EH' after founding client Evelyn Hesletine. Southernmost gable to the north-east elevation with vine and grape decorated barge boards and a central pendulous (inverted) finial (the gable to the northern end of this elevation features plain barge boards).</p> <p>The property currently known as 'Goldings' at TQ 985 905 is a contemporary post 1950 dwelling not to be confused with the original 'Goldings' which became renamed as the De Rougement Hotel</p>

8. Age (insert <input type="checkbox"/> )							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							1887
9. Authenticity (insert <input type="checkbox"/> )							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A remarkable aesthetic treatment symbolic of stately homes such as Cheshire's Little Moreton Hall							
11. Historic Value							
Research has established the links to founding client Evelyn Hesletine and his association with Goldings (now De Rougement Hotel).							
12. Social / Communal Value							
Not researched							
13. Group Value							
One of several arts and crafts mock Tudor residences in Gt Warley							
14. Landmark / Townscape Value							
A remarkable decorated dwelling clearly visible from the public highway and an outstanding contribution to the streetscape.							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	A remarkable late c19 building with no other heritage protection in place.				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## Little Chippingdale

1. Name	Little Chippingdale		
2. UID	GW-LC		
3. Address	3 Gt Warley Street		
4. Postcode	CM13 3JN		
5. Grid Ref	TQ 586 905		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Gt Warley		




Image taken 12-4-2022

Present on 1860 OS – pre-dating Golding's adjacent 1896 Arts and Crafts dwellings. Modern railings are appropriately in-keeping

7. Description			
<p>Shown as a pair of semi-detached dwellings on the 1860 OS the plain rendered properties feature a pair of ground floor oriel windows to the front elevation and a characteristic shallow-pitched flat-pyramid hipped-gable roof. The timber windows incorporate a mixture of swept-head casements and square frames. Whilst lacking aesthetic balance these properties pre-date all of the surrounding highly decorative arts and crafts buildings and may be associated with the gravel-pit immediately to the south shown on the 1860 OS (where 5-6 Goldings cottages were later built).</p>			

8. Age (insert ✓)			
Pre-1840		1840-1913	<input checked="" type="checkbox"/>
		1914-1947	
		Post 1947	
Exact date (if known):			
9. Authenticity (insert □)			
	A single significant phase and which is largely intact		
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions		
	A single significant phase with significant alterations and/or extensions		
	The asset is of multiple significant phases		
10. Aesthetic / Architectural Value			
Lacking aesthetic balance with its asymmetric hipped-roof and prominent off-centre rainwater goods.			
11. Historic Value			

Not researched but this property pre-dates adjacent buildings and may be associated with earlier gravel extraction

#### 12. Social / Communal Value

#### 13. Group Value

#### 14. Landmark / Townscape Value


#### 15. Archaeological Value

#### 16. Overall Condition


Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	An historic property that may have further heritage significance if surveyed more closely				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12-4-2022			

## 5&6 Goldings Cottages


1. Name	5&6 Goldings Cottages		
2. UID	GW-GC56		
3. Address	5 and 6 Gt Warley Road, Gt Warley		
4. Postcode	CM13 3JN		
5. Grid Ref	TQ 586 904		
6a. Conservation Area	Yes	✓	No



No 5 Image taken 12-4-2022



No 6 Images taken 12-4-2022







6b. If yes, which CA	Gt Warley	
7. Description		
<p>First appearing on the 1896 OS on a site previously marked as the site of a gravel pit (1860 OS), this pair of two storey semi-detached dwellings are in the arts and crafts style. With rendered lower storey and tiled upper storey and a pseudo-cross wing gabled projection to the southern end of the south-west elevation, the dwellings are dominated by the decorative black timber-boarding incorporated within the 'cross wing'. The two properties share a prominent Tudoresque stack.</p> <p>The property currently known as 'Goldings' at TQ 985 905 is a contemporary post 1950 dwelling not to be confused with the original 'Goldings' which became renamed as the De Rougement Hotel</p>		

8. Age (insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (insert □)							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The use of decorative features raises the architectural profile of the principal elevation.							
11. Historic Value							
12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
The decorative tiles on the upper storey of the front elevation, and black/white projecting gable add interest to the streetscape							
15. Archaeological Value							
Not researched							
16. Overall Condition							






Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Association with Sherrin to be further researched				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## Goldings Cottages 1-4

1. Name	Goldings Cottages 1-4		
2. UID	GW-4GC		
3. Address	7-8-9-10 Gt Warley Street		
4. Postcode	CM13 3JN		
5. Grid Ref	TQ 586 904		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Great Warley		
<div><p>Image taken 12-4-2022</p><p>First appearing on 1896 OS showing as four conjoined properties</p><div><p>GSV March 2021</p></div></div>			
7. Description			
<p>A remarkable range of four two storey conjoined dwellings symmetrical about a central porch providing 2 doorways, protected by a gabled eave-dormer over a black-boarded white-rendered dated panel bearing '1883' and 'EH' after originating client Evelyn Hesletine as also featured on 1887 dated Golding's Lodge No 1. A symmetrically placed pair of imposing stacks adds to the rhythm provided by a pair of hipped-gable eave-dormers and pair of cross-wing like projections to the front. Larger gables feature clay wall-tiles, decorative scalloped barge boards, including pendulous (inverted) finials almost resembling hammer beam details. The upper storey is white rendered and incorporates decorative black boarding. The symmetrically placed pair of outermost doorways are relatively modest adjacent to the 'cross-wings'.</p> <p>The property currently known as 'Goldings' at TQ 985 905 is a contemporary post 1950 dwelling not to be confused with the original 'Goldings' which became renamed as the De Rougement Hotel</p>			

8. Age (insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							1883
9. Authenticity (insert □)							
✓	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Superb architectural rhythm and decorative balance between brick, render, black-boarding and clay tiles. Well-proportioned storeys moderated by eave-dormers hipped-dormers and prominent stacks							
11. Historic Value							
Associated with architect Ralph Nevill and the former residence known as 'Goldings' now The De Rougement Hotel							
12. Social / Communal Value							
13. Group Value							
The four conjoined properties have group value in themselves but also group with the adjacent Goldings properties The Lodge, 5&6 and The de Rougement Hotel.							
14. Landmark / Townscape Value							
The decorative facades and architectural features make a remarkable and very positive contribution to the streetscape.							
15. Archaeological Value							
Not researched.							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Without other heritage protection Local Listing is essential for this architectural gem.				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## Goldings 'De Rougement Hotel'

1. Name	Goldings 'De Rougement Hotel'			
2. UID	GW-DRH			
3. Address	Gt Warley St			
4. Postcode	CM13 3JP			
5. Grid Ref	TQ587902			
6a. Conservation Area	Yes ✓	No		
6b. If yes, which CA				
				
				The 1884 South facing annexe Image taken 12-4-2022





GSV March 2021



Fig. 10: The De Rougemont Manor Hotel.

Gt Warley CAAMP 2009

First appearing labelled 'Goldings' on 1860 OS  
 ... and elongated to the North with its additional annex  
 on 1896 OS

## 7. Description

CAAAMP (2009) provides: "To the south-east on Great Warley Street are scattered many buildings of architectural interest in their own right as well as historic importance for the village. These include a group of Arts and Crafts edifices all commissioned by the same patron, Evelyn Heseltine, a stockbroker, who arrived in Great Warley in 1876, and bought the estates of Goldings in 1881 and Coombe Lodge in 1912. He employed the architect Ralph Nevill to design estate buildings such as cottages, stables, and a dairy, as well as alterations and additions to the main house. The estates passed to his daughter, Mrs Muriel de Rougemont (d. 1967) and were sold in 1971, with the house converted to a hotel which took her name. Heseltine's buildings include Goldings (now de Rougemont Manor Hotel), a substantial brick and tile-hung house of c.1894-1905, the four Goldings Cottages of similar date... Heseltine's other buildings are otherwise unprotected, as they are not listed and stand outside the current boundaries of the Conservation Area."

The De Rougement Hotel is a complex of structures essentially composed of two principal buildings that have evolved over the years: the east facing range of conjoined buildings (featuring hotel main entrance and reception) and the south facing range of conjoined buildings (The Banqueting and Conference Centre) fascia-dated AD 1888 appearing now as an annexe to the main building.

All buildings are two storeys but with additional 2nd floor attic rooms in roof gables. The lower storey to the main building and annexe are generally (surprisingly) English-bonded red brickwork and the upper storey is either painted render with integrated black decorative boarding or decorative clay wall-tiling (banded rectangular and half-moon). The horizontal course between the ground and upper storey often features a delicate dentil course. The east-facing gable at the southern end of the main range features heavily acanthus leaf decorated barge boards. Other barge boards are plain. Some (discrete) spandrel panels are targetted.

There are many additions and extensions to the two original principal buildings.

Wooden mullion and transom fenestration features lead-came panes. Some coloured floral arts and crafts petal details remain on the first floor either side of the (contemporary) main entrance hall: to the left is a pair of rounded-oriel windows and to the right are coloured opening casements

#### 8. Age (insert ✓)

Pre-1840		1840-1913	✓	1914-1947		Post 1947	
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Exact date (if known):

#### 9. Authenticity (insert □)

	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
✓	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

A fine example of 1896's Arts and Crafts styling by Ralph Nevill

#### 11. Historic Value

<https://www.derougemontmanor.com/about/history> provides an account by the current owners of the development of the building. It includes mention of conversion to a hotel in 1969 and the catastrophic fire in 2001 destroying 95% of the fabric. Local entrepreneur Evelyn Heseltine bought the house for his wife in 1875.

#### 12. Social / Communal Value

Currently a hotel since 1969 this would have been an employer of many local people over the years

#### 13. Group Value

Comparable with several other Arts and Crafts designs in Gt Warley including 1&2 Ruspers, and nearby Goldings No 1 Lodge and Goldings Cottages No 1, 5 and 7-8-9-10

#### 14. Landmark / Townscape Value




A significant Arts and Crafts landmark clearly visible on the West Side of Gt Warley Street



15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Note the 'devastating' fire of 2001 but the retention of the architectural massing and styling of the principal elevation				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

# HERONGATE

## Heron Court

1. Name	Heron Court	 <p>Image taken 12-4-2022</p>  <p>Image from <a href="https://www.carehome.co.uk/carehome.cfm/searchazref/10001030HERC">https://www.carehome.co.uk/carehome.cfm/searchazref/10001030HERC</a></p>  <p>Building first showing on 1860 OS but appears remodelled with extension to N in 1896. Massing does not change in 1920 until post 1970 when S development added</p>
2. UID	H-HC	
3. Address	198 Brentwood Rd	
4. Postcode	CM13 3PN	
5. Grid Ref	TQ632 909	
6a. Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
6b. If yes, which CA	Herongate	

## 7. Description

Substantial Tudoresque art and crafts detached residence dating back to 1860 but remodelled after 1970 with substantial modern development to the South. Currently Heron Court Residential Home.

