

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



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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 parishes of Maldon which have been identified as meeting the above criteria.



Butt Lane, Maldon Baptist Church

Photograph taken 26 March 2019

Description

This Baptist church was constructed in 1896, replacing an earlier 'corrugated iron' chapel on the same site. It was designed by P. M. Beaumont and built by A. Baxter. The foundation stones were laid by Leonard Bentall (Mayor), Thomas and Joseph Sadler, and Revd. Morris (Minister). The church is constructed of yellow stock bricks with red brick bands and arches in the Early-English gothic style. The windows are lancet shaped. The principal Butt-Lane elevation is gabled and has a small gabled porch. A rear schoolroom, designed by William Hayne, was added in 1914. It is built of yellow stock brick to match the church, and has long lead-glazed clerestorey dormer windows. The buildings have had their slate roofs replaced by concrete tiles, but are otherwise little altered. The schoolroom was requisitioned as a military hospital during the Great War.

Significance

The church of 1896 and the schoolroom of 1914 are well preserved and of very good local architectural and historic interest. High quality materials and detailing have been deployed as part of architect-designed schemes. The buildings possess considerable communal and historic interest due to their historic functions, and associations with notable figures in the town's history.



Butt Lane, Nos 19, 21 & 23

Photograph taken October 2018

Description

This row of cottages dates from the late-18th or early-19th century. The cottages are 2-storeys in height with timber-framed walls partly rendered and partly weatherboarded, and have roofs clad in handmade clay tiles. The front windows are mixture of vertically sliding sash windows and side-hung casements. The right-hand front corner of the building has been rounded-off at ground-floor level.

Significance

This is a reasonably well-preserved example of a row of Georgian cottages, displaying quality traditional materials and detailing. Its irregular form and combination of materials makes it a picturesque feature in the street-scene.



Cherry Garden Road, Water Tower

Photograph taken October 2018

Description

This Modernist-style water tower was built in the 1930s when a ‘bulk metered’ water supply was made available from the Southend Waterworks Company (Williams, 2009). Constructed of white-finished concrete, the tower is cylindrical in shape, its tank supported by an arcade of slender square-section piers and semi-circular arches. Architectural plans for the tower, dated 1931, are held at the Essex Record Office (ref. D/B 3/14/53).

Significance

Architecturally, this water tower is a striking and elegant landmark, making a valuable contribution to the skyline. It displays quality detailing and appears little altered. It has local historic interest for its place in the history of Maldon’s water supply.



Church Street, Nos 23, 25, 27 & 29

Photograph taken October 2018

Description

This is an early-19th-century terrace of four painted-brick cottages. It is 2 storeys in height, with a hipped slate roof and four grey-brick chimney stacks. The front window and door openings have pointed-arched heads, giving the terrace a distinctive appearance.

Significance

This is a well-preserved example of an early-19th-century terrace of cottages with a striking frontage of pointed-arch window and door openings.



Coach Lane, Former Tourist Information Centre

Photograph taken October 2018

Description

This small early-20th-century building has had various uses, including public toilets and tourist information centre. It has a pitched roof covered by clay tiles, walls of decorative imitation timber framing, a tall plinth of glazed bricks, and mullion-and-transom windows.

Significance

This is a well-preserved early-20th-century building, of good architectural quality, displaying a high standard of materials and detailing.



Cromwell Hill, Cromwell House

Photograph taken August 2010

Description

This imposing house was built c. 1880 for Arthur Evans, a Maldon Solicitor. It is built of yellow brick with white-painted stone or stucco dressings and slate-covered roofs. Decorative embellishments to window and door surrounds include anthemion and Greek-key motifs.

Significance

This is a good example of a well preserved and substantial late-19th century house. It displays good quality materials, decoration and detailing.



