

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

## **Bradwell-on-Sea**



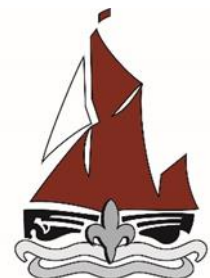
*Artist impression by Alan Sorrell of Bradwell Bay Airfield during World War II, entitled 'New arrivals report at the Guard Room' reproduced with permission from the Imperial War Museum (image number: Art.IWM ART LD 5404)*

January 2020

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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. The District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Unlike nationally listed 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 Register of Local Heritage Assets. As with the national list 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 Bradwell-on-Sea which have been identified as meeting the above criteria.



### **Down Hall Beach, Fire Box**

*Photograph reproduced from the Kevin Bruce Collection*

### **Description**

This small red-painted fire box was installed during WWII by the RAF Bradwell Bay. It was one of four fire boxes originally placed in the village, the others being outside the village hostelrys. The only two boxes which now survive are this one and the one outside the King's Head.

### **Significance**

This fire box is an unusual survivor connected with war time activities in the village, probably positioned to deal with potential fires created by enemy attacks on the airfield.





**East End Road, St Cedd's Church of England Voluntary Aided Primary School, and School House West**

*Photograph taken May 2014*

**Description**

This school was rebuilt in 1861 along with School House West (Brown, 1929). It is built of red brick laid to English bond with yellow stock brick used for banding and to enliven brick arched heads. The buildings present a complex arrangement of gabled forms punctuated by strong chimney stacks. The roofs are steeply pitched, clad in clay peg tiles and have exposed rafter feet. The 18<sup>th</sup>-century former School Master's House at the eastern end of the complex is grade II listed and not included on the local list. The later extensions to the school, dating from the 20<sup>th</sup> and 21<sup>st</sup> centuries are also excluded from the local listing.

**Significance**

This is a reasonably well-preserved example of a Victorian village school. It has a pleasingly irregular composition, deploying high-quality materials and detailing. It makes a very positive contribution to the street-scene and the character of the Bradwell-on-Sea Conservation Area. Founded in the 18<sup>th</sup> century through the bequest of the Rev. Dr Buckeridge, the school is of local historical, social and communal importance.