Brick-built with rendered upper storey heavily decorated with plant-on timber battens mimicking timber framing. The (original) front elevation features symmetrical and very imposing gable roofs resembling cross-wings over ground and first floor bay windows and further casements to attic rooms. Prominent central and Western stacks featuring mock-Elizabethan/Tudor spiral clay pots.

## 8. Age (X)

Pre-1840		1840-1913	✓	1914-1947		Post 1947	
----------	--	-----------	---	-----------	--	-----------	--

Exact date (if known):

## 9. Authenticity (X)

	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
✓	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

## 10. Aesthetic / Architectural Value

A striking appearance mimicking genuine timber framed dwellings. An example of Art and Crafts aesthetic treatment

## 11. Historic Value

Potentially associated historically with Heron Court Farm (to the North) and Button Hall (to the North West). Further research required.

## 12. Social / Communal Value

As a residential home, many families will have emotional connections with Herongate Court

## 13. Group Value

## 14. Landmark / Townscape Value

Setting is dominated by adjacent Button Common

## 15. Archaeological Value

## 16. Overall Condition

Good	✓	Fair		Poor		Very Poor	
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Unknown		Notes:	A rare example of Arts and Crafts in Herongate		
17. Recommended for inclusion		Yes	<input checked="" type="checkbox"/>	No	
18. Date of assessment		12 April 2022			

## St Andrews Church, Herongate


1. Name	St Andrews Church, Herongate				
2. UID	H-SAC				
3. Address	Billericay Road, Herongate, BRENTWOOD,				
4. Postcode	CM13 3PS				
5. Grid Ref	TQ632908				
6a. Conservation Area	Yes	✓	No		
6b. If yes, which CA	Herongate CA				

Image taken 12-4-2022





Image taken 12-4-2022

First shown and clearly labelled 'St. Andrews Church' on 1896 OS (absent on 1881 OS)



		(Image from Google Streetview April 2021). Current configuration with additional range to East shown on OS since 1970					
7. Description							
A modest, single storey timber framed white, shiplap-boarded, slate roofed ecclesiastical building. First showing on the 1896 OS map and only recently being enlarged (post 1970) with an additional range to the East. Enclosed by low hedging and accommodating the War Memorial to the North, this humble building provides a notable landmark at the dominant road intersection.							
8. Age (X)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Modest shiplap-boarded timber frame structure, whilst typical of many early Victorian rural ecclesiastical Congregational buildings, this is unique to Herongate. The wooden cladding would originally be weatherboarding rather than shiplap machine-profile.							
11. Historic Value							
A clear reminder of the importance of ecclesiastical buildings in rural villages.							
12. Social / Communal Value							
A Victorian centre of the community still in use today. As the Northern foreground features the War Memorial it provides a focal point for multi denominational remembrance.							
13. Group Value							
14. Landmark / Townscape Value							
Constructed of natural materials and enclosed by low hedging and featuring the War Memorial to the North, this humble building provides a notable landmark at the dominant road intersection.							
15. Archaeological Value							
16. Overall Condition							



Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Local historic significance as a village focal point reflecting mid c19 ecclesiastic importance				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## The Old Stock Yard

1. Name	The Old Stock Yard		
2. UID	H-OSY		
3. Address	Cricketers Lane Herongate		
4. Postcode	CM13 3PZ		
5. Grid Ref	TQ 629 912		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Herongate		





Image taken 12 April 2022

Google Steet View 2001



Appears on OS 1866 as south and west ranges with a separate building to the north east

**7. Description**

Six single storey timber-framed and weatherboarded buildings around a central courtyard. Clay pantile roof covering. Three units are shown on the 1866 OS map. The NW unit appears newly built in 2009 on Google Streetview timelapse.

As these are immediately opposite the Green Man there may be some association with livestock or other agricultural supplies. The 1777 Chapman and Andre map shows a windmill to the West of this site – but no evidence remains on the 1866 OS map. Shown as an antiques store in earlier Google Streetview timelapse images dating back to 2009.

<b>8. Age (X)</b>							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
<b>9. Authenticity (X)</b>							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
<input checked="" type="checkbox"/>	The asset is of multiple significant phases						
<b>10. Aesthetic / Architectural Value</b>							

A surviving example of humble agricultural/merchant stores in the centre of the village							
11. Historic Value							
A reminder of agricultural/commercial activity from a previous era							
12. Social / Communal Value							
13. Group Value							
There are currently 6 units surrounding a central courtyard – currently in commercial use							
14. Landmark / Townscape Value							
Clearly visible opposite the Green Man PH							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair	✓	Poor		Very Poor	
Unknown		Notes:	Local historical significance as evidence of rural commerce at the heart of the village in mid c19				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

# HIGHWOOD HOSPITAL

Henman Administration Block and the Gardens immediately to its South West (West Green, Central Green and East Green)

1. Name	Henman Administration Block and the Gardens immediately to its South West (West Green, Central Green and East Green)		
2. UID	HWH-AB		
3. Address	Richmond Brentwood		
4. Postcode	CM14 4SW		
5. Grid Ref	Admin TQ590944 West Green TQ59003 94446 Central Green TQ59058 94433 East Green TQ59118 94387		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Highwood Hospital		




Image taken 12-4-2022





Image taken 12-4-2022



Source: [Highwood Hospital Conservation Area Appraisal pdf](#)





GSV January 2022

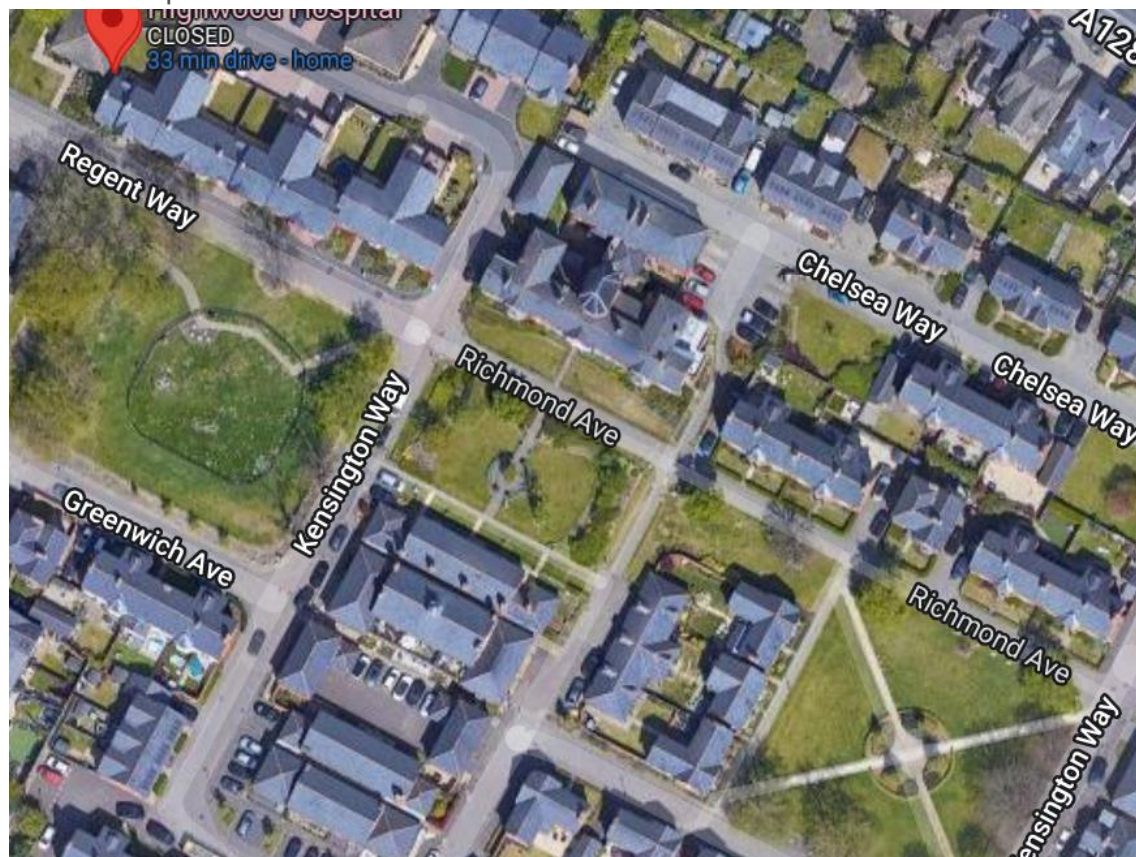
First appearing on 1920 OS

## 7. Description

The Administration block, dated 1903, central to the Conservation

Area, is brick-built with slate roof, central gabled entrance featuring pedimented porch with plaster columns and decorative contrasting quoin stones. The roofscape is dominated by the irregular octagonal water tank structure with pyramidal roof. Original vertical sliding sash windows predominate. The CAAMP declares that it is an original Henman designed building with interior largely intact.

