

# **Draft List of Local Heritage Assets in** **Southminster**



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MALDON DISTRICT  
COUNCIL

## 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 Southminster which have been identified as meeting the above criteria.



### **Burnham Road, The Former Parish Room**

*Photograph taken 27 February 2019*

#### **Description**

This small mid-19<sup>th</sup>-century building was for many years used as the meeting room for Southminster Parish Council. It is single-storey in height, constructed of red brick with grey brick embellishments. It is roofed with natural slates and has a rear chimney stack. The canted bay window on the principal elevation is a later addition.

#### **Significance**

This modest Victorian building appears to be reasonably complete and of good architectural interest. It is built from quality traditional materials and makes a positive contribution to the street-scene.





### **Cripplegate, No. 21**

*Left-hand photograph taken 27 February 2019*

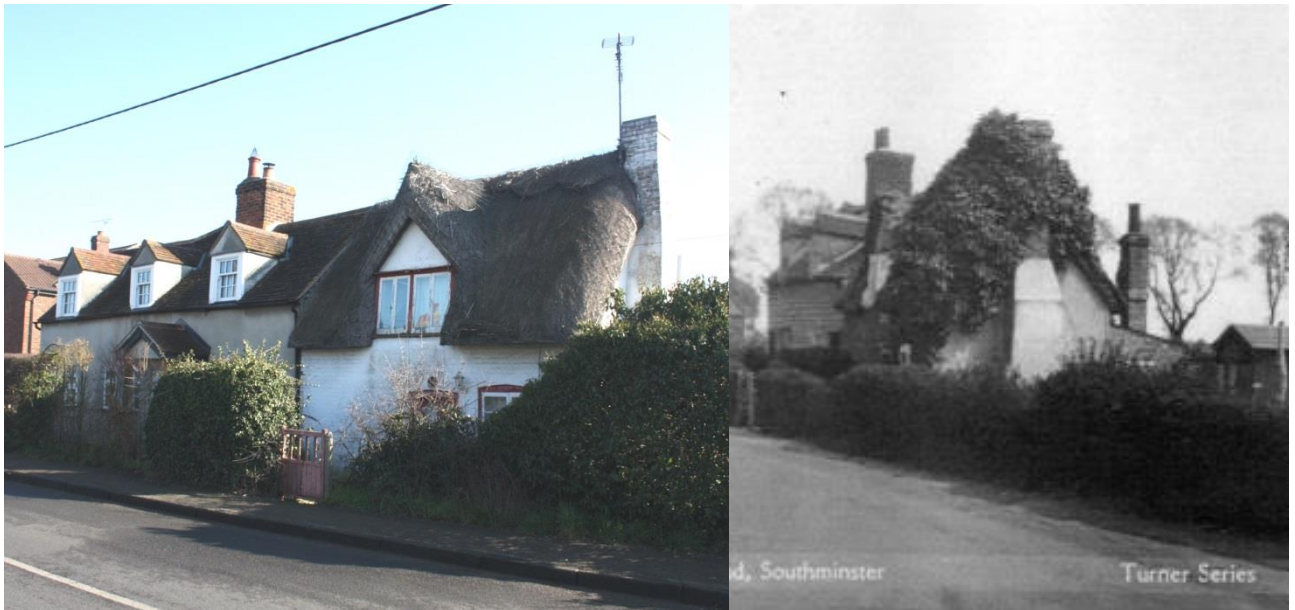
*Right-hand photograph, dating from the early-20<sup>th</sup> century, reproduced with permission from Kevin Bruce*

### **Description**

This two-storey house dates from the first half of the 19<sup>th</sup> century. The front range is constructed of red brick laid in Flemish bond and roofed in clay tiles. The rear parallel range is timber-framed, clad partly in weatherboarding and partly in render, and roofed in slate. The house has a near-symmetrical front elevation of four sash windows and a central front door. The painted-timber front windows and door are Victorian. The front door is enclosed by a pretty trellised porch. There are dentilled brick eaves to the front elevation.