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

*Photograph taken May 2018*

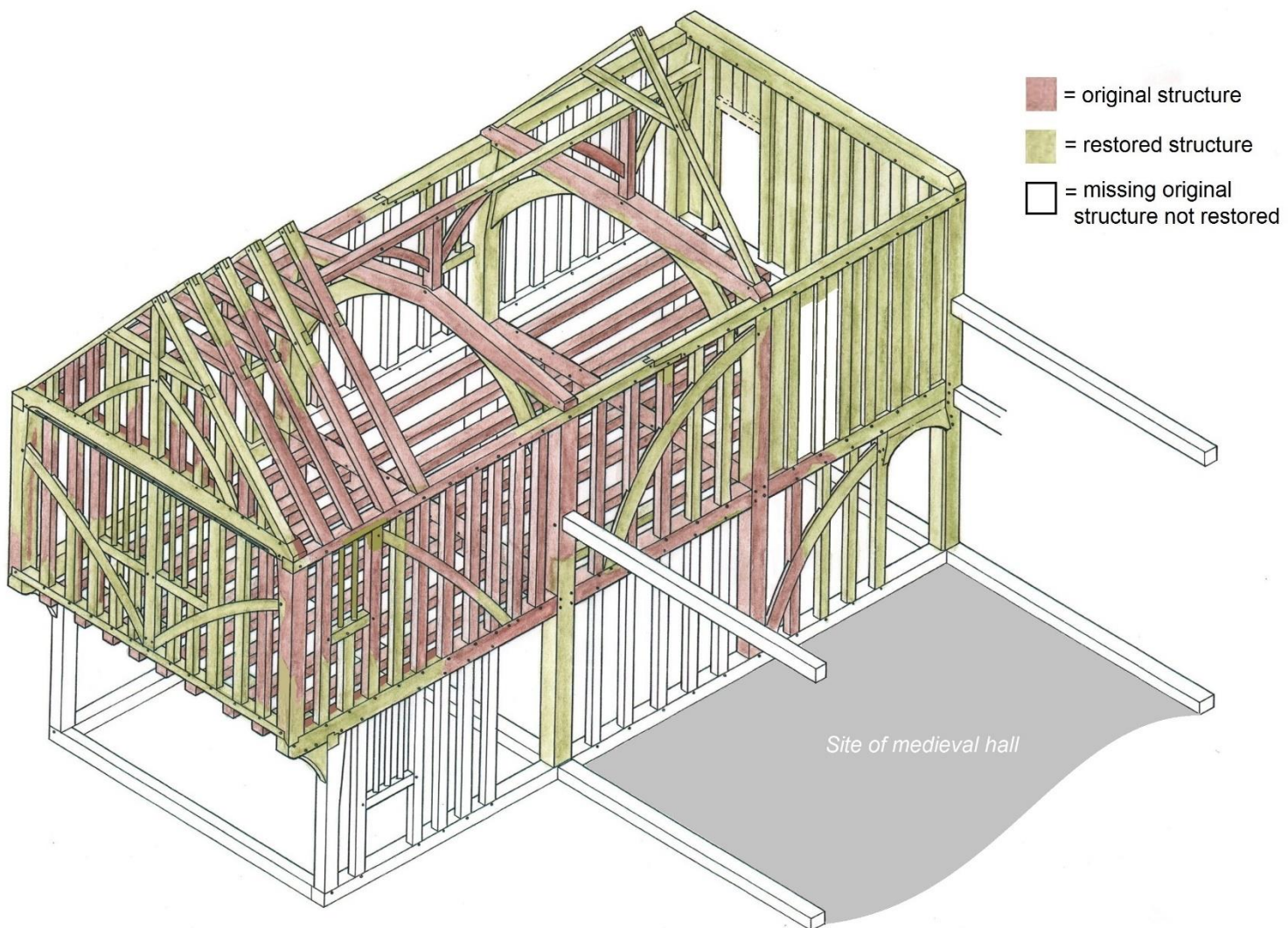
#### **Description**

This building has been used as a public house since at least the late-17<sup>th</sup> century, when it was known as 'The Three Connys'. At the left-hand (southern) end is a timber-framed cross-wing dating from c.1500. The remainder of the building is mostly Victorian in date and constructed primarily of red brick. The cross-wing is of three bays and has a crown-post roof structure and a front jetty. Study of the cross-wing following a fire in 2014 revealed several unusual features including areas of plank infill and evidence for a first-floor fixed bench (Howson, 2016). An early-17<sup>th</sup> century chimney stack and fireplaces survive on the southern flank of the cross-wing. The building's owner, Richard King, undertook a meticulous restoration of the medieval wing after the fire, which won the Maldon Conservation and Design Awards in 2017.



## Significance

Although much of the original structure was destroyed in the 2014 fire, the timber-framed range at the King's Head is a remarkably faithful and evocative restoration of a medieval cross-wing. Both the medieval and Victorian parts of the building display high quality materials, detailing and workmanship. The building is also of considerable communal value, as a long-serving village pub.



*Isometric reconstruction of the medieval cross-wing at the King's Head, illustrating the restoration completed in 2017*



*Interior of the grand chamber at the King's Head,  
photograph taken May 2017*





**High Street, Red Fire Box adjacent King's Head**

*Photograph taken May 2018*

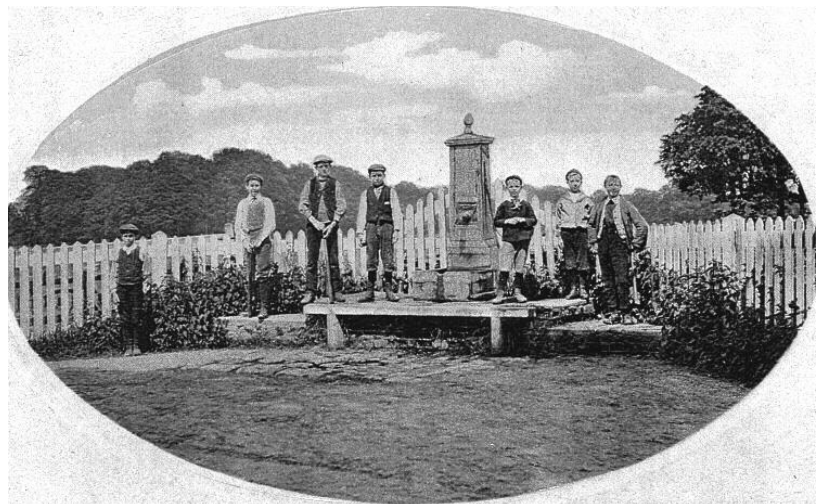
### **Description**

This small red-painted fire box was installed during WWII by the RAF Bradwell Bay. It was one of four in the village placed outside the three village hostelrys with a fourth which survives at Down Hall beach.

### **Significance**

An unusual survivor connected with war time activities in the village, probably positioned to deal with potential fires created by enemy attacks on the airfield.