The current housing development was completed October 2012 and this largely retained the three greens that were fundamental to the design of the original School/Hospital site



Google satellite image January 2022

8. Age (X)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							1903
9. Authenticity (X)							
✓	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Reminiscent of many former workhouses and hospitals throughout the country, the massing and stock-brick construction of these Edwardian buildings provides a sense of permanence as National Health provision was in its infancy.							
11. Historic Value							
<a href="https://www.workhouses.org.uk/MAB-HighWood/">https://www.workhouses.org.uk/MAB-HighWood/</a> provides an overview of the foundation of the Children's eye-hospital in 1904 accommodating 350 children in a cottage-homes plan. This was a notable development by the 1867 Metropolitan Asylums Board as a further development following the 1834 Poor Laws							
12. Social / Communal Value							
Labelled the Highwood School in 1920, the former hospital building would be the home of many residents and patients over the years and therefore a place of significance for many local people.							
13. Group Value							
The red stock brick, slate roof and white wooden sash windows typifies a common architectural theme throughout the original Henman Hospital buildings. Many were retained in the development scheme and it is important that further accretion does not detract from the original design intent.							
14. Landmark / Townscape Value							
Now partly pedestrianised, the Administration Block provides a central feature to the townscape and the three green-spaces defined in the original hospital layout provide an essential amenity quality to the now residential area.							
15. Archaeological Value							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	



Unknown		Notes:	The Admin and green spaces cannot be dissociated – they are essential components of the original hospital design.			
17. Recommended for inclusion			Yes	✓	No	
18. Date of assessment			12 April 2022			

# HUTTON VILLAGE

## Hutton Hall Lodge

1. Name	Hutton Hall Lodge		
2. UID	HV-HHL		
3. Address	Hutton Hall Lodge Hutton Village		
4. Postcode	CM13 1RX		
5. Grid Ref	TQ633 946		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Hutton Village		



Image taken 12-4-2022

Clearly shown on the 1873 OS

7. Description
<p>Single storey gardeners lodge with later extension to north. Plant-on timber boarding – structure undetermined (may be brick or rendered timber frame). Regular gabled roof with plain clay tiles. Wash-house with stack at rear.</p> <p>An important part of the development of c17 Grade II* Hutton Hall and whilst it is not in itself architecturally notable, its size, location, setting and function as a service lodge to Hutton Hall presents historical significance that should not be derogated by further development.</p> <p>Adjacent Pond serving Hutton Hall would have been used for keeping fish fresh</p> <p>Lodge is shown on OS 1873 in a simpler square footprint that becomes rectangular in outline in OS of 1896</p>

8. Age (Insert ✓)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (Insert ✓)							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						

10. Aesthetic / Architectural Value							
A humble dwelling with decorative cladding and a plain clay tiled regular gable roof							
11. Historic Value							
Notable for its service function adjacent to the pond and Grade II* Hutton Hall							
12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
Clearly demarcates the turning for Hutton Hall							
15. Archaeological Value							
Not researched							
16. Overall Condition (Insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12-4-2022			

## Workers Cottages 373-379 Rayleigh Road

1. Name	Workers Cottages 373-379 Rayleigh Road		
2. UID	HV-WC		
3. Address	373-379 Rayleigh Rd		
4. Postcode	CM13 1QH		
5. Grid Ref	TQ 635 951		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Hutton Village		




Image taken 12-4-2022

Clearly shown as four conjoined properties on 1873 OS

**7. Description**

A row of four humble rendered brick-built Victorian workers cottages with regular gabled roof covered with natural slate. Brick string course visible at first floor level. Stacks remain but fenestration has been modernised with contemporary replacements. Front doors feature decorative gabled hoods.

Nearby Tomlins (shown on OS1873) has been replaced with contemporary housing.

Historic significance derives from the unique presence of workers cottages in this once rural area that was formerly dominated by agricultural land and larger country houses such as Tomlins, Hutton Court and Hutton Hall.

8. Age (Insert ✓)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (Insert ✓)							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Humble Victorian dwellings							
11. Historic Value							
The source of investment for these workers cottages is yet to be researched.							
12. Social / Communal Value							

13. Group Value							
The four conjoined properties form a group							
14. Landmark / Townscape Value							
A notable streetscape feature with its picket fencing to the front boundary adjacent to the formerly green triangle road junction at the northernmost apex of the conservation area.							
15. Archaeological Value							
16. Overall Condition (Insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## Hutton Park Lodge

1. Name	Hutton Park Lodge		
2. UID	HV-HPL		
3. Address	435 Rayleigh Road Hutton Village		
4. Postcode	CM13 1ST		
5. Grid Ref	TQ 637 195		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Hutton Village		



Image taken 12-4-2022

Clearly shown on the 1873 OS

7. Description			
<p>A well-proportioned rendered brick-built Victorian lodge with natural slate roof coverings adjacent to Hutton Court with prominent copings on decorated parapeted gables. Rendered elevations feature trefoil and quatrefoil, string course, and pointed arch mouldings. Central stacks feature over-bearing capitals with square section clay pots.</p> <p>NB The adjacent Hutton Park has been converted to flats. The Milestone (London 21 Miles) could not be found</p>			

8. Age (Insert ✓)			
Pre-1840		1840-1913	<input checked="" type="checkbox"/>
		1914-1947	
		Post 1947	
Exact date (if known):			
9. Authenticity (Insert ✓)			
	A single significant phase and which is largely intact		
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions		
	A single significant phase with significant alterations and/or extensions		
	The asset is of multiple significant phases		
10. Aesthetic / Architectural Value			
Well maintained Victorian gothic styled lodge.			
11. Historic Value			
A highly visible remnant of the adjacent and once prominent country house Hutton Park			
12. Social / Communal Value			
13. Group Value			



14. Landmark / Townscape Value							
A prominent residential feature in this otherwise rural setting							
15. Archaeological Value							
16. Overall Condition (Insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12-4-2022			

## Hutton Village Guidepost

1. Name	Hutton Village Guidepost		
2. UID	HV-GP		
3. Address	adj 373 Rayleigh Road		
4. Postcode			
5. Grid Ref			
6a. Conservation Area	Yes		No
6b. If yes, which CA			




Image taken 12-4-2022

'GP' [Guide Post] clearly shown on the 1896 OS adjacent to triangular greensword.

### 7. Description

A Maldon Iron Works fabricated black and white painted cast iron guide post clearly shown on the 1896 OS. Three original guide fingers remain along with the circular Essex County Council 'Parish of Hutton' capital detail. The foundry marks are still visible on the guide-fingers but closer inspection is required to decipher the origin. '*Maldon Iron Works*' makers mark clearly visible on post approx. 0.5m from ground level.

### 8. Age (Insert ✓)

Pre-1840		1840-1913	✓	1914-1947		Post 1947	
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Exact date (if known):

### 9. Authenticity (Insert ✓)

✓	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

One of few remaining cast iron posts with expressed lettering and distinctive capitalised font and fractional mileages							
11. Historic Value							
Clearly shown on the 1896 OS							
12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
Clearly visible feature of the public highway							
15. Archaeological Value							
16. Overall Condition (Insert ✓)							
Good		Fair	✓	Poor		Very Poor	
Unknown		Notes:	If unprotected by local listing these historic guideposts could be removed by highways contractors without notice and their loss would be to the detriment of the historic character of the conservation area.				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

# Ingatestone and Fryerning Conservation Areas

## INGATESTONE HIGH STREET CONSERVATION AREA

### 7 High Street 'Community Association'

1. Name	7 High Street 'Community Association'				First appearing on the 1896 OS clearly labelled as 'Working Mens' Club'
2. UID	IHS7				
3. Address	7 High Street				
4. Postcode	CM4 9ED				
5. Grid Ref	TQ 652 997				
6a. Conservation Area	Yes	✓	No	✗	
6b. If yes, which CA	Ingatestone High Street				
7. Description					
<p>HR photo 16-11-21 available.</p> <p>Historically designed by George Sherrin 1888. Much altered at rear. Former front door on northern (front) façade uncharacteristically replaced with plain stretcher bond brickwork (Flemish elsewhere, English bond to flank wall (W)) . Only the massing, Crittall fenestration and bellcote (ventilation exhaust?) remain indicative of points of interest. Upper storey with plaster reticulate quoin 'stones' with roughcast render over 1<sup>st</sup> floor bell-drip.</p>					

8. Age (Insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	alterations
Exact date (if known):							1888
9. Authenticity (Insert ✓)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
✓	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Original architectural statement has been eroded by considerable contemporary alterations to front, flank and rear elevations. Principal elevation retains some original Crittall fenestration and 'bell-cote' (? ventilation exhaust?)							
11. Historic Value							
Considerable by association with architect Sherrin providing a replacement for the 1862 Ingatestone Working Mans Club with the New building of 1888 becoming the I&F Community Association (source <a href="https://www.ifcc.org.uk/history">https://www.ifcc.org.uk/history</a> )							
12. Social / Communal Value							
Considerable given the evolution from the 1862 WMC to the Community Association							
13. Group Value							
None – except for proximity to GII Gilbert-Scott K6 phonebox							
14. Landmark / Townscape Value							
Some: the bellcote is visible from certain vistas							
15. Archaeological Value							
none							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## 10-12 High Street

1. Name	10-12 High Street		
2. UID	HIS-10/12		
3. Address	10-12 High Street Ingatestone		
4. Postcode	CM4 9EE		
5. Grid Ref	TQ 652 998		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone High Street		




Image taken 16-11-2021

### 7. Description

Present on 1873 OS 1st edition. Adjacent to c18 LB Nos 16-14 High St.  
 10-12 semi-detached houses. Both properties elevated from road level with No 12 showing original boot-scraper 13 courses above current footway adjacent to wooden 5-tread stair access to front door. Original guttering with metal stays. Both rooflines altered by gabled (12) and box (10) dormers. Plastered above brick plinth with throatings over reveals. No 12 has uncharacteristic uPVC casement windows, No 14 has contemporary timber sashes. Stacks with pots remain on gabled flank walls: No 10 has major stack to east elevation with tumbling brickwork.

### 8. Age (Insert ☐)

Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
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Exact date (if known):

### 9. Authenticity (Insert ☐)

<input type="checkbox"/>	A single significant phase and which is largely intact
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

Modest dwellings with appropriately rendered facades over original brickwork (no 14) and retained stacks provide evidence of historic residential properties along this important London-Colchester highway. Visible brick plinth between footway and rendered façade of No.14 with suspended boot-scraper and wooden steps to front door provide important evidence of historic setting adjacent to the highway that has become eroded by decades of wear and remodelling.



No 14 appropriately retains sliding sash windows whilst No 12 features uPVC unbecoming of the historic nature of the property.