Dykes Chase, Hillyfield

Photograph taken October 2018

Description

This timber-framed and slate-roofed house was built in 1925, according to a plaque above the entrance. The plans, which were approved by the Borough Council in September 1924, are held at the Essex Record Office (ref. D/B 3/22/293). The owner and builder was Harvey Hunt. The house is of an unusual form, comprising a central two-storey element topped by a pyramidal roof, surrounded all four sides by ground-floor lean-tos. The timber-framed structure is partly clad in weatherboarding and partly finished with imitation decorative timber framing. Some of the ground-floor openings are topped by small gables. The windows are of a variety of different forms, including some which are lozenge shaped.

Significance

This is a well-preserved early-20th-century house, of unusual form, displaying good quality materials and detailing.



Fambridge Road, Plume School (only the early-20th-century parts)

Photograph taken May 2019

Description

The Plume School was built in 1907 to designs by P. M. Beaumont. It is an imposing building of red brick, two storeys in height, with a frontage of twelve bays plus three wider gables and a central clock tower. Extensions, including a hall and library wing, were added in 1932, probably by J. Stuart, County Architect. The central tower had its clock and light added in remembrance of former pupils killed in both world wars.

Significance

The early-20th-century parts of the school possess local heritage significance as good-quality architect-designed buildings, displaying quality materials and detailing. The buildings also have communal value for the place they hold in the history of education in Maldon. The later 20th and 21st-century ranges are of no heritage significance.



Fullbridge, Waterside Granary

Photograph taken August 2018

Description

This timber-framed and weatherboarded structure was built as a granary early in the 19th century. The hipped roof has a 20th-century corrugated-metal covering. An off-centre taking-in door has part of the pulley system remaining. The roof is of queen-post construction with clasped purlins and a ridge plank. Some of the tie beams have bolted knee braces. The first-floor structure has been removed from much of the building.

Significance

Despite significant alterations in the 20th century, this building's historic form and character remains legible. It has local architectural and historic interest as part of the industrial townscape of Fullbridge.



Gate Street, 1-3

Photograph taken October 2018

Description

This property was developed in the 1840s for a Maldon solicitor. It was completed by 1847 (ERO ref. D/DCF T306). It is a two-storey red-brick building with clay-tiled roofs. It has an 8-bay frontage with a pair of gables at either end and a plat band about half way up the wall. It presents a regular arrangement of multi-paned sash windows and a pair of front entrances with pedimented door-surrounds.

Significance

This is a good example of a purpose-built early-Victorian solicitors' premises. Externally it is well preserved, presenting simple but good-quality materials and detailing.



High Street, Police Station

Photograph taken August 2017

Description

This police station was built in 1913 to designs by the County Architect F. Whitmore. It is a two-storey building of complex, asymmetrical plan-form, constructed from brick with stone dressings and clay tiled roofs. In the centre of the frontage is a narrow two-storey projection topped by a shaped gable with scrolled feet. The eaves of the roofs project in the form of deep modillion cornices. At the time of writing the building is redundant, with the windows boarded up.

Significance

The building has considerable architectural interest as a well-preserved early-20th-century police station of very good architectural quality. It is a highly attractive landmark building, occupying a prominent position at an entrance to the most historic part of the High Street.



High Street, No. 17

Photographs taken October 2018

Description

This is a late-Victorian townhouse, of three storeys and an attic. It has a well-preserved façade comprising a ground-floor shop front of painted-timber with scrolled brackets, and upper storeys of red brick with embellishments of grey brick and pink ornamental terracotta.

Significance

This is a well-preserved late-Victorian townhouse with high-quality materials and decorative detailing.



High Street, Nos 49-51

Photograph taken October 2018

Description

The previous building on this site was destroyed by the great fire of 1892. After the fire the site lay vacant until the current building was erected c.1907. It was designed by P. M. Beaumont in a Tudor style with imitation timber-framing. It of two storeys with an attic level, the first floor jettied over the ground floor, the attic served by two large front dormer windows. The post office was located here from the time the building was erected until 1980.