### **High Street, Village Pump**

*More recent photo needed*

*Old photo reproduced with permission from Kevin Bruce*

### **Description**

A water pump was probably first built in this position around 1880. It was rebuilt in 1974. Behind the pump is a distinctive ramped picket fence with original cobble floor surround.

### **Significance**

Although it has been rebuilt, the pump remains a valuable survival of the important late-Victorian drive to ensure a healthy public water supply for the village. Ill health was a major problem in marshland communities, often caused by water-borne diseases.



### **Maldon Road, Rectory Gate House**

*Left-hand photograph taken May 2013*

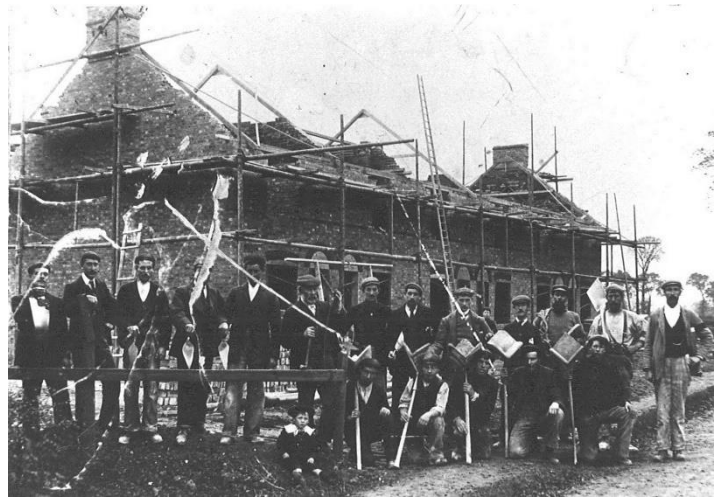
*Right-hand photograph reproduced with permission from Kevin Bruce*

### **Description**

The Gate House is a late-Georgian lodge house at the southern entrance to the former rectory (now called Bradwell Lodge, listed grade II\*). On one of the rafters in the roof of the building are the words "Richard Mason built this April 14th 1836" which most likely records the date of construction and means it was probably built for the Rev. Thomas Schreiber. It is single storeyed, with a pyramidal slate roof. The door to the front porch has been infilled, the original windows have been replaced and the building has been extended.

### **Significance**

This is a good example of a late-Georgian lodge house. Despite alteration and extension, the building preserves its essential character. It is a quaint little house on the approach into the village.



### **Maldon Road, Many Weathers Houses**

*Left-hand photograph taken 20 January 2020*

*Right-hand photograph taken during construction in 1904/5, reproduced with permission from Kevin Bruce*

### **Description**

This row of six cottages, completed in March or April 1905, were the first council houses erected in Essex. The Maldon Rural District Council was the third rural authority in the country to build council houses. The row is constructed mainly of yellow stock brick and has a pitched slate roof. The front ground-floor windows and doors have arched heads of red brick, and a single course of red brick aligns with the front first-floor window cills.

### **Significance**

While these cottages are constructed of good quality materials, their architectural interest is limited due to their plain design and relative youth. All the front windows and doors are modern replacements. However, the cottages possess historic and social interest as one of the first developments of council housing to be built in England.





### **Maldon Road, Orplands**

*Photograph taken March 2012*

### **Description**

Orplands is known to have existed since the 15<sup>th</sup> century, but the farmhouse was rebuilt in the Victorian period. It is constructed of yellow brick and roofed with clay tiles. The front range is two-storeys in height with a gabled cross-wing at the left-hand (western) end. The bargeboards have a pierced foliate decoration. The front and side doorways are framed by elaborate arched openings with carved stone responds. On the front elevation there are square bay windows with dentilled brick cornices. The windows are painted timber sashes with a single pane of glass to both the upper and the lower sash.

### **Significance**

This is a substantially complete Victorian farmhouse of very good local architectural interest, displaying high quality materials and detailing.



### **Maldon Road, terrace including Old Police House, The Nest, and Cheyne**

*Left-hand photograph taken 20 January 2020*

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

### **Description**

This row of three timber-framed cottages was built in 1795 on a slip of roadside waste (research by Kevin Bruce from Manor Court Book, ERO ref. D/DBr M7). The cottages are 1 ½ storeys tall with a clay-tiled roof punctuated by red brick chimney stacks. Originally the cottages would have had just one ground-floor room and one first-floor bedroom. A lean-to was added across the back of the terrace in the 19<sup>th</sup> century, served by yellow brick chimney stacks. Historically each of the cottages were clad in weatherboarding, but much of the weatherboarding is now covered by pebbledash render.