#### 11. Historic Value

No known historic record. Adjacent to C18 LB

#### 12. Social / Communal Value

None known

#### 13. Group Value

Forms a semi-detached pair with neighbour of similar elevation but dissimilar features

#### 14. Landmark / Townscape Value

Major significance as the boot-scraper is visibly suspended well-above footway


#### 15. Archaeological Value

None known

#### 16. Overall Condition

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## 24 High Street

1. Name	24 High Street			First appearing and clearly shown on the 1896 OS 
2. UID	IHS24			
3. Address	24 High Street			
4. Postcode	CM4 9EE			
5. Grid Ref	TQ 652 997			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Ingatestone High Street			
7. Description				
<p>Evidently previously two semi-detached dwellings with doors to front façade now bricked-up and frames removed but still evident. Interesting label (hood) mouldings, once fine rubbed headers over door and window reveals, fine multipane leaded ?victorian broad fanlights, (?) pseudo-c16 central stack. As brick dentil course under eaves, slate roofing (now Eternit type) and brick construction (rather than TF). Probably 'mock tudor' Victorian.</p> <p>Present on 1896 OS 1st edition. – indistinct on Chapman &amp; Andre 1777</p>				

8. Age (Insert <input type="checkbox"/> )							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (Insert <input type="checkbox"/> )							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The fenestration, hood mouldings to doors and windows, central pseudo-Elizabethan stack, dentil eave detail and general massing are notable and unlike any other property save the Roman Catholic Church at the Western end of the village. As such they provide a positive contribution to the Conservation Area.</p> <p>Fenestration and fine rubbed headers over reveals add character to the property. Pre-existing front doors could be reinstated to preserve the aesthetic balance of the front façade.</p>							

11. Historic Value							
The tudoresque features are probably Victorian but may be indicative of philanthropic investment – further research is necessary to establish who funded these out-of-the-ordinary dwellings							
12. Social / Communal Value							
None except that the humble dwellings are a reminder of 'hierarchical industrial accommodation'							
13. Group Value							
Once a pair now one property							
14. Landmark / Townscape Value							
A positive though humble contribution to the variety of dwellings present on this Roman road. Formerly characterful now fenestration at risk of becoming ubiquitous and overly contemporary							
15. Archaeological Value							
None known							
16. Overall Condition							
Good		Fair		Poor	✓	Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				22-11-2021			

## Stocks 23-25 High St

1. Name	Stocks 23-25 High St		
2. UID	IHSA21		
3. Address	23-25 High Street		
4. Postcode	CM4 9DU		
5. Grid Ref	TQ651 996		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone High Street		

First appearing on 1873 OS

The 1920 OS shows a regularised and truncated footprint




Image taken 16-11-2021

### 7. Description

Current regular floor plan and truncated return seen on 1920 OS map replaces earlier plan shown on 1896 2nd ed OS where return is acute and Stock Lane façade is staggered in 3 bays along lane. Flemish bond red brick painted over first floor level. Swept heads over windows and interesting fine rubbed bwk skirts under plain (stone?) cills. Decorative stone or cementitious wall plate banding either side of corner doorway.

Truncated corner of HS/Stock Lane with gabled roof (with dentil under-cloaking and (?apotropaic) diamond decoration to gable. Truncation and roofline provides prominent primary entrance (now altered) of former PH. Side door to snug remains with console bracketed porch roof over also rear (?off sales?) door with plain lintel (rear extension beyond

### 8. Age (Insert ☐)

Pre-1840		1840-1913		1914-1947	<input checked="" type="checkbox"/>	Post 1947	
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Exact date (if known):

### 9. Authenticity (Insert ☐)

<input checked="" type="checkbox"/>	A single significant phase and which is largely intact
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

Positive contribution to the CA as the general appearance is post Arts and Crafts.

### 11. Historic Value

Positive but of lower significance. Current building likely to be a 1920s replacement shown by sudden appearance of the truncated return and corner doorway on 1920s OS map.

#### 12. Social / Communal Value

None known but further research could qualify

#### 13. Group Value

none

#### 14. Landmark / Townscape Value

The corner property certainly provides a landmark for Stock Lane, particularly as it provides the Eastern 'bookend' balancing the former Anchor of No 23 (south of Stock Lane) PH

#### 15. Archaeological Value

None known

#### 16. Overall Condition

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				22-11-2021			

## 59-65 High Street (South)


1. Name	59-65 High Street (South)			Four conjoined properties clearly shown on the OS 1873
2. UID	IHS59-65			
3. Address	59-65 High Street			
4. Postcode	CM4 0FA			
5. Grid Ref	TQ 649 995			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Ingatestone High Street			

Image taken 16 -11-2021



No63 with original fenestration

### 7. Description

Shown on 1873 OS 1<sup>st</sup> edition.

Prominent roadside range of four attached brick dwellings opening directly onto the footway. Only 59 retains all five window frames to front elevation albeit with enlarged G-fl fenestration. Sash windows predominate but 61 and 65 have 1<sup>st</sup> floor casement windows. Only No63 retains bwk to footway without cementitious plinth and may feature original 1<sup>st</sup> floor 6 over 6 and ground floor 8 over 8 sash fenestration set back in the reveal as per c18 London Building Act fire prevention measures. Door thresholds remain at footway level or 1-3 courses higher. Flemish bond throughout.

### 8. Age (Insert ☐)

Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
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Exact date (if known):


### 9. Authenticity (Insert ☐)

<input checked="" type="checkbox"/>	A single significant phase and which is largely intact
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	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The continuity and condition of the soft Essex red bricks together with the regular rhythm of the fenestration across these four dwellings provides character to the conservation area.							
11. Historic Value							
Evident on the 1873 OS map but absent from the 1777 Chapman and Andre map. No historical facts determined.							
12. Social / Communal Value							
None determined but these were clearly constructed by the same builder for Ingatestone residents.							
13. Group Value							
The set of four dwellings together form an easily distinguishable group							
14. Landmark / Townscape Value							
Though easily missed, this range of buildings is an important part of the evolution of residential Ingatestone. Their massing and rhythm contribute to the townscape							
15. Archaeological Value							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				22-11-2021			

## The Sarcen stones of Ingate-Stone

1. Name	The Sarcen stones of Ingate-Stone		
2. UID	HIS-SS		
3. Address	Fryerning Rd/High St junction Between 62 & 66 High St		
4. Postcode	CM4 9DW		
5. Grid Ref	TQ 6511 9967		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone High Street		
7. Description	 <p>Image taken 12-4-2022</p>		

See Archaeological record of Essex Field Club

<http://www.essexfieldclub.org.uk/portal/p/Geology+Site+Account/s/Ingatestone+boulders/o/Ingatestone+boulders>

This provides...

The site consists of three glacial erratic boulders (sarsen stones) at two locations in the town centre. Two of the sarsens can be seen at the junction of the High Street and Fryerning Lane (TQ 6511 9967), the largest one standing one metre (3'3") above ground. Another stone is situated a short distance away adjacent to the south door of St. Edmund and St. Mary Parish Church in the High Street (TQ 6511 9959). The latter stone stands 90 centimetres (3 feet) above the ground and the church guidebook states that it was originally buried beneath the north wall.

8. Age (insert ✓)						
Pre-1840	<input checked="" type="checkbox"/>	1840-1913		1914-1947		Post 1947
Exact date (if known):						
9. Authenticity (Insert <input type="checkbox"/> )						
	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
<input checked="" type="checkbox"/>	Other					
10. Aesthetic / Architectural Value						
11. Historic Value						

Evidence of pre-historic geological feature uncommon in Essex placed at a prominent junction and probably giving the village its name

#### 12. Social / Communal Value

#### 13. Group Value

Commonality with those in St Mary's churchyard

#### 14. Landmark / Townscape Value

The stones present a modest but notable landmark flanking the junction of Fryerning Lane

#### 15. Archaeological Value

Evident online but not verified

#### 16. Overall Condition (insert ✓)

Good		Fair	✓	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## The Manse

1. Name	The Manse		
2. UID	HIS-Manse		
3. Address	The Manse adj and NE of Congregational Chapel		
4. Postcode	CM4 9EY		
5. Grid Ref	TQ648 995		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone High Street		




Image taken 16-11-2021

### 7. Description

First appearing on 1920 OS (not 1896 OS) – a substantial Edwardian residence set back from the High St providing rare (private) green-space on the High St. Immediately adjacent but set back from the Congregational Chapel. Of stock red brick with central doorway flanked by symmetrical double height bay windows featuring original Victorian horned fenestration. Symmetrical pedimented gables to the East and West of the roof featuring post 'arts and crafts' decorative bracing.

### 8. Age (Insert ☐)

Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input checked="" type="checkbox"/>	Post 1947	<input type="checkbox"/>
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Exact date (if known):

### 9. Authenticity (Insert ☐)

<input checked="" type="checkbox"/>	A single significant phase and which is largely intact
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

A fine example of post Victorian residential dwelling set behind a noticeable front garden providing (private) green space on the otherwise built-up high street.

### 11. Historic Value


Not determined

### 12. Social / Communal Value

Not determined							
13. Group Value							
14. Landmark / Townscape Value							
An impressive feature of the streetscape with the noticeable front garden providing (private) green space, and arboricultural interest, adding rare, cultivated habitat to the otherwise built-up townscape. Loss or development of this characterful dwelling and its setting would potentially change the appearance of the High St and should be managed appropriately.							
15. Archaeological Value							
A good, little altered, example of post-Victorian architecture							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion on CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## United Reform Church

1. Name	United Reform Church		
2. UID	IHSURC		
3. Address	Adj 124 High St		
4. Postcode	CM4 9EY		
5. Grid Ref	TQ648 994		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone High Street		



Clearly shown on the 1873 OS 'Congregational Chap' [sic]

Image taken 16-11-2021

### 7. Description

A prominent (red) brick structure with white gault brick façade to the symmetrical south facing principal elevation overlooking the High St. Symmetrical leaded fenestration of narrow pointed arch chamfered reveals at the first floor over symmetrical ground floor doorways flanking three centred narrow windows. Two limestone capped brick piers to the Western and Eastern ends of parapeted gable wall with a limestone central finial featuring decorative metalwork (? Lightning conductor).

The graveyard featuring wrought iron railings and prominent coniferous and mature *Robinia pseudoacacia* trees provides welcome greenery to the historic streetscape.

The church features on the 1873 OS map but is absent from the 1777 Chapman and Andre map. The church undoubtedly adds to the character of the High Street and is an important feature of ecclesiastical development in the village.

### 8. Age (Insert ☐)

Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							

### 9. Authenticity (Insert ☐)

<input checked="" type="checkbox"/>	A single significant phase and which is largely intact
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value



A significant feature of formal architecture on the High St. Common across the country it is typical of many such Victorian ecclesiastical buildings, but it is certainly a unique and important structure in the village.

#### 11. Historic Value

Evidence of ecclesiastical influences and evolution since the mid C19

#### 12. Social / Communal Value

The United Reform Church, as the Congregational Chapel in previous years, have represented significant communal values, associated with intangible beliefs and standards, that enrich a society.

#### 13. Group Value

#### 14. Landmark / Townscape Value

A prominent feature within the streetscape

#### 15. Archaeological Value

None determined

#### 16. Overall Condition

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## The Post Office and Sorting Room

1. Name	The Post Office and Sorting Room		
2. UID	IHSP0		
3. Address	Adj Post Office Road		
4. Postcode	CM9 4ET		
5. Grid Ref	TQ648 994		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone High Street		



Image taken 16-11-2021

**7. Description**

First appearing in its current configuration on the 1920 OS (not present on the 1896 OS), the flinton brick Flemish-bonded structure is a good example of inter-war social infrastructure. A bold, symmetrical and distinctive architectural styling, despite the economics of the time, it features 2-storey brick pilasters, symmetrical stacks and central brick pedimented gable, original fenestration, and what appears to be the Post Master's house (with original door) within the Westernmost third of the structure. Two generations of posting boxes coexist to the front – the original 'through the wall' box and the freestanding George VI pedestal immediately in front.

