Maldon District Heritage at Risk Register 2018

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Planning Policy
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Maldon District Council
Introduction

Policy D3 of the Maldon District Local Development Plan sets out the Council’s commitment to maintaining an up-to-date ‘heritage at risk register’. This register contains the details of historic buildings known to be at risk of survival through neglect or decay, and those vulnerable to future deterioration.

The document is an inventory of each of the historic buildings currently regarded as ‘at risk’. The primary aim of the register is to highlight the plight of these buildings to current owners and local communities and encourage immediate care and their future conservation. In some cases long term conservation may be instigated by a new owner, however inclusion on the register does not imply that a building is for sale.
Examples of repairs undertaken on buildings at risk within the last year

The rear of 1-3 High Street, Maldon, prior to removal of ivy

The rear of 1-3 High Street, Maldon, following removal of ivy and roof repairs

Eastcroft, Purleigh, before sole plate replacement

Eastcroft, Purleigh, following sole plate replacement

The Officers’ Mess, Stow Maries Aerodrome, prior to re-roofing and window reinstatement

The Officers’ Mess, Stow Maries Aerodrome, following re-roofing and window reinstatement
Inventory of Heritage At Risk in the Maldon District

Criteria for inclusion - condition and prioritisation

Buildings are considered to be at risk due to their physical condition, and in some cases, their use and occupancy. Priority depends on the rate of decay and potential loss of significant fabric. For instance a masonry building whose roof has collapsed many years ago is less of a priority than a timber framed building whose roof has recently failed.

Priorities

A - Immediate risk of further rapid deterioration. No solution agreed.
B - Immediate risk of further rapid deterioration. Solution agreed but not yet implemented.
C - Slow decay. No solution agreed.
D - Slow decay. Solution agreed but not yet implemented.
E - Under repair or in fair condition, but no user identified; or under threat of vacancy with no obvious new user.
F - Repair scheme in progress or to be implemented imminently.

Condition

Good - Structurally sound, weathertight, no significant repairs required at present.
Fair - Structurally sound, but needing minor repairs or lacking general maintenance.
Poor - Deterioration of building fabric, ineffective rainwater goods, vandalism.
Very bad - Structural failure, instability or loss of significant area of roof covering leading to major damage to the interior. Significant damage due to major fire or flood.
BRADWELL-ON-SEA

Former stables south-west of Bacons, Bacons Chase

Designation: Grade II listed

Priority: A - Immediate risk of further rapid deterioration. No solution agreed.

Condition: Very bad – An adjoining cartlodge has collapsed. The gable-end tie beam has become so decayed that it has snapped in two. Areas of missing cladding mean the building is not satisfactorily weathertight.

Date registered: 2004

Ownership: Private

For Sale: No

Summary: Redundant Georgian farm building.
BRADWELL-ON-SEA

Former threshing barn south-west of Bacons, Bacons Chase

Designation: Grade II listed
Priority: C – Areas of missing cladding and invasive ivy growth
Condition: Fair – Appears to be structurally sound, but ivy growth needs to be cut back and some areas of cladding need to be reinstated.
Date registered: 2018
Ownership: Private
For Sale: No
Summary: This barn is particularly important. It dates from the late 1500s or early 1600s, making one of the oldest agricultural buildings to survive in the Maldon District. The building requires attention before more serious problems begin to develop.
BURNHAM-ON-CROUCH

Creeksea Place

Designation: Grade II* listed

Priority: E - This substantial house was derelict for many years, resulting in long-term deterioration of the building’s fabric. Localised leaks caused parts of the Tudor roof structure to decay. Following grant aid from English Heritage (now Historic England) the roof structure was supported by a system of timber shores and props which remain in place on each floor.

Condition: Poor – The building is weathertight. But internally, historic panelling and plaster finishes remain in a decayed and vulnerable condition.

Date registered: 1993

Ownership: Private

For Sale: No

Summary: At the time of writing a grant application is being considered by Historic England to fund structural repair of the 16th-century wing. If successful, the intention is for this work to be carried out in 2019.
GREAT BRAXTED

Wall surrounding the Braxted Park Estate

Designation: Grade II listed

Priority: F – Currently undergoing repair

Condition: Poor - The wall has suffered general deterioration, as well as occasional damage by vehicles on the road-side section.