### **Significance**

This is a reasonably well-preserved row of Georgian vernacular cottages built on a roadside slip of land that was 'waste of the manor'. The original form and composition of front windows and doors remains legible. The row is a picturesque feature in the street scene.



### **Mill End, Hill House**

*Left-hand photograph taken May 2014*

*Right-hand photograph, taken before the building was extended, reproduced with permission from Kevin Bruce*

### **Description**

Hill House is a 2-storey timber-framed building with a clay-tiled roof and a central chimney stack. It was built as a pair of cottages in the late-18<sup>th</sup> century before being converted to a single dwelling early in the 20<sup>th</sup> century. The taller range at the right-hand (southern) end is a 20<sup>th</sup>-century extension. Historically it was clad in weatherboarding, but is now finished with pebble-dash render.

### **Significance**

This is a reasonably well-preserved example of Georgian cottage development. Although it has been altered, the building's historic form remains legible. It is one of a group of several Georgian cottages along Mill Road, the other examples being grade II listed.





### **Mill End, Curry Farm**

*Both photographs reproduced from the Kevin Bruce Collection*

#### **Description**

A late-Georgian or earlier farmhouse with a two-storey front range of brick with a hipped clay-tiled roof

#### **Significance**

This appears to be a well-preserved late-Georgian farmhouse with good materials and detailing.



### **South Street, Bradwell-on-Sea Village Hall**

*Photograph taken March 2015*

#### **Description**

This village hall was designed in 1932 by the architect A. H. Mackmurdo. It is a large-single storey brick or concrete building rendered in rough cast. The gable end faces the road and is enriched with cusped timber framing in the gable. The building is arcaded along its sides and to its front.

#### **Significance**

Mackmurdo was an 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 village hall at Bradwell, with its elegant arcaded design, is arguably Mackmurdo's most distinguished community building to survive in the Maldon District. It makes a valuable contribution to the character of the Bradwell-on-Sea Conservation Area and is of social and communal importance.



### **Waterside Road, Riverview and Waterside House**

*Left-hand photograph taken May 2014*

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

### **Description**

There is a date plaque of 1861 on the flank elevation of Riverview and the similar design of Waterside House suggests is of a similar date. Both houses are of brick with hipped slate roofs. While the walls of Riverview have been rendered, the front elevations of both houses retain their original windows and front doors. These houses were built by the Parker family.

### **Significance**

The two houses are reasonably complete examples of mid-19<sup>th</sup> century villas of good local architectural interest.





### **Waterside Road, The Green Man Inn**

*Alternative photographs required*

### **Description**

A late-18<sup>th</sup> or early-19<sup>th</sup> century public house. Constructed of brick with hipped clay-tiled roofs. Internally there is a large well-preserved fireplace. In the 19<sup>th</sup> century the pub was ran by the Parker family.

### **Significance**

This is a fine example of a late-Georgian brick public house which retains a significant degree of its architectural character.



### **Waterside Road, Peakes Farm**

*Photographs taken May 2012*

#### **Description**

This farmhouse is composed of two ranges on an L-plan, built of yellow stock bricks embellished with horizontal bands of red brick. It is thought that the range aligned west-east was built in the 1870's while the range aligned north-south was added to the east end c.1912. The bay windows, with carved stone capitals, date from the phase of extension and renovation in c.1912. Internally there is a fine entrance hall of c.1912 fitted with an oak fire surround and over-mantle, a staircase with decorative splat balusters, all illuminated by a large mullion and transom window with stained glass. The house was built for Clement Parker, one of the more important sailing barge owners.

#### **Significance**

This building has local architectural interest as a handsome and well-preserved Victorian and Edwardian Farmhouse. It has local historic interest for its association with Clement Parker.



### **Waterside Road, Woodyards**

*Photograph taken September 2018*

#### **Description**

This two-storey, timber-framed and weatherboarded house is older than it appears from the outside. The house was first constructed in the second half of the 18<sup>th</sup> century as a pair of 1 ½ storey cottages. In the second half of the 19<sup>th</sup>-century the building was converted to a single dwelling and heightened to a full 2 storeys. A brick lean-to at the rear bears a date of 1881, which is probably a bit later than the Victorian rebuilding. The name of the house derives from Charlie Woodyard who was a local coal merchant.

#### **Significance**

This 18<sup>th</sup> and 19<sup>th</sup>-century house is very well preserved, displaying good quality vernacular materials and detailing. There a good survival of multi-paned sash windows and old internal doors.