Original Crittall windows remain throughout and original (?lead) rainwater hoppers with square section downpipes. Flank boundary wall to the West features a terminal pier that features a sandstone coping and resembles a milestone when viewed from the road. This is not shown on any OS map but it may be either commemorative or purely decorative.

The purpose-built sorting office still exists at the rear clearly visible, and operational at the time of this survey, as seen from Post Office Road. An important example of essential communication infrastructure upon which the village would be dependent for decades.

NB the former post office is marked at the junction of Stock Road and High St and should be investigated further for any remaining architectural or social merit.

<b>8. Age (Insert <input type="checkbox"/>)</b>							
Pre-1840		1840-1913		1914-1947	<input checked="" type="checkbox"/>	Post 1947	
Exact date (if known):							
<b>9. Authenticity (Insert <input type="checkbox"/>)</b>							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						

	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A prominent building of notable inter-war years when resources were scarce but social infrastructure was important for rebuilding confidence in war-torn villages.							
11. Historic Value							
Evidence of previously essential communication infrastructure							
12. Social / Communal Value							
This building would undoubtedly been an important hub of village life for many decades.							
13. Group Value							
14. Landmark / Townscape Value							
A prominent building clearly differentiated from its more modern neighbours							
15. Archaeological Value							
None determined							
16. Overall Condition							
Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:	Recommended for inclusion on CAAMP				
17. Recommended for inclusion				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18. Date of assessment				16-11-2021			

## 16 Market Place

1. Name	16 Market Place			
2. UID	IHS16MP			
3. Address	16 Market Place			
4. Postcode	CM4 0BY			
5. Grid Ref	TQ649 996			
6a. Conservation Area	Yes	✓	No	
6b. If yes, which CA	Ingatestone High Street			
<div></div> <div>2021 viewed from Market Place</div> <div></div> <div>Image taken 16-11-2021</div>				
7. Description				
<p>Very interesting range of three former dwellings (now one property) providing evidence of humble TF dwellings (or light industrial buildings) to the immediate North of the now Market Place carpark. Evident on the 1873 OS map. The Easternmost of the three is weatherboarded with the central and western property now plastered. Narrow frontage onto Market Place remains. Shown as the rear-most of a previously longer range reaching West right up to Market Place (road) these three remaining properties lost their Westernmost attached neighbour between 1960 (where they are shown on the OS map) and 1980 where they become isolated from Market Place (Road). They provide seldom seen vernacular structures consistent with workers cottages or artisanal dwellings immediately adjacent to the former market square.</p>				

8. Age (insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (insert ✓)							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Humble, vernacular, timber framed workers cottages presumably associated with the immediately adjacent market square							
11. Historic Value							
Evidence of workers accommodation in the centre of the village							
12. Social / Communal Value							
Indicative of workers cottages							
13. Group Value							
The tree conjoined dwellings form a group							
14. Landmark / Townscape Value							
Clearly visible from the (now) Market place carpark these humble dwellings are easily overlooked but a clear reminder of the continuum of housing types that evolved over decades.							
15. Archaeological Value							
None determined							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			



# STATION LANE CONSERVATION AREA

## 156 & 158 High St

1. Name	156 & 158 High St						
2. UID	HIS-156-158						
3. Address	156-158 High St Ingatestone						
4. Postcode	CM4 9EZ						
5. Grid Ref	TQ 647 199						
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No				
6b. If yes, which CA	Ingatestone Station Lane						
<div>Clearly shown on 1873 OS as two conjoined properties</div> <div>  </div> <div>Image taken 16-11-2021</div>							
7. Description							
<p>Present on the 1873 OS. A pair of red brick Flemish bonded semi-detached two storey dwellings with hipped clay tile roof and central stacks. Original margin glazing fenestration with ground floor bay window to No. 158 and rubbed headers and stone sills to all other reveals. Front gardens and railings remain.</p>							
8. Age (insert ✓)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	



Exact date (if known):								
9. Authenticity (insert ✓)								
✓	A single significant phase and which is largely intact							
	A single significant phase with some alterations and/or extensions							
	A single significant phase with significant alterations and/or extensions							
	The asset is of multiple significant phases							
10. Aesthetic / Architectural Value								
Modest residential Victorian properties with original fenestration.								
11. Historic Value								
Modest residential Victorian properties indicative of development in proximity to Ingatestone railway station.								
12. Social / Communal Value								
13. Group Value								
Similar age and construction to adjacent 160-162								
14. Landmark / Townscape Value								
With its neighbouring red-brick dwellings this range of properties contribute positively to the streetscape								
15. Archaeological Value								
Not researched								
16. Overall Condition (insert ✓)								
Good	✓	Fair		Poor		Very Poor		
Unknown		Notes:	Recommended for inclusion in CAAMP					
17. Recommended for inclusion				Yes		No		
18. Date of assessment				16 November 2021				

## 160 High Street Ingatestone

1. Name	160 High Street Ingatestone		
2. UID	HIS-160		
3. Address	160 High St Ingatestone		
4. Postcode	CM4 9EZ		
5. Grid Ref	TQ 649 199		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone Station Lane		



Image taken 12-4-2022

7. Description
Easternmost portion (approx. one third) of conjoined 160-162 High Street. See entry under 162 High Street

8. Age (Insert <input type="checkbox"/> )							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (Insert <input type="checkbox"/> )							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A portion of a fine red-brick detached house long-converted into two conjoined dwellings							
11. Historic Value							

Present on the 1873 OS indicative of speculative residential development near the railway station							
12. Social / Communal Value							
13. Group Value							
Part of 160 High Street and forming a group with 156-158 High Street							
14. Landmark / Townscape Value							
With its neighbouring red-brick dwellings this range of properties contribute positively to the streetscape							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## 162 High Street Ingatestone

1. Name	162 High Street Ingatestone		
2. UID	IHS-162	Clearly shown on 1873 OS	
3. Address	162 High St. Ingatestone		
4. Postcode	CM4 9WZ		
5. Grid Ref	TQ 647 199		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone Station Lane		



Image taken 12-4-2022

### 7. Description

The westernmost and principal portion of 160-162 High Street Ingatestone. Conjoined with No 160.

Fine Flemish bonded red brick dwelling of substantial proportions. Symmetrical hipped clay tiled roof over asymmetrical dwelling arrangement: tiles with decorative banding of diagonal tiles. Fenestration of sliding sashes in plain brick reveals with rubbed swept heads and stone sills. Modest wooden porch over main front doorway. Front railings and hedge to highway verge complement the streetscape. Porchway to No 160 is enclosed.

### 8. Age (Insert ☐)

Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
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Exact date (if known):

### 9. Authenticity (Insert ☐)

<input type="checkbox"/>	A single significant phase and which is largely intact
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

A fine red brick dwelling

### 11. Historic Value



Indicative of speculative development near Ingatestone railway station – potentially predating the Victorian/Edwardian neighbours 152-158 High Street.

### 12. Social / Communal Value

13. Group Value							
With its neighbouring red-brick dwellings this range of properties contribute positively to the streetscape							
14. Landmark / Townscape Value							
A positive contribution to the streetscape							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes		No	
18. Date of assessment				16-11-2021			



## Grove Lodge

1. Name	Grove Lodge			First appearing on the 1896 OS
2. UID	IHS-GL			
3. Address	164 High Street Ingatestone			
4. Postcode	CM4 9EZ			
5. Grid Ref	TQ 647 992			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	 <p>Image taken 12-4-2022</p>
6b. If yes, which CA	Ingatestone Station Lane			
 <p>Image taken 12-4-2022</p>				
7. Description				
Unmistakably Victorian architecture with two storey bay windows symmetrically placed around the central front doorway. Dentil stringcourse at first floor level and decorative foliage swags and tudor roses on the frieze over the upper storey bay windows. Ornate wooden console brackets support the projecting bay gables. Main roof hipped gable of plain clay tile between imposing symmetrically placed twin stacks. Later inserted attic				



room box dormer with PVCu or Aluminium glazing rather detracts from the Victorian detailing.

#### 8. Age (Insert ☐)

Pre-1840		1840-1913	✓	1914-1947		Post 1947	
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Exact date (if known):

#### 9. Authenticity (Insert ☐)

	A single significant phase and which is largely intact
✓	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

Unmistakably Victorian architectural styling with Tudoresque roses and wooden boarding to the gables.

#### 11. Historic Value

#### 12. Social / Communal Value

#### 13. Group Value

#### 14. Landmark / Townscape Value

A positive contributor to the streetscape.

#### 15. Archaeological Value

Not researched

#### 16. Overall Condition

Good	✓	Fair		Poor		Very Poor	
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Unknown ☐ Notes: Recommended for inclusion in CAAMP

17. Recommended for inclusion	Yes	✓	No	
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18. Date of assessment	16-11-2021
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## Maltings House

1. Name	Maltings House						
2. UID	IHS-MH						
3. Address	166 Roman Road (aka Maltings House Avenue Road)						
4. Postcode	CM4 9HB						
5. Grid Ref	TQ 646 992						
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>			
6b. If yes, which CA	Ingatestone Station Lane						




Image taken 12-4-2022

Dwelling first appears on 1920 OS adjacent to the Malthouse

House is absent on 1873 OS but the Malthouse is clearly shown and labelled

**7. Description**

A substantial pre WWI brick-built symmetrical two-storey detached dwelling with attic rooms: featuring '1907' on the front gate. Flemish bonded red-brick to the lower storey of the central range, with the remainder of the property roughcast rendered. Rendering rather detracts from otherwise grand Edwardian design. Upper storey oriel bay window to the western range, lower storey bay window to the eastern range. Central upper story arched window features perp-end tiling detail representing quoins, voussoirs and keystone.

