

Draft List of Local Heritage Assets in **Heybridge**



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Introduction

The Maldon District contains over a thousand nationally listed buildings, which are protected by law. It has also been recognised that there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Maldon District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on a 'local list' does not of itself bring any additional consent requirements over and above the existing requirement for planning permission, but it does mean that a building's heritage significance will be a material consideration in the planning process. The following criteria have been developed to help identify those buildings which merit inclusion on the Parish Lists of Local Heritage Assets. As with the national lists the word 'building' can apply to any type of permanent structure.

1. Age and integrity

- a. All buildings which retain a significant degree of pre-1840 architectural character in terms of form, materials and stylistic detailing or for which there is realistic potential for restoration of that character.
- b. 1840-1880 buildings that are reasonably complete and of good local architectural and historic interest
- c. 1880-1945 buildings that are substantially complete and of very good local architectural and historic interest
- d. Post 1945 buildings that are wholly complete and of an outstanding level of local architectural and historic interest
- e. Buildings which are valued as rare examples of a particular type

2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

3. Architectural Interest

- a. Important examples of a past type or style
- b. Quality materials, detailing and workmanship
- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

This document lists the buildings in the parish of Heybridge which have been identified as meeting the above criteria.



Springfield Cottages

Photograph taken May 2019

Description

This group of 20 semi-detached dwellings was erected on land purchased in 1903 by Bentalls, the local iron foundry and manufacturer of agricultural implements. The houses were built around 1912, in a distinctive Arts and Crafts style. In contrast with other examples of industrial housing in the parish, the superior design, materials and detailing of Springfield Cottages demonstrates that they were specifically tailored for managerial staff. Each 1 ½ storey cottage is brick built, with roughcast rendered elevations and a smooth rendered dado capped by a brick string course. The roofs are covered in plain red clay tiles and are hipped over the main part of the house with forward set asymmetrical gabled crosswings to the end bays and catslide roofs extending down over porched entrances. Imitation timber-framing is applied over some porches and at the apex of some of the crosswings. In the majority of cases the original fenestration has been replaced.

Significance

This group of early-20th-century industrial houses is reasonably complete and of very good local architectural interest. The buildings display high quality materials and detailing. The houses have local historical interest as houses built for the senior employees of Bentalls iron foundry.



Colchester Road, Well Terrace

Photograph taken May 2019

Description

This terrace of eight two-storey yellow-brick cottages was constructed in the mid-late-19th century for employees of Bentalls iron foundry. In contrast with other examples of industrial housing in the parish, the increased level of architectural detailing to Well Terrace reflects the heightened status of these cottages and their allocation to supervisor-level employees. This status is manifest in the fabric by the use of good-quality London Stock brick and the contrasting yellow brick voussoirs of the window apertures, decorative relieving arches and half-round rubbed brick arches and glass fanlights of the principal entrances. Most of the windows and doors are modern replacements.

Significance

This terrace of mid-late-19th-century cottages is reasonably complete and of very good local architectural interest. The buildings display high quality materials and detailing. The houses have local historical interest as houses built for the senior employees of Bentalls iron foundry.



Goldhanger Road, Heybridge Cemetry Chapel

Photograph taken May 2019

Description

This cemetery chapel was built in 1887 of London Stock bricks with stone dressings and clay-tiled roofs. It was built on a T-shaped plan in the Gothic-Reival style with pointed-arch doorways and traceried windows. The principal gabled elevation features a central circular traceried window, with the date 'A.D. 1887' carved in stone above. Either side of the main arched doorway is a carved inscription at dado level reading 'BLESSED ARE THE DEAD WHICH DIE IN THE LORD'. This is now a non-denominational chapel incorporating no religious symbols so that memorial events for those of various religions, or none, can be commemorated there (Claydon, 178).

Significance

This is substantially complete Victorian cemetery chapel of very good local architectural and historic interest, displaying high quality materials, detailing and workmanship. Because of it function, the buildings holds considerable social and communal value.



