

List of Local Heritage Assets in **Althorne**



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Planning Policy

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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 Althorne which have been identified as meeting the above criteria.



Burnham Road, The Old Forge

Left-hand photograph taken May 2015

Right-hand photograph taken early-20th century, reproduced with permission from Kevin Bruce.

Description

Three timber-framed cottages and the fragmentary remnants of a forge, built in the late-18th or early-19th century, now a single dwelling. First developed as a pair of cottages with a half-hipped roof, to which a third cottage with a gambrel roof was added at the east end shortly after. Old maps illustrate that the cottages were developed on roadside waste of the manor. The west single-storey element of the present house represents a fragment of the smithy which originally continued further west.

Significance

This is an attractive and reasonably well-preserved group of vernacular Georgian cottages.



Burnham Road, Barn Cottage and the Old Post Cottage

Left-hand photograph taken May 2018

Right-hand photograph taken early-20th century, reproduced with permission from Kevin Bruce.

Description

A pair of early-19th-century cottages, constructed of brick now mostly painted or rendered, 1 ½ storeys in height with a tiled gambrel roof. One of the cottages was formerly the village post office. The single-storey flat-roofed projection to the front of the Old Post Cottage represents the much altered remnants of a late-19th-century shop.

Significance

An attractive and reasonably well-preserved pair of vernacular Georgian cottages. The houses have a positive presence in the street-scene, complementing the setting of the grade II listed Black Lion Cottages to the north, which are of a similar type and date.



Fambridge Road, K6 Telephone Kiosk (approved by P & L Committee)

Photograph taken February 2010

Description

A red K6 telephone kiosk. Manufactured by Carron Co. MK1 model, (pre-1939)

Significance

A valuable local feature in long views of the Crouch Estuary from Fambridge Road



Fambridge Road, The Old Vicarage

Photograph taken January 2015

Description

This house was built as the vicarage probably around 1861, when the Rev. Henry Mawson Milligan was appointed vicar for Althorne. Apparently Milligan was himself responsible for the design of the Vicarage, 'being his own architect' (Fairman, p. 46). The house is constructed of yellow stock brick with red brick dressing and a hipped slate-covered roof. The front elevation is a symmetrical composition featuring a central front door, with an arched brick surround and fanlight. The front door is flanked by a pair of large canted bay windows and there is a row of three sash windows at first-floor level.

Significance

This property has significance as a reasonably well preserved Victorian vicarage. It displays quality materials, detailing and workmanship.



Fambridge Road, Gilder Lodge

Left-hand photograph taken late-19th or early-20th century, reproduced with permission from Kevin Bruce. Right-hand photograph taken May 2018

Description

This is a two-storey, timber-framed and weatherboarded house with a hipped clay-tiled roof. It has a striking principal elevation featuring oriel and bay windows. Above these windows is a central feature-gable with a circular window. At first-floor level the walls are clad in horizontal weatherboarding, and at ground floor the walls are clad in diagonal boarding. At ground-floor level there is a cast-iron veranda with a glazed roof to the front and flank elevations. The house occupies an elevated position overlooking the Crouch estuary.

Anecdotally, the house is thought to have been built in the late-19th century by H. Gilder Drake, a prominent local landowner, who also built the Gilder Drake Almshouses on Summerhill. Gilder Lodge is thought to have been the house he built for himself. He was the occupier in 1914 (Fairman, p. 26). Allegedly he also built King's Lodge on Summerhill – which is of a very similar design.

Significance

This late-19th century house is of a very distinctive and high quality design, deploying good materials, detailing and workmanship. Externally it appears very little altered. Its association with Gilder Drake, a local figure who was responsible for other notable buildings in the village, amplifies the building's local interest.



Fambridge Road, War Memorial

Photograph taken May 2018

Description

A war memorial in the style of a lychgate. Framed in oak with a pitched roof covered with clay tiles. A metal plaque bears the names of those men from the parish who lost their lives in the first and second world wars.

Significance

This is a structure of social and communal importance. It is also a well built and attractive feature in the streetscene and landscape.



Summerhill, King's Lodge

Photograph taken May 2018

Description

This is a two-storey, timber-framed and weatherboarded house with a hipped concrete-tiled roof. It has a striking principal centred upon a feature gable containing a circular window and a central first-floor oriel window. At first-floor level the walls are clad in horizontal weatherboarding, and at ground floor the walls are clad in diagonal boarding. At ground-floor level there is a cast-iron veranda roofed with concrete tiles to the front and flank elevations.

Anecdotally, the house is thought to have been built in the late-19th century by H. Gilder Drake, a prominent local landowner, who also built the Gilder Drake Almshouses on Summerhill. Gilder Drake lived at Guilder Lodge on Lower Burnham Road.

Significance

This late-19th century house is of a very distinctive and high quality design, deploying good materials, detailing and workmanship. The roof tiles and some of the windows are later replacements, but the house is otherwise well preserved. Its association with Gilder Drake, a local figure who was responsible for other notable buildings in the village, amplifies the building's local interest.



Summerhill, Gilder Drake Almshouses

Photograph taken May 2018

Description

This estate of almshouses of c.1930 is named after the local benefactor, Henry Gilder Drake. The eight houses are arranged in four pairs set back from the edge of Summerhill. They are single-storied, constructed of red brick and roofed in clay tiles. Each pair of houses presents two gables flanking an un-gabled central section. Over the main window in each of the gabled wings there is a decorative feature comprising an arch filled with a herringbone pattern.

Adjoining the pavement in front of the almshouses is a brick plaque which reads: "GILDER DRAKE ESTATE [] FOUNDED A.D. 1930 BY H.G.DRAKE [] IN REMEMBRANCE OF HIS PARENTS".

Significance

These almshouses are of communal and social value. They are well-designed and attractive buildings, deploying quality materials, detailing and workmanship. Apart from replacement windows and doors they are well preserved. The association with Gilder Drake, a local figure who was responsible for other notable buildings in the village (c.f. Gilder Lodge and Kings Lodge), amplifies the estate's local interest.



Summerhill, St Andrew's Church Hall

Photograph taken January 2015

Description

A church hall of c.1905 (Fairman, p. 46). Built of red brick with a clay-tiled roof. The window and doors openings have segmental-arched heads. There are pilasters formed in the brickwork at the corners of the building and along the flank elevations.

Significance

This is a building of social and communal value. Apart from some replacement windows it is well preserved, deploying quality materials and detailing. Occupying a prominent position at the junction of Summerhill and Fambridge Road, it makes a valuable contribution to the streetscene.

Sources

Althorne Village Design Statement (2014)

Fairman, R.: *The Crouch Valley Parishes* (1980)