**8. Age (Insert ☐)**

Pre-1840		1840-1913	<input type="checkbox"/>	1914-1947		Post 1947	
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Exact date (if known): 1907 (unconfirmed)


**9. Authenticity (Insert ☐)**

<input type="checkbox"/>	A single significant phase and which is largely intact
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

**10. Aesthetic / Architectural Value**

Edwardian design with roughcast rendering.							
11. Historic Value							
Associated with the adjacent Malthouse that is no longer present – otherwise remembered only by the contemporary 'Maltings Chase' development							
12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
A prominent dwelling visible from Avenue Road and High Street							
15. Archaeological Value							
Not researched.							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP.				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			


## The Cottage

1. Name	The Cottage		
2. UID	IHS-C	Clearly shown and labelled 'The Cottage' on the 1873 OS	
3. Address	180 Roman Road Ingatestone		
4. Postcode	CM4 9EX		
5. Grid Ref	TQ 646 992		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone High Street		
			
Image taken 12-4-2022			
7. Description			
<p>A fine symmetrical two-storey white Flemish bonded gault brick-built dwelling. Hipped roof of natural slate with symmetrical flat-roofed lower storey bay windows, linked by canopy supported by wooden posts, protecting the centrally placed front doorway. Upper storey margin-glazed fenestration between plain brick reveals. Lower storey six-over-one sliding sashes. Set back from the highway with wrought iron railings/gate and hedging to roadway verge.</p>			
8. Age (Insert <input type="checkbox"/> )			
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>
		1914-1947	<input type="checkbox"/>
		Post 1947	<input type="checkbox"/>
Exact date (if known):			
9. Authenticity (Insert <input type="checkbox"/> )			
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact		
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions		
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions		
<input type="checkbox"/>	The asset is of multiple significant phases		
10. Aesthetic / Architectural Value			
<p>The white gault brickwork, the symmetry of the front façade and the Victorian detailing all add to the aesthetic qualities of this dwelling.</p>			
11. Historic Value			
Clearly marked on the 1873 OS			

12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
The white gault brickwork contrasts with adjacent red brick dwellings adding historic variability and interest to the streetscape. Victorian styling, hard and soft historic landscaping and set-back aspect make a positive contribution to the streetscape.							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## Station Lane Guidepost

1. Name	Station Lane Guidepost		
2. UID	ISL-GP		
3. Address	Corner of Station Lane and High Street		
4. Postcode	CM4 0BL		
5. Grid Ref	TQ 647 992		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone Station Lane		



### 7. Description

An original cast iron guide post made by Maldon Ironworks (founded 1833) featuring fractional imperial mileage to Ingatestone Station and Ingatestone Hall. Not marked on OS until 1960 but other similar examples in Herongate for e.g. feature in 1873 OS. Expected to be installed soon after the 1843 construction of the railway station.

### 8. Age (Insert ☐)

Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
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Exact date (if known):

### 9. Authenticity (Insert ☐)

<input checked="" type="checkbox"/>	A single significant phase and which is largely intact
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

One of few surviving examples of Maldon Ironworks cast iron guideposts adding to the heritage setting of the conservation area.

### 11. Historic Value


Maldon Ironworks was founded in 1833 moved in 1875 and was an active foundry until it was converted to a radio workshop in 1955.

### 12. Social / Communal Value



13. Group Value							
14. Landmark / Townscape Value							
A notable element of the streetscape indicating the historic Grade II station and Grade I Ingatestone Hall.							
15. Archaeological Value							
16. Overall Condition							
Good		Fair	✓	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## Ardtully

1. Name	Ardtully			First shown and clearly labelled 'Ardtully' on 1896 OS   Image taken 12-4-2022			
2. UID	ISL-A						
3. Address	Ardtully Station Lane Ingatestone						
4. Postcode	CM4 0BL						
5. Grid Ref	TQ 647 992						
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No				
6b. If yes, which CA	Ingatestone Station Lane						
7. Description							
A substantial and imposing arts and crafts styled brick-built two storey dwelling with attic rooms; designed by George Sherrin. Decorative wooden boarding to upper storey with projecting gabled jetty, gabled 'cross wing' and gabled roof dormer. CAAMP provides 'It is a good example of Sherrin's Arts and Crafts designs with leaded windows with coloured glass.'							
8. Age (Insert <input type="checkbox"/> )							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							1882 [CAAMP]
9. Authenticity (Insert <input type="checkbox"/> )							
<input type="checkbox"/>	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Unmistakable arts and crafts styling add to the character of this pre-war near-the-railway residential development.							
11. Historic Value							
George Sherrin was a notable contemporary of Frederick Chancellor.							
12. Social / Communal Value							

Now occupied as a residential home, many clients will have memories of this repurposed building.

### 13. Group Value

One of several notable arts and crafts buildings in Station Lane.

### 14. Landmark / Townscape Value

An unmistakable positive contribution to the streetscape.

### 15. Archaeological Value

Not researched.

### 16. Overall Condition

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12-4-2022			

## Fairwinds

1. Name	Fairwinds		
2. UID	ISL-FW		
3. Address	Fairwinds Station Lane Ingatestone		
4. Postcode	CM4 0BL		
5. Grid Ref	TQ 647 991		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ingatestone Station Lane		

First appearing on 1896 OS but labelled as 'The Chantry' [The Chantry now appears further north as a late c20 detached dwelling occupying the void shown on the 1896 OS]




Image taken 16-11-2021




Image taken 12-4-2022


7. Description

An impressive two-storey dwelling with attic rooms. Rendered upper storey over Flemish bonded red-brick lower storey with jettied first floor bay window protected by hipped gable at southern end of principal façade, two-story cupola with framed spandrel panels at northern end. Off-centred doorway protected by simple flat canopy. CAAMP describes this as a 'Sherrin design'

8. Age (Insert <input type="checkbox"/> )			
Pre-1840	1840-1913	<input checked="" type="checkbox"/>	1914-1947
			Post 1947
Exact date (if known):			
9. Authenticity (Insert <input type="checkbox"/> )			
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact		

	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
A fine well-proportioned Victorian/Edwardian dwelling							
11. Historic Value							
12. Social / Communal Value							
13. Group Value							
One of several notable buildings in Station Lane.							
14. Landmark / Townscape Value							
An unmistakable positive contribution to the streetscape.							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12-4-2022			

## Red House



1. Name	Red House			First appearing and clearly labelled 'Red House' on 1896 OS  
2. UID	ISL-RH			
3. Address	Red House Station Lane Ingatestone			
4. Postcode	CM4 0BL			
5. Grid Ref	TQ 647 991			
6a. Conservation Area	Yes	No		
6b. If yes, which CA	Ingatestone High Street			Image taken 12-4-2022
7. Description				
<p>Partly obscured from public highway. A substantial two storey red-brick dwelling with attic rooms. Six over six sliding sashes to the upper and storey except on the ground floor six-over-nine bay window at the southern end of the principal elevation. Soft-rubbed headers to lower storey reveals, brick dentil string course at first floor level. Central leaded canopy protects the main doorway flanked by lunette reveals lower and upper storey. A pair of impressive stacks each support nine flues with pots.</p> <p>The CAAMP provides 'The Red House is a Sherrin house of red brick in a Queen Anne Revival style with distinctive ogee-shaped roofs on the porches. The house is obscured from view behind rather imposing modern walling and gates (Fig. 29). It is known locally for being the former home of the suffragettes Madeline and Dorothy Rock (Wilde 1913, 319).'</p>				

8. Age (Insert <input type="checkbox"/> )							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (Insert <input type="checkbox"/> )							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							




An impressive, substantial Victorian dwelling with Georgian styling							
11. Historic Value							
An excellent example of near-the-railway Victorian/Edwardian development. It is known locally for being the former home of the suffragettes Madeline and Dorothy Rock (Wilde 1913, 319). [CAAMP]							
12. Social / Communal Value							
13. Group Value							
An impressive building that forms a group with similar early c20 properties on the east side of Station Lane							
14. Landmark / Townscape Value							
High gate and impermeable hedging prevent views of this impressive house so its contribution to the streetscape is limited to glimpsed views over the gate.							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-4-2022			

## The Gate House

1. Name	The Gate House			First appearing and clearly shown on 1896 OS    								
2. UID	ISL-GH											
3. Address	The Gate House Station Lane Ingatestone											
4. Postcode	CM4 0BL											
5. Grid Ref	TQ 648 991											
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No									
6b. If yes, which CA	Ingatestone Station Lane											
7. Description  <p>The principal elevation is obscured from the public highway by a high, impenetrable hedge. Extended to the south, the original three storey Flemish-bonded red brick-built dwelling to the north end of the main elevation features sandstone mullion/transom fenestration with matching reveals. An offset front doorway is protected by a brick-built stone detailed porch. At the southern end, the third storey is partly in a prominent timber-boarded gable, and partly with a pair of gabled dormers.</p> <p>The CAAMP provides: 'The Gate House was Sherrin's own house, built in 1884, now extended and converted into several separate apartments (Fig. 30). It is a notable building in the conservation area, although unlisted. The house was built to face towards the lake, and the Station Lane elevation was in fact the rear. Following a campaign by the Victorian Society it was extensively restored in the 1980s having been derelict for some time.;</p>												
8. Age (Insert <input type="checkbox"/> ) <table border="1"> <tr> <td>Pre-1840</td> <td></td> <td>1840-1913</td> <td><input checked="" type="checkbox"/></td> <td>1914-1947</td> <td></td> <td>Post 1947</td> <td></td> </tr> </table>					Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947						

Exact date (if known):		1884 [CAAMP]	
9. Authenticity (Insert <input type="checkbox"/> )			
	A single significant phase and which is largely intact		
✓	A single significant phase with some alterations and/or extensions		
	A single significant phase with significant alterations and/or extensions		
	The asset is of multiple significant phases		
10. Aesthetic / Architectural Value			
An impressive substantial dwelling with well-detailed fenestration.			
11. Historic Value			
Architect George Sherrin's (b1848-d1909) own house.			
12. Social / Communal Value			
13. Group Value			
An impressive building that forms a group with similar early c20 properties on the east side of Station Lane			
14. Landmark / Townscape Value			
Permeabl hedging prevent views of this impressive house so its contribution to the streetscape is limited to glimpsed views via the side entrance.			
15. Archaeological Value			
Not researched			
16. Overall Condition			
Good	✓	Fair	
		Poor	
		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP
17. Recommended for inclusion		Yes	✓
		No	
18. Date of assessment		12-4-2022	

## Southmead

1. Name	Southmead						
2. UID							
3. Address	Southmead Hall Lane Ingatestone			Un-named as it first appears on 1896 OS and with a much shorter range than at present.			
4. Postcode	CM4 9NN						
5. Grid Ref	CM4 9NN						
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	Extensions to the north appear on 1920 OS			
6b. If yes, which CA	Ingatestone Station Lane						
							
Image taken 12-4-2022							
7. Description							
<p>Considerably altered since it first appeared on the 1896 OS. Now presented as a chalet style dwelling with attic rooms. English bonded red brick lower storey with large area of plain tiled roof dominating the upper storey of the principal façade. Porch features glazed curtainwall with two timber posts supporting the eaves of the main roof.</p>							
8. Age							
Pre-1840		1840-1913	Original <input checked="" type="checkbox"/>	1914-1947	extension	Post 1947	
Exact date (if known):							
9. Authenticity (Insert <input type="checkbox"/> )							
A single significant phase and which is largely intact							
A single significant phase with some alterations and/or extensions							
A single significant phase with significant alterations and/or extensions							
The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
Much altered							
11. Historic Value							
12. Social / Communal Value							

13. Group Value							
14. Landmark / Townscape Value							
Set back from the public highway, the front garden provides pleasant greenery immediately adjacent to the railway line.							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Alteration and enlargement dilute the original architectural intent but this is recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12-4-2022			

# FRYERNING CONSERVATION AREA

## Hill House Fryerning


1. Name	Hill House Fryerning			First appearing on 1873 OS but with unclear footprint  Much clearer and labelled 'Hill House' on 1896 OS
2. UID	F-HH			
3. Address	Blackmore Road Fryerning			
4. Postcode	CM4 0HS			
5. Grid Ref	TL 640 002			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Fryerning			

Image taken 16-11-2021

### 7. Description

CAAMP provides: 'Hill House, early 19th century, well preserved with fine cast iron railings, and important in views at the junction of Blackmore Road and Fryerning Lane.' Well-proportioned dwelling enlarged to the east with a single storey bay-fronted extension.. Ornate railings over front canopy and symmetrical lower storey bay windows match those of nearby Bay Lodge except the Hill House canopy is supported by cast iron stanchions with ornate spanrel details. Lower storey has painted brickwork (unfortunately concealing the fine rubbed-headers of the reveals) whilst the upper storey is painted ashlar plaster. Fenestration features original six-over-one sashes with fine glazing bars remaining intact. Symmetrical hipped roof of natural slate with original brick stacks.

