

# **Draft List of Local Heritage Assets in** **North Fambridge**



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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 North Fambridge which have been identified as meeting the above criteria.



### **Church Road, Parish Church of Holy Trinity**

*Photograph taken October 2018*

#### **Description**

This simple and modestly scaled parish church dates from the mid-18th century, probably replacing a medieval church on the same site. In 1768 Philip Morant described the church as 'new-built with brick and tyled'. It is constructed of red bricks laid in English bond, has arched windows and a clay tiled roof. A small bellcote with a shingled spire crowns the west end of the roof. The half-timbered, lean-to narthex and vestry at the west end was designed by Chancellor and Son in 1912.

#### **Significance**

This is a relatively well-preserved example of a humble Georgian parish church. It exhibits good quality materials and detailing and embodies considerable local historic and communal value.



**Fambridge Road, Hallwood Cottage**

*Photograph taken February 2019*

### **Description**

A 2-storey timber-framed and weather-boarded house with clay tiled roofs and red brick chimney stacks, built early in the 19th century as a row of cottages on a roadside verge. The combination of black and white paintwork on the weatherboarding creates quite a distinctive appearance.

### **Significance**

This is an attractive 19th-century building, retaining good-quality vernacular materials and detailing, and makes a positive contribution to the street scene.





### **Fambridge Road, Smuggler's Cottage**

*Photograph taken in May 2015*

#### **Description**

This cottage, dating from early in the 19th century, has an unusual form, with a wide gable facing the street. It is timber framed and weatherboarded with clay-tiled roofs and ridge-line chimney stacks. The front part is 2 storeys in height and the rear part is 1 ½ storeys. The combination of black and white paint on the weatherboarding creates a distinctive appearance.

#### **Significance**

This charming late-Georgian wayside cottage has interest because of its unusual form. It is also an attractive building in the street scene, retaining good-quality vernacular materials and detailing.



### **Fambridge Road, Village Hall**

*Photograph taken October 2018*

#### **Description**

This hall was built as a school master's house and school in 1875. It is constructed of red brick embellished with yellow brick banding and has clay-tiled roofs. The house is 2 storeys in height and the school room is single storeyed.

#### **Significance**

This is an attractive and well-detailed Victorian building, which makes a positive contribution to the street scene despite the introduction of modern windows and extensions. It also has local communal value.



### **Riverside Cottages Nos. 1, 2 & 3**

*Top historic photograph reproduced with permission from Kevin Bruce  
Bottom photograph taken July 2017*

### **Description**

This terrace of three timber-framed and weatherboarded cottages (illustrated on the left-hand side of the above photographs) dates from the mid-19th century. Each cottage has a 2-storey bay window on its principal (east) elevation. The weatherboarding on the front elevation is painted white, while that to the rear is painted black. The roof is clad in natural slate and punctuated by two red-brick chimney stacks. The cottages share group value with the adjacent cottages – Nos 4 and 5 Riverside Cottage – the latter being slightly older and grade II listed. The cottages are enclosed in an isolated sea wall of earth faced with slabs.

### **Significance**

These houses are a good example of Vernacular Victorian cottages. They are reasonably well preserved, and appear picturesque in relation to the adjacent cottages, the sea wall and the River Crouch.

## Sources

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

Morant, P.: *The History and Antiquities of the County of Essex* (1768)