### **Significance**

This is a well-preserved early-19<sup>th</sup>-century house, deploying good quality materials and detailing. It is attractively presented and makes a positive contribution to the character of the street-scene.



### **Cripplegate, No. 9**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph, dating from early in the 20<sup>th</sup> century, reproduced with permission from Kevin Bruce*

### **Description**

This property was first developed in the late-18<sup>th</sup> or early-19<sup>th</sup> century as a row of three cottages. The right-hand cottage is of painted brick and has a thatched roof. The other two cottages are timber framed and rendered with a clay-tiled roof. Old photographs show that the timber-framed cottages were in the past clad in weatherboarding.

### **Significance**

This building represents a good example of a row of Georgian wayside cottages. The thatched cottage appears to be particularly unaltered, and it is a picturesque feature in the street-scene.



### **Hall Road, Southminster Hall**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph, dating from early in the 20<sup>th</sup> century, reproduced with permission from Kevin Bruce*

### **Description**

This is a mid-19<sup>th</sup>-century manor house, built in the Neo-Jacobean style. It has the form of a hall house with two crosswings, and has a two-storey porch topped by a crenelated parapet. The red brickwork is embellished with limestone dressings and burnt-header diapering in lozenge and chevron patterns.

### **Significance**

This is a good example of a substantial and high-quality Victorian brick manor house. It appears to be well preserved and is of very good architectural interest, displaying high quality materials and detailing. As the principal manor house in the parish, the building embodies historic value. It has an important relationship with the adjacent farmstead and occupies a partially moated site.





### **High Street, King's Head Public House**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph taken c.1904, reproduced with permission from Kevin Bruce*

### **Description**

This is a purpose-built public house dating from early in the 19<sup>th</sup> century. It is of painted brick, with large sash windows and has a hipped slate roof behind a parapet.

### **Significance**

This early-19th century pub is notably well preserved. Externally, the building has been very little altered since it was first built and it retains a good survival of old sash windows. It makes a very valuable contribution to the special character and appearance of the Southminster Conservation Area in which it is situated.



## **High Street, Southminster Memorial Hall**

*Photograph taken October 2016*

### **Description**

This hall was designed in 1933 by the notable Arts and Crafts architect A H Mackmurdo. It is a single-storeyed red-brick building with a simple symmetrical gabled façade. There is simple Regency-style decoration over the front door and windows.

### **Significance**

Mackmurdo was a notable Arts and Crafts architect who lived and worked in the Maldon District. He had a particular interest in social reform and designed a handful of village halls in the District under the auspices of the Rural Community Council for Essex. The Memorial Hall at Southminster is the simplest of his village hall designs. It is the last known building attributed to Mackmurdo, designed and built when he was 82 years old. It makes an important contribution to the character of the Southminster Conservation Area.





### **North End, Nos 20-22**

*Left-hand photograph taken 27 February 2019*

*Right-hand early-20<sup>th</sup>-century photograph reproduced with permission of Kevin Bruce*

### **Description**

This is a pair of mid-19<sup>th</sup>-century, semi-detached houses, built of yellow stock brick with slack-pitched slate roofs. The houses were built immediately to the east of a corn windmill which was demolished in the 20<sup>th</sup> century.

### **Significance**

This building appears to be a reasonably complete example of a pair of semi-detached Victorian houses, built using good quality traditional materials.

**Old Heath Road, Old Heath Farm**

*Not visible from public highway*

*No photography permitted*

**Description**

This is a late-17<sup>th</sup>-century house, two-storeys in height, built of red-brick, with a hipped clay-tiled roof. It is of four bays with an off-centre two-storey gabled porch. The brickwork is laid in Flemish bond, mostly with burnt black headers. The brickwork incorporates a plat band at around mid-height up the walls. A plaque in the gable of the porch reads 'Thomas Stace Bilt This Hous In 1697'. The windows are 20th century replacements.

**Significance**

Although the house has modern windows, the building's historic form appears well preserved. It has considerable architectural interest as a substantial late-17th-century brick house, of which there are very few other examples in the Maldon District. The dated inscription amplifies the building's significance.