### 8. Age (Insert ☐)

Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
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Exact date (if known):

### 9. Authenticity (Insert ☐)

<input type="checkbox"/>	A single significant phase and which is largely intact
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value



An extremely elegant façade with original fenestration: embellished by railings and cast iron stanchions to the front canopy

#### 11. Historic Value

#### 12. Social / Communal Value

#### 13. Group Value

Pairs with nearby (but not adjacent) Bay Cottage.

#### 14. Landmark / Townscape Value

A positive contribution to the streetscape dominating the green triangle road-junction.



#### 15. Archaeological Value

Not researched

#### 16. Overall Condition


Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Recommended for inclusion in CAAMP				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

## Bay Cottage

1. Name	Bay Cottage			Bay Cottage first appearing named but with unclear footprint 1873 OS
2. UID	F-BC			
3. Address	The Bays Mill Green Road Fryerning			
4. Postcode	CM4 0HS			
5. Grid Ref	TL 640 002			
6a. Conservation Area	Yes	✓	No	Much clearer in outline but un-named on 1896 OS
6b. If yes, which CA	Fryerning			
<div><p>Image taken 12-4-2022</p><p>GSV 31-5-2022</p></div>				
7. Description				
<p>CAAMP provides: <b>The Bays</b>, formerly Bay Cottage, is another 19th-century house similar in size and style to Hill House, but of red brick and less enlarged. A cast iron parapet fronts the roof that runs across the façade over the two ground floor bay windows. There are extensions on each side, but well set back mitigating their impact on the appearance of the house. The front garden is enclosed by a plain wood picket fence and hedge, continued to the east by a wattle fence which contains the garden to the side where there is a large pond, largely invisible from the road, and presumably of historic origin, once associated with the Hall and its farmyard. The fence is set back from the road edge, following the line of a strip of former manorial waste, a relict survival of the historic landscape.</p>				

8. Age (Insert ✓)							
Pre-1840		1840-1913	✓	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (Insert ✓)							
	A single significant phase and which is largely intact						
✓	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Well-proportioned dwelling with appropriately subordinate side extensions. Ornate railings over front canopy and symmetrical lower storey bay windows add character to this brick-built dwelling.							
11. Historic Value							
12. Social / Communal Value							
13. Group Value							
Forms a pair with nearby (but not adjacent) Hill House							
14. Landmark / Townscape Value							
A positive contribution to the streetscape							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				31-5-2022			

## The (former) Woolpack Inn

1. Name	The (former) Woolpack Inn						
2. UID	F-WI						
3. Address	The Woolpack Mill Green Road Fryerning						
4. Postcode	CM4 0HS						
5. Grid Ref	TL 640 002						
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No				
6b. If yes, which CA	Fryerning						
<p>The Woolpack Inn first named but with unclear footprint 1873 OS</p> <p>Much clearer on 1896 OS and named 'Woolpack Inn'</p>							
 <p>GSV 31-5-2022</p>							
7. Description							
<p>Strangely end-on to the public highway with a projecting bay to the south as shown on the 1896- OS. Brick-built two storey dwelling with Flemish bonding brickwork to the lower storey, dentil brick string course at first floor level, decorative Catherine-wheel terracotta inserts; painted weatherboarding throughout the upper storey. Replacement windows since residential conversion from public house. Remains of the roadside pub sign still remain.</p>							
8. Age (Insert ✓)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (Insert ✓)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
✓	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Half weatherboarded demonstrating its humble origins (all other properties in the area are brick-built or plastered).</p>							
11. Historic Value							

12. Social / Communal Value							
A public house since pre 1873 historically serving the (then) agricultural workforce.							
13. Group Value							
14. Landmark / Townscape Value							
Half weatherboarded and the remains of the pub-sign add interest to the streetscape.							
15. Archaeological Value							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				31-5-2022			

## Jacks Croft

1. Name	Jacks Croft		
2. UID			
3. Address	Mill Green Road Fryerning		
4. Postcode	CM4 0HS		
5. Grid Ref	TL 640 003		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Fryerning		

Clearly shown but un-named on 1873 OS with original near-square footprint; currently showing with a weatherboarded extension to the South




Image taken 16-11-2021

### 7. Description

Now appearing end-on to the public highway the principal elevation faces south-west and may have featured a central doorway. Black painted weatherboard extension to SW shown on OS from 1896. The plant-on boarding on the plastered NW and SW elevations may indicate a timber frame within (interior not surveyed). Outshot late c20 extension to the NE provides enlarged accommodation with brick periphery and attic dormer.

### 8. Age (Insert ☐)

Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
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Exact date (if known):

### 9. Authenticity (Insert ☐)

<input type="checkbox"/>	A single significant phase and which is largely intact
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions
<input type="checkbox"/>	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

The humble timber framed dwelling is discernible despite c20 enlargement

### 11. Historic Value

### 12. Social / Communal Value



13. Group Value							
14. Landmark / Townscape Value							
If the plant-on boarding indicates a historic timber frame property within, (interior not surveyed), this dwelling is an important reminder of humble agricultural dwellings in this rural village.							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				16-11-2021			

# FRYERNING – EAST OF THE CONSERVATION AREA

## South Lodge Fryerning

1. Name	South Lodge Fryerning			
2. UID	F-SL			
3. Address	Little Hyde Lane Fryerning			
4. Postcode	CM4 0HJ			
5. Grid Ref	TL 650 003			
6a. Conservation Area	Yes		No	✓
6b. If yes, which CA	 <p>Google Streetview Aug 2021 demonstrating visibility via publicly accessible media. Clearly shown on the 1873 OS – including both South (and West) Lodges serving The Hyde Labelled as ‘Lodge’ on the 1873 OS: Absent on the 1777 Chapman and Andre map that clearly shows The Hide [Hyde]</p>			
7. Description				
<p>The Essex Gardens Trust Register of Historic Parks and Gardens (<a href="https://static1.squarespace.com/static/56c43a1a01dbae7b426bbbc9/t/5e09495b41180e2960f1110f/1577666908201/The+Hyde.pdf">https://static1.squarespace.com/static/56c43a1a01dbae7b426bbbc9/t/5e09495b41180e2960f1110f/1577666908201/The+Hyde.pdf</a>) 2019 describes the landscape containing two lodges of which South Lodge is the ‘Second’ lodge:</p> <p><i>‘The Hyde Coach House is close to the footprint of the old house and is approached from a wide tree lined avenue from Little Hyde Lane leading to an ornate brick wall and wrought iron gates and on to the coach house. This drive on the late nineteenth century ordnance survey map is shown as a track. The second house is approached from the original drive in Little Hyde Lane at the junction with Back Lane with <u>North lodge</u> at the entrance. <b>Another drive passes <u>South lodge</u> and originally led to the now demolished house.</b>’</i></p> <p>The historic core (composed of two chambers) of South Lodge is of timber frame construction, with central brick stack and entrance passage; these chambers are at a</p>				

higher level than the rear extensions and retain limited original fixtures of this unadorned, humble, lodge. Fenestration and the front door are later insertions.

As a modest dwelling, South Lodge is a contributor to the character of Little Hyde Lane and the wider open countryside setting; such positive contribution is held in the main by the original range which faces South. Evidence of the original configuration as a humble service dwelling is still distinguishable from the public highway today and, with its location, setting, and historical association with long-demolished 'The Hyde', provides attributes of local historical, architectural, and social significance. As North Lodge, at the crossroads of Little Hyde Lane and Back Lane (to the North) is substantially altered from its original configuration, these alterations and consequent derogation of heritage significance heighten the need to note and safeguard remaining historic significance at South Lodge.

#### 8. Age (insert ✓)

Pre-1840		1840-1913	✓	1914-1947		Post 1947	
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Exact date (if known):

#### 9. Authenticity (insert ✓)

	A single significant phase and which is largely intact
✓	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

#### 10. Aesthetic / Architectural Value

A humble dwelling representing vernacular tradition of the region: timber framed with later rendered elevations.

#### 11. Historic Value

An important remaining service lodge to The Hyde (that was destroyed by fire in 1965: Essex Gardens Trust 2019). It represents the infrastructure associated with prosperous early c18 country houses that were established in the locality

#### 12. Social / Communal Value

Once an important service lodge and therefore dwelling for estate workers of the prosperous country house 'The Hyde'

#### 13. Group Value

Once associated to the (now) much altered North Lodge

#### 14. Landmark / Townscape Value

A prominent location at the fork of Little Hyde Lane and the Track formerly leading to The Hyde.


#### 15. Archaeological Value

not researched							
16. Overall Condition (insert ✓)							
Good		Fair	✓	Poor		Very Poor	
Unknown		Notes:	PreApp 21/00588/FUL is on record				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				April 2022			

# SOUTH WEALD

## High House

1. Name	High House		
2. UID	SW-HH		
3. Address	High House Wigley Bush Lane		
4. Postcode	CM14 5QN		
5. Grid Ref	TQ 571 938		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	South Weald		



7. Description
An imposing red-brick three storey dwelling featuring high stacks with overhanging brick details, plant-on Chinese Chippendale boarding to the upper storeys, swept headers and attic rooms in gabled dormers: arts and crafts style. Impressive double fronted primary elevation symmetrical about the central pointed-arch porch. A dominant contributor to the streetscape. First shown on the 1873 Ordnance Survey

8. Age (Insert ✓)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							

Characteristic of well-built late Victorian residences, at a prominent location within the village, the red stock bricks and well considered architectural details give a sense of permanence to an imposing residential building.