### **Weymarks Road, Bradwell Bay WWII Airfield, The Control Tower**

*Left-hand photograph taken 20 January 2020*

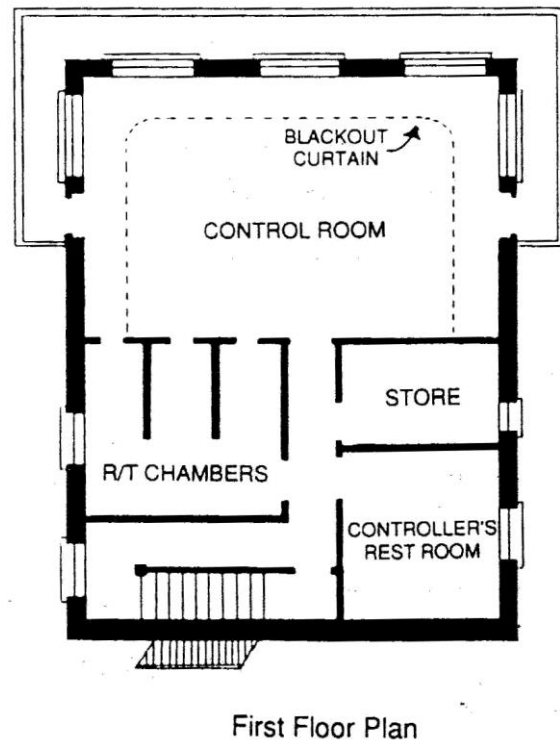
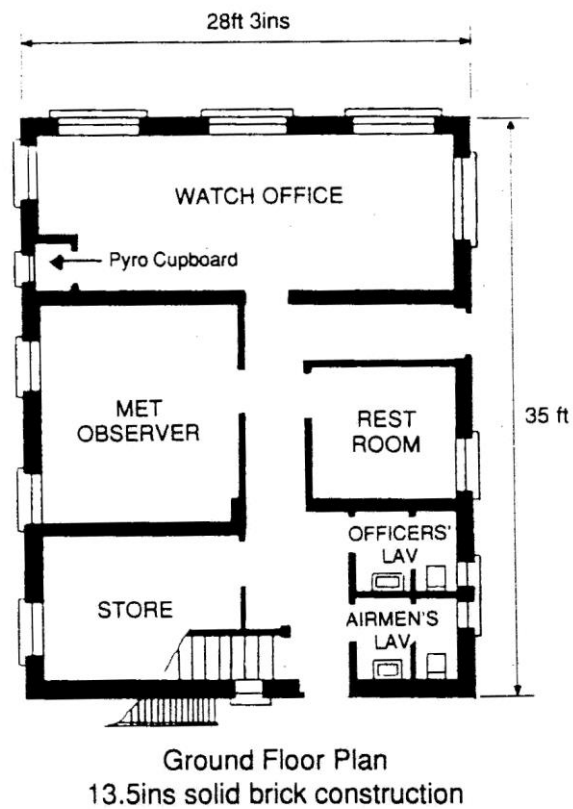
*Right-hand photograph, taken prior to residential conversion, reproduced with permission from Kevin Bruce*

### **Description**

This Control Tower oversaw operations at Bradwell Bay airfield during WWII and was later converted to a residence. The roof-top observatory has been rebuilt but the basic form of the building has been preserved.

### **Significance**

The Control Tower, along with the Station HQ and the four Blister hangars are important to the history and heritage of Bradwell Bay airfield. The military historian Fred Nash has observed that “although they are all that remains of the 300+ buildings and structures that stood on the airfield they were, and are, of major significance in the hierarchy of airfield architecture” (Nash, 2010).



**Watch Office for Night Fighter Stations 12096/41 and 16560/41**

*Original floor plan of The Control Tower, reproduced from the Kevin Bruce Collection*



### **Weymarks Road, Bradwell Bay WWII Airfield, Four Blister Hangars**

*Photograph showing three of the four hangars, taken 20 January 2020*

#### **Description**

During WWII there were twelve Blister hangars dispersed across the airfield, of which only four survive. They are each approximately 90 feet in span x 60 feet in length. Three of the hangars have a corrugated asbestos roof, while the fourth has a corrugated iron roof.

#### **Significance**

The four surviving Blister hangars, along with the Control Tower and the Station HQ are important to the history and heritage of Bradwell Bay airfield. The military historian Fred Nash has observed that “although they are all that remains of the 300+ buildings and structures that stood on the airfield they were, and are, of major significance in the hierarchy of airfield architecture” (Nash, 2010).





### **Weymarks Road, Bradwell Bay WWII Airfield, Station HQ**

*Photograph from the Kevin Bruce Collection showing the Station HQ to the right (south) of the Control Tower*

#### **Description**

The Station HQ survives to the rear (south) of the Control Tower. It is a long single-storey building which appears to have been repurposed as a workshop.