### **Queen Street, No. 35**

*Photograph taken 27 February 2019*

#### **Description**

The historic part of this property is an 18<sup>th</sup>-century timber-framed and weatherboarded cottage, of one storey and attic, with a thatched roof.

#### **Significance**

This is a good example of a humble 18<sup>th</sup>-century wayside cottage. Its historic form remains legible despite having been enveloped by 20<sup>th</sup>-century additions. It is a picturesque feature in the street-scene.





### **Queensborough Road, Police Station**

*Photograph taken July 2015*

#### **Description**

This complex of brick buildings was built in 1901 as a police station, magistrates court, coach house and a house for a superintendent and a married constable. It was designed by the County Architect F. Whitmore. The buildings are constructed from brick with stone dressings and broad shaped gables. At the time of writing the buildings are redundant.

#### **Significance**

This is a particularly well-preserved and attractive early-20<sup>th</sup>-century police station and courthouse. It has architectural interest as a high-quality complex designed by a notable architect. The buildings also embody considerable local historic and communal interest due to their former function as a rural police station.



*Early-20<sup>th</sup>-century photographs of Southminster Police Station,  
reproduced with permission from Kevin Bruce*





### **Station Road, Nos 5 - 9**

*Photograph taken 27 February 2019*

#### **Description**

This is a mid-19<sup>th</sup>-century terrace of three timber-framed and weatherboarded cottages. The front elevation of each cottage is composed of a first-floor and ground-floor window to one side of the front door. The front windows and doors appear to reflect the original design. The roof is clad in slates and there are three ridge-line chimney stacks.

#### **Significance**

This a particularly well-preserved example of a terrace of Victorian vernacular cottages.





### **Station Road, Stammer's Carpentry workshop**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph, taken early in the 20<sup>th</sup> century, reproduced with permission from Kevin Bruce*

### **Description**

This 19<sup>th</sup>-century, 2-storey, timber-framed and weatherboarded structure was purpose-built as a carpentry workshop for the Stammer's family who operated as carpenters in the village for over 150 years.

### **Significance**

This is a reasonably well-preserved late-19<sup>th</sup>-century building, with an interesting local history. The tall and narrow proportions of the building make it a distinctive feature in the streetscene.



**Station Road, Tyre Oven to rear of No. 23 (The Old Forge)**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph, taken c. 1970, reproduced with permission from Kevin Bruce.*

**Description**

A 19<sup>th</sup>-century brick tyre oven.

**Significance**

This is a rare example of a 19<sup>th</sup>-century tyre oven. It is been well cared for and is in good condition.