#### 11. Historic Value

#### 12. Social / Communal Value

#### 13. Group Value

#### 14. Landmark / Townscape Value

Located adjacent to the sharp bend in the highway, on the west side of the road that lies lower than this substantial property, 'High House' presents itself as a dominant but well-considered feature of the streetscape

#### 15. Archaeological Value

#### 16. Overall Condition

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	The building contributes positively to the streetscape and the setting of immediately adjacent Grade II, and II* listed buildings.				

#### 17. Recommended for inclusion

Yes

✓

No

#### 18. Date of assessment

12 April 2022



## Jewels Farm – South Weald Barn

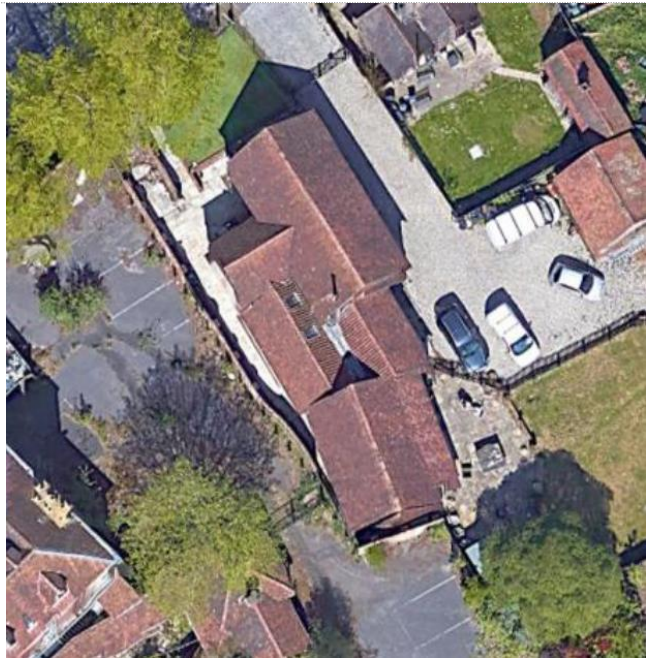
1. Name	Jewels Farm – South Weald Barn			
2. UID	SW-JF			
3. Address	Jewels Farm Weald Road			
4. Postcode	CM14 5QJ			
5. Grid Ref	TQ 572 938			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	South Weald			

Image taken 12-4-2022 from Weald Road

Image taken 12-4-2022 from forecourt of *The Tower* (former) PH

Clearly visible but un-named on 1873 OS

Possibly present on 1777 Chapman and Andre map .



Google satellite

### 7. Description

Traditional black weatherboarded timber framed barn with midstrey to South West opening onto the open ground formerly used as The Tower PH carpark. Access not requested April 2022. Second weatherboarded timber barn lies immediately to the south connected to the main barn by two single storey apex extensions linking front and rear of the property and forming a central valley gutter. Significance derives from the pre c18 origin, traditional construction methods and materials and possible association with the property where Grade II listed The Tower PH now stands. The unmistakable traditional timber building contributes to the setting of the immediately adjacent listed building and the Grade II\* St Peter's Church across the road.

### 8. Age (insert ✓)

Pre-1840	✓	1840-1913		1914-1947		Post 1947	
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Exact date (if known):

### 9. Authenticity (insert ✓)

	A single significant phase and which is largely intact
✓	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

Traditional black weatherboarded timber framed barn set back from the Weald Rd. Midstrey clearly visible from public right of way

### 11. Historic Value

A long-standing agricultural building within the heart of this rural community

12. Social / Communal Value							
13. Group Value							
14. Landmark / Townscape Value							
A positive contributor to the rural streetscape.							
15. Archaeological Value							
Not researched							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	The building contributes positively to the streetscape and the setting of adjacent Grade II and II* listed buildings.				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

## Vergers Cottage

1. Name	Vergers Cottage		
2. UID	SW-VC		
3. Address	52 Weald Road South Weald		
4. Postcode	CM14 5QJ		
5. Grid Ref	TQ 572 938		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	South Weald		




Image taken 12-4-2022

Clearly shown on 1896 OS (but absent on 1873 OS)

### 7. Description

A humble, single storey red brick-built dwelling with bay window and gabled entrance hallway to the front and prominent central triple stacks. Whilst extended to the east and south, the original dwelling with Flemish bonded brickwork is clearly discernible from the stretcher-bonded side extension. Decorative barge boards featuring trefoil and circular designs present on all gables. All reveals have moulded sills and heads .

### 8. Age (insert ✓)

Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
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Exact date (if known):

### 9. Authenticity (insert ☐)

	A single significant phase and which is largely intact
	A single significant phase with some alterations and/or extensions
<input checked="" type="checkbox"/>	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

A humble brick-built rural dwelling

### 11. Historic Value

Its location suggests association with the National School (visible on the 1873 and 1896 OS) that once lay to the east (now replaced by two residential properties) or potentially to St Peter's Church.

### 12. Social / Communal Value

13. Group Value							
14. Landmark / Townscape Value							
A positive contribution to the rural streetscape							
15. Archaeological Value							
16. Overall Condition							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	Need research to verify association with the historical National School that lay to the east.				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			



## Weald Hall

1. Name	Weald Hall			
2. UID				
3. Address	Weald Hall Wigley Bush Lane			
4. Postcode	CM14 5QP			
5. Grid Ref	TQ 572 934			
6a. Conservation Area	Yes		No	✓
6b. If yes, which CA	(south of South Weald CA)			




Image taken 12-4-2022


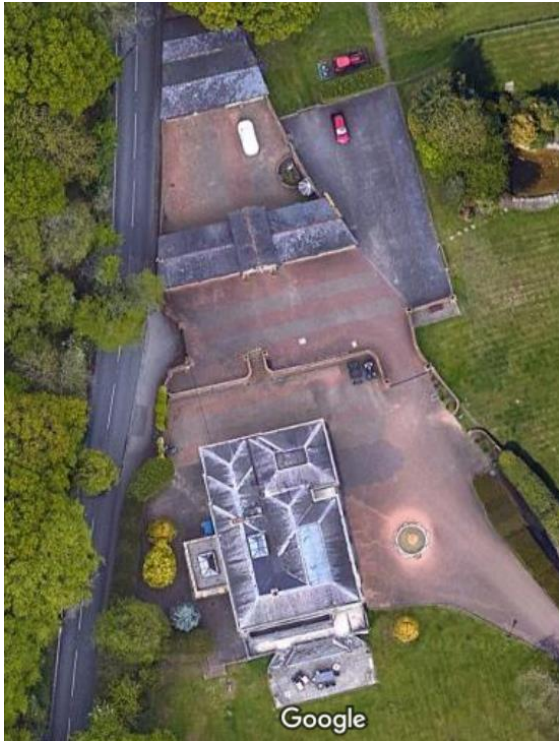


Image taken 12-4-2022



Google satellite viewed May 2022

Shown as 'The Vicarage' on 1873 OS immediately opposite Vicarage Wood





Marked as 'The Parsonage' on Chapman and Andre 1777

### 7. Description

An imposing, substantial double pile brick-built country farmhouse with original brick outhouses; surrounded by high brick walls. Flemish bonded Essex yellow bricks, Georgian style six-over-six horned sash windows, rubbed headers, stone cills, shallow pitch pyramidal (hipped) natural slate roofs. Interior inspection not requested April 2022.

### 8. Age (insert ✓)

Pre-1840	✓	1840-1913		1914-1947		Post 1947	
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Exact date (if known):

### 9. Authenticity (X)

	A single significant phase and which is largely intact
✓	A single significant phase with some alterations and/or extensions
	A single significant phase with significant alterations and/or extensions
	The asset is of multiple significant phases

### 10. Aesthetic / Architectural Value

Imposing Georgian architecture reflecting mid c18 prosperity.

### 11. Historic Value

Historical association of this imposing residential parsonage with the Church reflects the prosperity of the Church in the c18.

### 12. Social / Communal Value

### 13. Group Value

### 14. Landmark / Townscape Value

Although largely concealed from view by the perimeter walls its location opposite the associated 'Vicarage Wood' and remaining traditional farm buildings and outhouses contribute positively to the rural setting and streetscape.

#### 15. Archaeological Value

Not researched

#### 16. Overall Condition

Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	A historic property currently with no other heritage protection				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			

# THORNDON PARK

## Thorndon Gate House

1. Name	Thorndon Gate House		
2. UID	TP-TGH		
3. Address	Thorndon Gatehouse Thorndon Gate Ingrave		
4. Postcode	CM13 3RG		
5. Grid Ref	TQ 622 921		
6a. Conservation Area	Yes	No	<input checked="" type="checkbox"/>
6b. If yes, which CA	Just East of Thorndon Park CA		




Image taken 12-4-2022

The property is clearly shown on the 1873 OS as 'School (girls)'. It is marked as 'School' on the 1939 OS but not so on the 1960 survey.

**7. Description**

Entitled 'Thorndon Gatehouse': A remarkable English-bonded brick-built two-storey building of modest proportions with rusticated brick quoins, heavy dentil eave course, and an adjacent chapel. Marked 'School (girls)' on 1873 OS and as 'School' on 1939 OS, the property is now in residential use and a flat-roofed two-storey extension to the west now joins the chapel to the main property via an entrance way. Main structure and chapel both feature natural slate roof coverings. Tripartite and round-arch sliding sash fenestration with brick reveals are prominent features. The rooftop cruciform, and Mary and Christ figure within a brick niche on the North elevation of the chapel, are prominent ecclesiastical features. The historical use of the building, its architectural styling and prominent detailing contribute to heritage significance and streetscape.

<b>8. Age (insert ✓)</b>						
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947
Exact date (if known):						
<b>9. Authenticity (X)</b>						
	A single significant phase and which is largely intact					
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					

10. Aesthetic / Architectural Value							
Prominent ecclesiastical embellishment and well-executed brick detailing provide distinctive aesthetic and architectural value							
11. Historic Value							
Not yet researched but undoubtedly associated with nearby St Nicholas Church and its former use as a Gatehouse for Thorndon Hall (nearby to the West)							
12. Social / Communal Value							
Historical use for educational and ecclesiastical purpose provides social and community values.							
13. Group Value							
14. Landmark / Townscape Value							
Although partly concealed by trees, the distinctive architectural styling and detailing provide a positive contribution to the streetscape..							
15. Archaeological Value							
Not researched							
16. Overall Condition (insert ✓)							
Good	✓	Fair		Poor		Very Poor	
Unknown		Notes:	The historical use of the building, its architectural styling and prominent detailing contribute to local heritage significance				
17. Recommended for inclusion				Yes	✓	No	
18. Date of assessment				12 April 2022			