Significance

This building is a good example of early-20th-century Tudor Revival architecture, attributed to an accomplished Maldon architect. Its local value derives partly from its visual relationship with other buildings along this part of the High Street, which were also built following the fire of 1892 and display an eclectic variety of architectural styles.



High Street, No. 61

Photograph taken October 2018

Description

This property was re-built in 1882 following a fire which destroyed the preceding building. It turns the corner to address the junction between High Street and Market Hill. It is mainly 2-storeys in height but with a gabled wing of 2 ½ storeys at the northern end fronting onto Market Hill. At the corner of the building the wall is canted and the roof is hipped. The building is constructed of brick which is partly plastered and partly exposed, and its roofs are clad in clay tiles with decorative ridge tiles. The ground floor is composed of plastered brick piers with shop display windows in between. There are canted oriel windows on the first floor. The upper part of the wall to the gabled wing is finished with vertical tiling.

Significance

This is a well-preserved building of c.1882 displaying quality materials, detailing and workmanship. It makes a positive contribution to the character of the street-scene.



High Street, Outbuilding to the rear of No. 112

Photograph taken October 2018

Description

This unusual outbuilding was constructed in the mid-19th century using a combination of London Stock bricks and soft red bricks. It is a tall building on a small footprint and has louvred openings near the tops of the walls. It is thought to have been built as food store – most likely to air-dry bacon or to store cheese – for the grocery business then occupying No. 112 High street (Hillman-Crouch, 2018). It has recently been converted to a holiday apartment.

Significance

This is a reasonably complete mid-19th-century food store; a good example of an unusual building type. It is constructed of quality materials. Its tall and narrow proportions lend it a quirky charm.



High Street, Nos 127 - 129

Photograph taken October 2018

Description

This substantial townhouse was built in 1877 according to a plaque on the rear elevation. It is of three storeys and an attic, constructed of London Stock bricks with red brick dressings, and has a hipped roof covered in clay tiles. The front elevation features oriel windows and pairs of sash windows flanked by red brick pilasters. The façade is embellished with several moulded terracotta panels depicting various foliate motifs.

Significance

This a finely detailed and imposing townhouse of 1877, the principal elevations of which are well preserved.



High Street, King George Parade

Photograph taken May 2019

Description

This long three-storey Modernist-style brick block was designed by David E. Nye in 1934-5. It was built by a local labour force in 1936 under Messrs. Smith of Norwood. The upper storeys of the principal elevation are composed of alternating horizontal bands of red and brown brickwork. Most of the original Crittall windows have been replaced. The building is curved on the junction of High Street and Wantz Road. The building originally included the Embassy Cinema at its east end (demolished in 1985 and replaced by Embassy Court). At the opposite end, on the corner of Wantz Road, the ground floor unit was originally a car showroom.

Significance

This is an isolated example of early-20th-century Modernist-style architecture in Maldon. It is a striking building of good quality materials, and remains of good local architectural interest despite replacement windows and modernised shopfronts.



High Street, Maldon Methodist Church

Photograph taken October 2018

Description

This was built as a Wesleyan church in 1861 by Thomas King of Maldon, to the designs of James Moore of Great Totham. It is a two-storey edifice constructed of London Stock bricks with grey brick dressings. Its principal, gabled elevation has a central two-storey porch under a hipped roof. The windows on the ground floor have segmental arches, whereas those on the first floor have semi-circular arches. There is a circular mosaic panel beneath the apex of the gable. The gable bargeboards are supported by shaped brackets.

Significance

This is well preserved mid-19th-century church and of very good local architectural and historic interest. High quality materials and detailing have been deployed as part of a well-designed scheme. The building possesses considerable communal value.



High Street, milestone outside the entrance to Embassy Court

Photograph taken October 2018

Description

A small, cube-shaped milestone. Maldon 0; London 38 miles. Date unknown, probably 18th century or earlier.

Significance

This little milestone is easily overlooked, but is a valuable historical feature in the street-scene.