Date registered: 2011

Ownership: Private

For Sale: No

Summary: Early-19th century wall, approximately four and a half miles long, enclosing the Braxted Park Estate. The cost of repairing the wall (estimated at £1.25m) is being funded by a scheme of enabling development in the form of 14 houses on the edge of the village. The repair work – undertaken by Bakers of Danbury and overseen by Ed Morton – commenced in 2016, with a s.106 agreement requiring completion by 2021. The repairs carried out so far, using traditional hot-lime techniques, are of an exemplary standard.
HEYBRIDGE BASIN

United Reformed Church, Basin Road

Designation: Within the Heybridge Basin Conservation Area and on the local list

Priority: A

Condition: Very bad - The building has been redundant for many years and is in an increasingly dilapidated state. There are signs that much of the timber-frame structure has become severely decayed.

Date registered: 2010

Ownership: Private

For Sale: No

Summary: Dates from the mid-19th-century expansion of Heybridge Basin, annotated as a Wesleyan Chapel on the 1875 OS map. It is a good example of a vernacular weatherboarded chapel and a significant landmark in an important position within the conservation area. Planning applications in 2008 and 2017 to convert the building to a restaurant have been refused. Maldon District Council commissioned the Mid Essex Historic Buildings Trust to undertake a Condition Survey and Feasibility Study in 2012. The option of residential conversion is complicated by the fact the building is situated in a flood zone.
LANGFORD

Homestead, Maldon Road

Designation: Listed grade II and within the Langford Conservation Area

Priority: D – Severely decayed windows and doors, temporary repair to roof. Solution agreed but not yet implemented

Condition: Fair – The building is structurally sound but lacks maintenance and redecoration. A temporary emergency repair carried out to the roof in 2015 is showing signs of deterioration. The front wall received a coat of white paint in 2018 but the windows remain in an extremely poor condition. The building is an eyesore in the conservation area, but is currently occupied.

Date registered: 2017

Ownership: Private

For Sale: No

Summary: The list description dates the house to the 18th century, but recent investigation has established that it incorporates the remains of a small late-medieval hall house. This means the house is the oldest in the centre of Langford, and of considerable significance. Listed building consent was granted in late 2016 to refurbish the house, including replacement windows and re-tiling the roof. The owner has been in ongoing dialogue with the Council’s enforcement team and the conservation officer. Consideration is being given to the service of a s.215 Notice requiring improvement of the building’s condition.
Maldon

144 and 144A High Street

Designation: Listed grade II and within the Maldon Conservation Area

Priority: C - Slow deterioration. No solution agreed.

Condition: Poor - The first-floor windows, render and parts of the timber-framed structure require repair. Otherwise the building is wind and weathertight.

Date registered: 1986

Ownership: Private

For Sale: No

Summary: This is a medieval hall and crosswing, later altered by the heightening of the hall, the application of render and the insertion of sash windows. Most of the ground-floor rooms have been refurbished and are in use, but the first-floor rooms remain derelict and in a poor condition. The lime render – which needs a limewash finish – is cracking and bulging in places with small areas having fallen off the building. In response to concerns raised by the conservation officer in 2018, the trustees which own the building have confirmed their intention is to repair the failed areas of render as soon as possible. The trustees have also instructed a specialist in oak-framed buildings to provide a report that will inform structural repairs to the rear corner of the building, which is currently propped by ‘stongboys’.
PURLEIGH

Eastcroft, Fambridge Road, Purleigh

Designation: Listed grade II

Priority: F - Repair scheme in progress.

Condition: Sound – The building is empty. Its roof and timber-framed structure has recently been repaired.

Date registered: 2017

Ownership: Private

For Sale: Yes, at time of writing

Summary: A timber-framed cottage, known from documentary evidence to have been built in 1799. The lead-glazed windows are original and a rare survival. The building became derelict in 2013 and its condition rapidly declined. Following negotiations with the conservation officer within the last year the house has been repaired and stabilised. Permission has been granted for a rear extension, windows have been repaired off site and will be reinstated once the refurbishment of the interior is complete. The builders and architect are in regular dialogue with the conservation officer.
SOUTHMINSTER

Pandole Wood

Designation: Scheduled monument

Priority: C - Slow decay. No solution agreed.

Condition: Poor – The monument is being gradually eroded by motorcyclists using the earthworks as a scrambling track.