### **Station Road, Southminster Railway Station**

*Left-hand photograph taken 27 February 2019*

*Right-hand photograph reproduced with permission from Kevin Bruce*

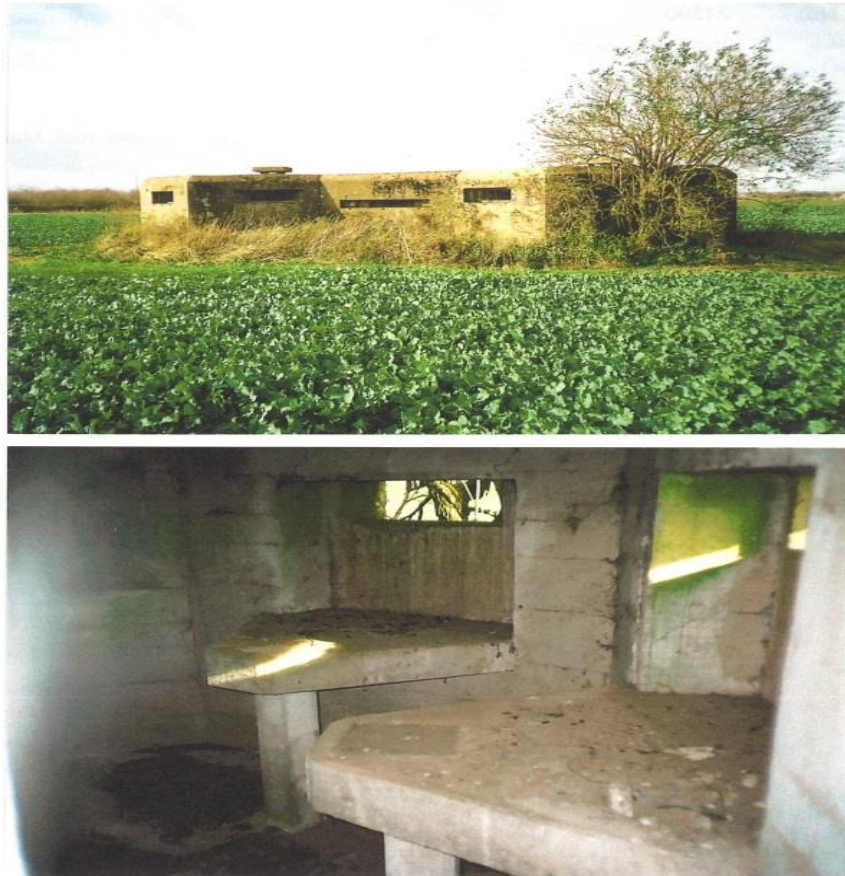
### **Description**

This railway station was built in 1889. It is 2 storeys in height, comprising one gabled range facing west, two smaller gabled ranges facing south, and a single-storey range to the north. Its walls are a combination of brick, render, imitation timber-framing and tile-hanging, and its roofs are covered with clay tiles. Attached to its east elevation is the original platform canopy with a decorative timber apron, supported by cast-iron stanchions.

### **Significance**

This is a reasonably well-preserved example of a late-Victorian rural railway station. It displays good quality materials and detailing. It is significant in that most of the other station buildings on this line have been demolished.





### **The Marshes, Blockhouse, South Wick Farm**

*Photographs reproduced from Nash, 2010*

#### **Description**

This blockhouse has been described as a ‘massive dumb-bell shaped structure, apparently made from two hexagonal pillboxes standing some yards apart, but linked via a central gallery’. The entrance is in the centre of the ‘dumb-bell’, leading directly into an open anti-aircraft machine-gun well. Unlike the vast majority of pillboxes, the building contains four Vickers machine-gun tables set beneath wide loopholes, all facing east, the expected direction of attack.

#### **Significance**

The block house is of considerable importance as the largest pillbox in Essex. (Source Fred Nash: Survey of World War Two Defences in the District of Maldon, 2010).



### **The Marshes, Middlewick Farm and lodging quarters**

*Photograph taken 27 February 2019*

#### **Description**

This is an early-19<sup>th</sup>-century farmhouse with a crosswing wing added in 1850 to serve as lodging quarters for single men working on the remote marshland farms. The house was for the bailiff and his family with the lodgers occupying the tall cross wing added at the eastern, right-hand end in 1850. The building is two storeys in height although the lodging wing is notably taller than the main house. Both ranges are built of red brick and roofed with clay tiles. The original farmhouse has a twin-pitched roof, and a lobby-entrance plan form with a central chimney stack and a central front doorway. The 1850 plans for the lodging quarters, prepared for Charterhouse who were lords of the manor, are held at the London Metropolitan Archives (ref. ACC/1876/MP/03/024). The plans show that the ground floor originally contained the lodgers' mess room, while the upper storey was divided up into 8 sleeping cubicles (Bruce 1999).

#### **Significance**

The lodging quarters represent a rare example of an unusual building type that once accompanied other isolated marsh farms. It reflects a period when some landlords provided improved housing for their workers.

## Sources

Bettley, J. and Pevsner, N.: *The Buildings of England: Essex* (Yale, 2007)

Bruce, K.: "Single on the Marshes", Bulletin of the Burnham History Society (1999)

Nash, F.: Survey of World War Two Defences in the District of Maldon (ECC & MDC: 2010)

Swindale, D.: *Branch Line to Southminster* (1981)

***Preparation of the List of Local Heritage Assets for Southminster has been greatly assisted by the input of Kevin Bruce, local historian.***