High Street, No. 149

Photograph taken October 2018

Description

This is a timber-framed crosswing probably dating from the 17th century or earlier. It has rendered walls and a clay-tiled roof.

Significance

The interest of this building resides in its early origins, as a timber-framed crosswing, probably built in the 17th century or earlier.



High Street, The Warwick

Photograph taken October 2018

Description

This public house was built in the late-19th-century. It was originally the Queen Adelaide, and was re-named in 1899 following a visit to Maldon by the Earl of Warwick. It is a two-storey red-brick building with a hipped clay-tiled roof. The corner of the building at the junction of Victoria Road and High Street is cantilevered, with the corner of the roof above cantilevered over and supported by brackets. There is a combination of mullion-and-transom casement windows and sash windows. There are decorative keystones in the centre of each window head on the principal elevations.

Significance

This is a substantially complete late-Victorian public house, displaying good quality materials and detailing.



High Street, No. 195

Left-hand photograph taken October 2018

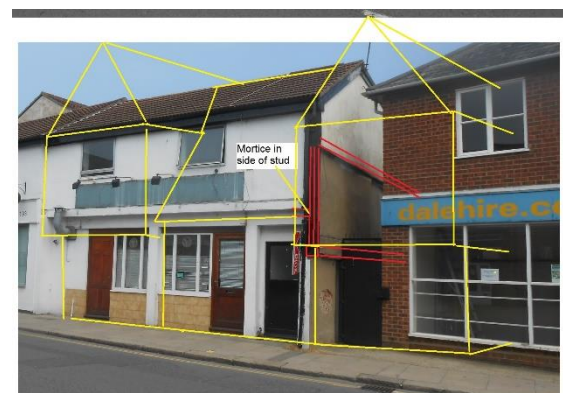
Right-hand photograph taken August 2016, when part of the medieval timber-framed structure was temporarily exposed.

Description

Although at a glance No. 195 High Street appears to date from the third quarter of the twentieth century, it actually retains fragments of a much more ancient structure. The south-eastern flank wall incorporates the side wall of a late-medieval timber-framed cross wing.

Significance

The significance of this building is limited to the single wall of a medieval timber-framed crosswing, which is of considerable archaeological interest. The rest of the building possesses no heritage significance.



Sketch overlay showing the position of the surviving medieval structure in red and the conjectural form of the medieval building in yellow



London Road, Maldon Cemetery Chapel

Photograph taken July 2016

Description

This chapel is probably contemporary with the opening of The London Road Cemetery in 1855. It was originally one of a pair of chapels. It is built of red brick with grey brick dressing and has a slate roof and gothic arched windows and door openings.

Significance

This is a reasonably complete mid-19th-century building of good local architectural and historic interest. It displays quality materials and detailing. It possesses communal value because of its historic function.



London Road, Cemetery Lodge

Photograph taken May 2019

Description

This cottage was designed by P. M. Beaumont in 1892 in the Tudor Revival style. It features imitation timber framing and chimney stacks with lozenge-section shafts.

Significance

This is a good example of Tudor Revival architecture by an accomplished local architect, displaying quality materials and detailing. Recent alterations and extensions have been undertaken in a way that has maintained the building's essential character and design.



Mill Road, No. 47, Maldon Museum and the gates to Promenade Park

Photograph taken October 2018

Description

Originally built for a Park Superintendent in 1915, this building is currently the location of the Maldon District Museum. It is a Tudor-Revival-style building, the lower part of its external walls finished with red brick, and the upper part finished with imitation timber-framing with serpentine braces. Its roofs are clad in clay tiles with decorative ridge tiles. The form and fenestration of the building is deliberately asymmetrical. The iron railings and adjacent park gates are contemporary features.

Significance

The museum building is a good example of early-20th-century Tudor Revival architecture. Along with the adjacent gates it makes an important contribution to the setting of the Promenade Park.