Date registered: 2017

Ownership: Private

For Sale: No

Summary: This scheduled monument comprises substantial earthworks thought to represent an enclosure of late Iron Age or Roman date. A management plan was developed in dialogue with Historic England and the landowner which would have addressed many of the problems, but was dependent upon funding from a nearby housing development which was refused planning permission in 2016.
**SOUTHMINSTER**

**Former grain-drying unit, Southminster Hall Farm**

<table>
<thead>
<tr>
<th>Designation:</th>
<th>Grade II listed</th>
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<tbody>
<tr>
<td>Priority:</td>
<td><strong>C</strong> - Slow decay. No solution agreed.</td>
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<tr>
<td>Condition:</td>
<td><strong>Very bad</strong> - Many years ago the main roofs were covered by a form of felt, which quickly failed and led to the deterioration of the timber structure.</td>
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<tr>
<td>Date registered:</td>
<td>2004</td>
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<tr>
<td>Ownership:</td>
<td>Private</td>
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<tr>
<td>For Sale:</td>
<td>No</td>
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<tr>
<td>Summary:</td>
<td>This redundant late-19th-century brick-built grain drying unit is situated in the middle of a working farmyard. Over recent years, there have been various efforts to find a new viable use for this building. A feasibility study was prepared by the Mid Essex Historic Buildings Trust, with financial assistance from Maldon District Council and input from students on the MSc Building Conservation Course at Anglia Ruskin University. A report by the structural engineer Edward Morton in 2013 found that, due to extensive decay, little if any of the original roof or floor structures would be salvageable.</td>
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STOW MARIES AERODROME

Night flying store

Designation: Grade II* and in the Stow Maries Aerodrome Conservation Area.

Priority: C - Slow decay. No solution agreed.

Condition: Very bad – Following collapse of the roof structure the end walls have been shored up.

Date registered: 2012

Ownership: Private

For Sale: No

Summary: One of twenty four original buildings remaining at Stow Maries World War One Aerodrome. Following collapse, the materials were recorded and the salvageable timber trusses put into storage. It is the long-term aim of the Aerodrome Trust to reconstruct the building.
**STOW MARIES AERODROME**

**Officers’ Mess**

Designation: Grade II* and in the Stow Maries Aerodrome Conservation Area.

Priority: F - Repair scheme in progress

Condition: Fair – Grant funding from Historic England and WREN has recently enabled the repair of the roof, and the reinstatement of windows

Date registered: 2012

Ownership: Private

For Sale: No

Summary: This E-shaped complex is the largest original building to survive at Stow Maries World War One Aerodrome. Only two other Royal Flying Corps Offices Messes are listed in this country. The interior is remarkably unaltered with a good survival of internal fixtures and fittings. Expert paint analysis undertaken in 2018 revealed a vibrant original internal paint scheme.
Isometric cutaway reconstruction of the Officers' Mess at Stow Maries Aerodrome, illustrating the original paint scheme established by paint analysis undertaken in 2018. Drawing by Tim Howson.
STOW MARIES AERODROME

Officers’ Quarters

Designation: Grade II* and in the Stow Maries Aerodrome Conservation Area.

Priority: D - The buildings have been stabilised by structural shoring. At the time of writing the westernmost building is in the process of having permanent structural reinforcements introduced.

Condition: Poor – Rusted hoop iron has caused failure of the brick walls. The eastern range has suffered considerable structural movement and has developed several large cracks.

Date registered: 2012

Ownership: Private

For Sale: No

Summary: Three of the twenty four original buildings remaining at Stow Maries World War One Aerodrome. Each of the three parallel ranges is connected at the southern end by a block for toilets and washroom which has partially collapsed. Listed building consent was granted in 2018 for stabilisation works which are being supported by grant assistance from Historic England. Comprehensive refurbishment of these buildings is currently the subject of a bid for Heritage Lottery Funding. A more bespoke approach to the stabilisation of the eastern range has been required to avoid disturbance of important paint schemes discovered in 2018.
STOW MARIES AERODROME

Women’s Hostels

Designation: Grade II* and in the Stow Maries Aerodrome Conservation Area.

Priority: D - Slow decay. Solution agreed but not yet implemented.

Condition: The western building is very bad and the other is poor. The western block collapsed during strong winds in November 2015. This event highlighted the fragility of the buildings on the site and galvanised the Trust to install structural shoring throughout the site.