#### **Significance**

The Station HQ, along with the Control Tower and the four surviving Blister hangers are important to the history and heritage of Bradwell Bay airfield. Fred Nash has observed that “although they are all that remains of the 300+ buildings and structures that stood on the airfield they were, and are, of major significance in the hierarchy of airfield architecture” (Nash, 2010).



### **Weymarks Road, Pear Tree Cottage**

*Left-hand photograph taken 20 January 2020*

*Right-hand photograph, showing a man having his hair cut outside the right-hand cottage, reproduced with permission from Kevin Bruce*

### **Description**

This pair of late-Georgian cottages was built to house agricultural workers at Weymarks Farm. It was converted into a single dwelling in the 20<sup>th</sup>. The building is 1 ½ storeys in height with a clay-tiled gambrel roof. The roof sweeps down in 'cat-slide' form at the back over rear lean-tos.

### **Significance**

Apart from replacement windows, the cottages appear to be well preserved. They are a good example of Georgian agricultural workers' cottages servicing an isolated farm.

## **Sources**

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

Brown, H.: *History of Bradwell-on-Sea, Essex* (1929)

Colchester, P.: *Bradwell-on-Sea Conservation Area Review and Character Appraisal* (ECC & MDC, 2006)

Essex Record Office (ERO)

Howson, T.: 'The King's Head, Bradwell-on-Sea: The medieval cross-wing and its restoration', *Transactions of the Essex Society for Archaeology and History*, Vol. 6, 2016, 249-253

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

O'Connor, T.: *Bradwell-on-Sea Historic Settlement Assessment* (2006)

**Preparation of the list of local heritage assets for Bradwell-on-Sea has been greatly assisted by the input of local historians Kevin Bruce and David Thorpe**



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

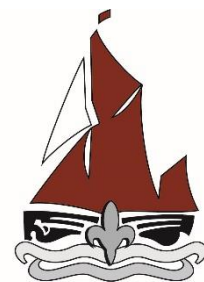


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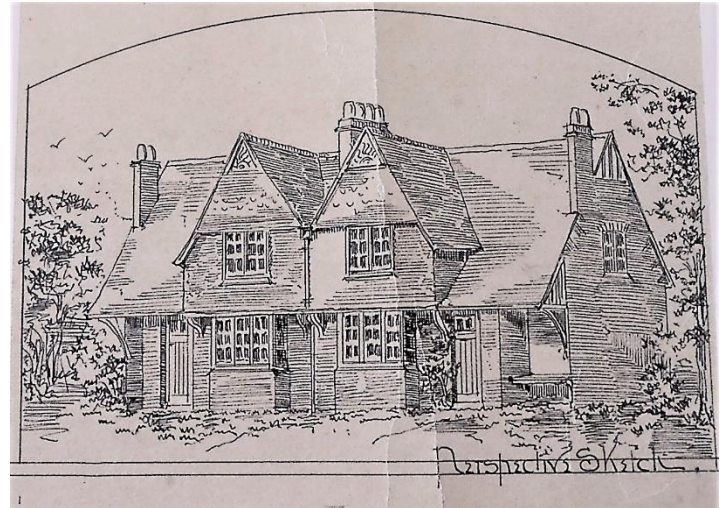
### 2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
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- 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 Tillingham which have been identified as meeting the above criteria.



### **Brook Road, Nos 1 & 3**

*Photograph taken June 2014*

*Sketch by F. Chancellor, architect, 1881*

#### **Description**

This pair of brick cottages was designed in 1881 by the County architect, Frederick Chancellor, for the Dean and Chapter of St Paul's Cathedral. The cottages have clay-tiled roofs with low, oversailing eaves to the front. In the middle of the front roof slope is a pair of large, tile-clad dormer windows above square ground-floor bay windows. The cottages are well preserved, retaining timber windows, doors and bargeboards. This is one of three pairs of houses of the same type in the village centre, all included on the local list. Two further pairs of the same type, outside the village, on Marsh Road are excluded from the local list because they have been very altered.

#### **Significance**

These are highly attractive Victorian cottages, designed by a notable architect, displaying good quality materials and detailing. They are a fine example of the move to provide healthier, more modern, accommodation in rural areas during the later 19th century. The building makes a very positive contribution to the character and appearance of the Tillingham Conservation Area.





### **Brook Road, Nos. 2 & 4**

*Left-hand photograph taken July 2008*

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

### **Description**

This timber-framed and weatherboarded house was built early in the 19<sup>th</sup> century. It is 1 ½ storeys in height with a clay-tiled gambrel roof. A single-storey brewhouse / bakehouse is attached at the southern end. There is an old water pump fixed to the front elevation of the house. The windows were historically multi-paned sliding sashes but are now modern uPVC casements.