Promenade Park, Statue of Byrhtnoth, Ealdorman of Essex

Photograph taken May 2019

Description

This bronze statue by local artist John Doubleday was unveiled in 2006. Byrhtnoth was Ealdorman of Essex. He led the Anglo-Saxon forces against the Vikings in 991 in the Battle of Maldon, the subject of a famous Old English poem. Situated at the end of the promenade, the statue faces the assumed position of the battlefield on the mainland opposite Northey Island. This is a Registered Battlefield, although in the absence of archaeological evidence the precise location remains open to question (Foard, 2003).

Significance

The statue is of considerable artistic value, and commemorates a highly significant episode in Maldon's history.



Spital Road, St Peter's Hospital

Photograph taken October 2018

Description

This hospital complex was erected as the Maldon Poor Law Union Workhouse in 1873 to designs by Frederick Peck. It was constructed by a local builder, Ebenezer Saunders. It is built from red brick with stock brick bands and arches. It has a symmetrical front of three storeys, punctuated by short projecting gabled wings, with a central clock tower. Several of the original rear ranges also survive.

Significance

This is a building which is important to the social history of Maldon. It is a late example of a Poor-Law Union Workhouse, most being built in the 1830s. It was built on a corridor plan form which, although common nationally, is the only example of its type in Essex. It is a reasonably complete 1873 building of very good architectural and historic interest.



Spital Road, St Peter's Hospital Chapel

Photograph taken October 2018

Description

This chapel was built in 1873, to designs by Frederick Peck, to serve the Maldon Poor Law Union Workhouse. It is constructed of London Stock bricks with red brick banding and has stone lancet windows and doorways. The roofs are covered in clay tiles. It is composed of a nave and an eastern apse. The building was used as mortuary during World War II.

Significance

Along with the rest hospital complex, this building is important to the social history of Maldon. It is also a well-preserved and high-quality architect-designed building displaying good quality materials and detailing.



Station Road, The Granaries

Photograph taken May 2018

Description

These late-19th-century yellow-brick granaries flanking a dock were converted to flats in the late-20th century. The use of yellow brick and pediment-effect riverside gables, each punctuated by a central circular window, echoes the architectural language of the other Victorian industrial buildings on the waterfront.

Significance

Although the residential conversion has eroded the buildings' interest to some degree, they remain an attractive feature on this part of the river. They are a valuable remnant of the industrial activity which dominated this area in the 19th century. They display good quality materials and detailing.



Victoria Road, Church of our Lady of Assumption

Photograph taken October 2018

Description

This Roman Catholic church was designed by Geoffrey Raymond (Scoles & Raymond) in 1924-5. It is constructed of red brickwork with stone dressings. Its doorways and traceried windows are in the Decorated Gothic style. The roof is covered in Roman clay tiles.

Significance

This is a well-preserved architect-designed early-20th-century Roman-Catholic church displaying high-quality materials and detailing. The building possesses considerable communal value.



Wantz Road, No. 101

Photograph taken May 2019

Description

This building opened as 'The Volunteer' public house in the 1860s, under the Coggeshall brewer, William Bright. The pub closed in March 1979 after which it was converted to a residence. It is a simple timber-framed and weatherboarded building, two storeys in height. It retains its original vertically-sliding sash windows. The central front entrance is via a fully-glazed ground-floor projection with a hipped clay-tiled roof.

Significance

This is a well-preserved example of a Victorian vernacular public house. It displays simple but good quality materials and detailing.

Sources

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Foard, G.: *Maldon Battle and Campaign* (The Battlefields Trust, 2003).

Ginn, G.: *Maldon High Street* (Self-published volumes, 1997, available to consult at Maldon Library)

Hillman-Crouch, B.: "112 High Street, Maldon: Historic building recording of the three-storey building at rear", (unpublished archaeological report, 2018)

Williams, D.: *The Water Supply to Essex and Beyond*, website: <https://essexwatersupply.com/> , accessed 9 May 2019

Preparation of the list of local heritage assets for Maldon has been greatly assisted by the input of local historians Stephen Nunn and John Smith