Date registered: 2012

Ownership: Private

For Sale: No

Summary: Two of the twenty four original buildings remaining at Stow Maries World War One Aerodrome. Listed building consent was granted in 2018 to carry out further stabilisation work to the eastern building which is due to commence shortly.
STOW MARIES AERODROME

NCO Accommodation block

Designation: Grade II* and in the Stow Maries Aerodrome Conservation Area.

Priority: F – Stabilisation and repair work almost complete.

Condition: Fair – The building has been fully stabilised by internal steel supports and a new reinforced floor. Replica steel windows are due to be installed imminently at the time of writing.

Date registered: 2012

Ownership: Private

For Sale: No

Summary: One of the twenty four original buildings remaining at Stow Maries World War One Aerodrome. A single building with a long corridor plan. Used for domestic purposes after the war. Refurbishment for use as an office is almost complete.
TILLINGHAM

Peculiar People's Chapel

Designation: On the local list and within a conservation area

Priority: D – Derelict and deteriorating. The grounds are becoming overgrown.

Condition: Poor

Date registered: 2017

Ownership: Private

For Sale: No

Summary: Victorian timber-framed chapel built for the Peculiar People, a particular branch of non-conformity in Essex. Planning permissions were granted in 2010 and 2015 to convert the chapel to a house but these have not been implemented. The owners have been written to about the condition of the site and the building. Consideration is being given to the service of a s.215 Notice to improve the condition of the site and the building.
TOLLESBURY

Bourchier’s Barns, Back Road, Tollesbury

Designation: Grade II listed
Priority: D - Slow decay. Solution only partly implemented
Condition: Poor
Date registered: 2010
Ownership: Private
For Sale: No
Summary: The site contains an attached pair of Georgian threshing barns, which are grade II listed, and five Victorian animal shelter buildings which are curtilage listed. The Georgian barns are the most significant structures on the site, but the Victorian buildings are also of considerable significance, as good quality examples of their type, reflecting the increased emphasis upon livestock in the later 19th century. Permission was granted in 2013 to refurbish all the historic buildings on the site, but four of the five Victorian buildings remain in need of repair, typically exhibiting slipped roof tiles, failed guttering and areas of decayed brickwork. The owner plans to carry out some repairs over the winter, and has given permission for Essex County Council to use the site for its training courses on the repair of traditional brickwork.
TOLLESBURY

Byre at Bohuns Hall, Church Street

Designation: Grade II listed
Priority: A – Parts of the timber frame are extremely decayed.
Condition: Very bad
Date registered: 2004
Ownership: Private
For Sale: No
Summary: Redundant Georgian timber-framed byre. A decision to refuse residential conversion was upheld at appeal in 2011. Minor works were carried out in 2017 including cutting back ivy and the reinstatement of temporary cladding. At the time of writing, the owner and the conservation officer have arranged to meet on site to consider the condition of the building and options of its reuse.
TOLLESBURY

Granary at Woodrolfe Creek, Tollesbury

Designation: Grade II listed
Priority: C - Slow decay. No solution agreed.
Condition: Poor
Date registered: 1995
Ownership: Private
For Sale: No
Summary: A 19th-century timber-framed granary / store. Originally 1 ½ storeys in height, the building was heightened c.1920 and the roof was replaced. In the past, options for reuse of the building have been investigated by the Mid-Essex Building Preservation Trust. It also featured on the third series of BBC’s Restoration. Temporary stabilisation works – in the form of internal shoring – were undertaken with grant assistance from Maldon District Council.
WICKHAM BISHOPS

Timber Trestle Viaduct at Wickham Place

Designation: Scheduled Monument

Priority: A - Immediate risk of further rapid deterioration. No solution agreed.

Condition: Very bad – Extensive decay has led to structural failure of parts of the viaduct.

Date registered: 2007

Ownership: Essex County Council

For Sale: No

Summary: Timber trestle viaduct built in 1847 as part of the now redundant Witham, Maldon and Braintree Railway Line.
WOODHAM MORTIMER

Obelisk opposite Woodham Mortimer Hall

Designation: Grade II listed
Priority: C - Slow deterioration. No solution agreed.
Condition: Poor
Date registered: 2012
Ownership: Private
For Sale: No

Summary: Erected in 1825 by the Coopers Company to commemorate William Alexander's bequest of his estate at Woodham Mortimer. The monument has suffered from a lack of general maintenance. The railings have rusted at their base and some of the stone plinths have split. The railings also appear to have been knocked and bent. The stone monument would also benefit from general conservation.