### **Significance**

Despite the replacement windows, this building has local architectural interest as a reasonably well-preserved early-19th-century vernacular house. It is a good example of the white weather-boarded buildings that are typical in the village. It makes a positive contribution to the character of the Tillingham Conservation Area.



### **Marsh Road, Tile Cottage**

*Left-hand photograph taken March 2015*

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

### **Description**

This tiny cottage was probably built very shortly after 1812, which is the date that the 'waste of the manor' roadside plot on which it stands was enclosed (Kevin Bruce research of Manor Court Rolls at ERO). It is a 1 ½ storey house with a gambrel roof and a gable-end chimney stack. Its walls are timber-framed and weatherboarded except for the front elevation which is of brick. Originally it had just one ground-floor room and one first-floor room, a plan-form known as '1-cell'. Between 1914 and 1938 the cottage was occupied by Weymouth Nunn Moul, who features in the old photograph above. He was as a fisherman, wildfowler and long-shore man (Bruce, 1981).

### **Significance**

Although the house has been altered, its historic form remains legible and it is a good example of a small Georgian cottage. One-cell cottages in terraced form are common, whereas detached 1-cell cottages are quite rare.



### **North Street, Tillingham Hall**

*Left-hand photograph taken April 2012*

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

### **Description**

Tillingham Hall was probably the only medieval house in the village centre, other than the Cap and Feathers. It was the principal manor house, belonging to the Dean and Chapter of St Paul's. However, the house was completely rebuilt in the late-19th century. The building's composition is emphatically asymmetrical, presenting a busy mixture of gables, projecting windows, bold chimneys, brick, tile, tile-hanging and mock timber-framing.

### **Significance**

This is a striking example of the Victorian Domestic Revival style, displaying high quality materials and detailing.





### **North Street, Barn**

*Photograph taken 2014*

### **Description**

This timber-framed and weatherboarded former agricultural building, with a pantile roof, was built early in the 19<sup>th</sup> century as a stable with a hayloft above it. It also had a brick forge to the rear and a loose box on its southern flank. The rear of the building was rebuilt in brick in the mid-19<sup>th</sup> century and a new forge was erected. A brick outshot was built on the northern side whose purpose is unclear but may have been a privy and coal store. Following a period of dereliction, the building was converted to a house in 2014.

### **Significance**

This building is of architectural interest as an early-19<sup>th</sup> century stable. It contributes positively to the rural character of the Tillingham Conservation Area.



### **North Street, No.23**

*Left-hand photograph taken 2008*

*Right-hand photograph – showing the house and the adjacent carpenter's workshop and yard – reproduced with permission from Kevin Bruce*

### **Description**

This house was built between 1874 and 1897 and was the home of a village carpenter. It is single-storeyed, timber-framed and weatherboarded with a hipped slate roof. It has multi-paned, sliding sash windows and a six-panel front door. The associated carpenter's workshop and yard have been replaced with a modern house (No. 23a).

### **Significance**

This is a good example of the vernacular, white weather-boarded buildings typical in the village. It is notable for its distinctive form and modest scale. It makes a very positive contribution to the character of the Tillingham Conservation Area.



### **North Street, No. 30, Lime Tree Cottage**

*Photograph taken September 2019*

#### **Description**

Lime Tree Cottage is a 2-storey painted brick house, originally built in the late-18<sup>th</sup> century but substantially refurbished early in the 19<sup>th</sup> century. Its roof is covered with clay Roman tiles and at the rear the roof sweeps down in 'catslide' form over a single-storey lean-to. On its front elevation there are several Victorian painted-timber sliding-sash windows and a 6-panel painted-timber front door. The house is depicted on a map of 1799, and inside there are old fireplaces with timber lintels, which are characteristic of the 18th century. The front roofslope is much less steeply pitched than the rear roofslope, suggesting the house was originally 1½ storeys in height until early in the 19th-century when the front wall was heightened to a full 2 storeys.

#### **Significance**

Lime Tree Cottage is a good example of a late-Georgian vernacular house. It makes a positive contribution to the character of the Tillingham Conservation Area.





### **South Street, Nos. 2 & 4**

*Photograph taken January 2019*

#### **Description**

This pair of brick cottages was designed in 1881 by the County architect, Frederick Chancellor, for the Dean and Chapter of St Paul's Cathedral. The cottages have clay-tiled roofs with low, oversailing eaves to the front. In the middle of the front roof slope is a pair of large, tile-clad dormer windows above square ground-floor bay windows. This is one of three pairs of houses of the same type in the village centre, all included on the local list. Two further pairs of the same type, outside the village, on Marsh Road are excluded from the parish list because they have been very altered.