Goldhanger Road, Salcote Maltings

Photograph taken 26 June 2016

Description

This substantial former maltings was designed by the County Architect, Frederick Chancellor in 1893-5. It is constructed of London Stock brick with red-brick dressings, slate roofs and three pyramidal kilns. It originally had three malting floors. The building was converted to housing c.1997, but was done in a way that has preserved the building's essential form and character.

Significance

This is a good example of a substantial late-Victorian maltings, attributed to a notable architect. Although its architectural interest has been eroded by residential conversion, it remains a locally significant survival of industrial heritage, and is an imposing feature in views from the river.



Hall Road, Maltings

Photograph taken May 2019

Description

This maltings complex is thought to date from the 1860s. It is partly of brick and partly of timber framing clad in black weatherboarding. Each of the main components of the maltings complex has survived though in a considerably altered state. The buildings are arranged in a linear form, running north-east to south-west on the edge of the higher ground adjoining Heybridge Creek and the River Blackwater. At the north east end of the complex is a barley store / office. To the south of barley store is the malthouse, a long painted brick structure built in pier and panel form with coggled bricks at cornice level. To the south of the malthouse is the kiln which has thicker brick walls and an iron fire proof door at first floor height. The pyramidal roof of the kiln has been replaced and the first floor removed. To the south of the kiln and cranked in orientation so that it is parallel to the River Blackwater is the maltstore. There are four blocked arches on the southern ground floor elevation of the maltstore which would have provided access to a former wharf for loading malt onto barges. The buildings have been sympathetically converted into workshops.

Significance

This is a reasonably complete example of a mid-19th-century maltings complex. It is a valuable survival of local industrial heritage.



Holloway Road, No.

Photograph taken May 2019

Description

This former pair of cottages (now a single dwelling) was built in 1821 according to a date plaque on the front elevation. The building is two storeys in height constructed of red bricks with a slate roof and central chimney stack. It retains 19th-century margin-glazed sash windows on its principal elevation.

Significance

This is a well-preserved example of a pair of early 19th-century brick cottages. It displays simple but good-quality materials and detailing. It is an attractive presence in the street-scene, featuring at one end of a row of picturesque historic houses on this side of Holloway Road (the other houses being somewhat older, and grade II listed).



The Square, Nos 5-13

Photograph taken May 2019

Description

This was the first range of cottages built by Bentalls, the local manufacturer of agricultural implements, to house its workers early in the 19th century. A plaque within a blind window to the central range is dated 1827. The two-storey cottages are built of red brick with slate roofs. Window and door openings are topped by rough brick segmental heads. The terrace lies perpendicular to the street frontage, canting slightly to accommodate the bend in the road. A bay window inserted into No. 7 signifies its later use as a shop. Most windows and doors are modern replacements.

Significance

While the architectural interest of this terrace is limited by its plain detailing and altered fenestration, it is of notable local historic value as the earliest example of industrial housing in the parish, built by Bentalls.



The Street, The Waring Room

Photograph taken May 2019

Description

This building incorporates a former school at the eastern end built in 1869 in remembrance of the Rev. F. J. Waring. The Waring Room was added to the west of the school in 1888 (Claydon, 125). The buildings are single-storey in height, built of red brick with slate roofs. The part which was the school presents a gabled elevation to the street with a pointed-arched doorway, polychromatic brick decoration and a carved stone band reading 'ST ANDREWS IN MEMORIAM SCHOOLS'.

Significance

This is a relatively unaltered late-Victorian building of good local architectural and historic interest. It is built of quality materials and the school part incorporated some good decoration. It makes a positive contribution the streetscene, sharing group value with Grade I listed Church of St Andrew opposite. Because of its historic functions, the building is of communal and social value.

Sources

Claydon, B.: *In and around Heybridge in the nineteenth and twentieth centuries* (2012)

Crosby, Garwood and Corder-Birch: *Industrial Housing in Essex* (Essex County Council, 2006)