#### **Significance**

These are highly attractive Victorian cottages, designed by a notable architect, displaying good quality materials and detailing. They are a fine example of the move to provide healthier, more modern, accommodation in rural areas during the later 19th century. The building makes a very positive contribution to the character and appearance of the Tillingham Conservation Area.



### **South Street, Chapel**

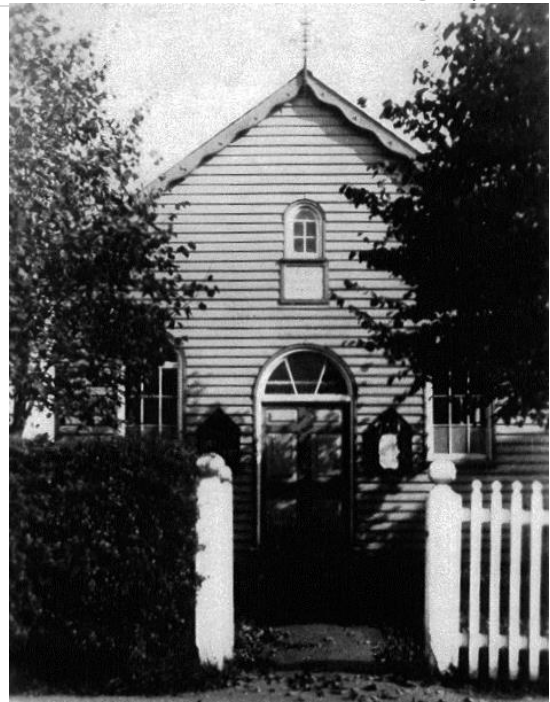
*Photograph taken 2008*

### **Description**

This Congregational Chapel was built in 1868 after the earlier barn meeting house burnt down. It is constructed of red brick with yellow brick embellishments and a slate roof. The windows and doors have pointed-arched heads. It comprises a large chapel room with wooden pews and a meeting room at the rear. It closed in 2018.

### **Significance**

This is a good example of a Victorian Congregational Chapel, built using good quality materials and detailing. The chapel forms an impressive, attractive building in the street scene making a positive contribution to the character of the Tillingham Conservation Area.



### **South Street, Peculiar People's Chapel**

*Left-hand photograph taken August 2019*

*Right-hand reproduced, with permission, from the Kevin Bruce Collection.*

### **Description**

This timber-framed chapel was built in 1897 by local builder Benjamin Rooda for £249.10.6d. It was built for the Essex-based sect known as the Peculiar People. The original weatherboard cladding survives beneath 20<sup>th</sup>-century pebble-dash render. The gabled front elevation has simple arch-headed windows and doors with top-opening fanlights.

### **Significance**

Aesthetically, this modest and well preserved 19<sup>th</sup>-century chapel makes an important contribution to the special character of the Tillingham Conservation Area. It has local historic interest as one of only four Peculiar People chapels in the Maldon District, others being at Steeple (Grade II listed) and Little Totham. The fourth Peculiar People chapel is at 40 South Street, Tillingham, built in the 1870s, which became the home of a church elder when the congregation moved to the new chapel (40 South Street is not included on the local list due to the level of alteration).





## **The Square, Primary School**

*Left-hand photograph taken 2008*

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

### **Description**

This National School was designed by Wild Stammers of Southminster in 1860 and built in 1861. It was funded by public subscription. It is built of red brick with grey brick embellishments and has slate-clad pitched roofs.

### **Significance**

The building is a good example of a Victorian village school, deploying good quality materials. It also has local historic, communal and social value.



### **Tillingham Road, The Limes**

*Left-hand photograph taken June 2014*

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

### **Description**

This grand house is thought to have been built for the village Doctor in the 18th century and remained the village surgery until 1906. It is constructed of brick, two storeys in height, the front range have a slate-clad mansard roof. The attic storey was for servants' quarters, two of whom can be seen at a window in the old photograph above.

### **Significance**

This house has local architectural interest as a well-preserved Georgian house of good quality materials and detailing.



### **Vicarage Lane, Nos. 2 & 4**

*Photograph taken July 2008*

### **Description**

This pair of brick cottages was designed in 1881 by the County architect, Frederick Chancellor, for the Dean and Chapter of St Paul's Cathedral. The cottages have clay-tiled roofs with low, oversailing eaves to the front. In the middle of the front roof slope is a pair of large, tile-clad dormer windows above square ground-floor bay windows. This is one of three pairs of houses of the same type in the village centre, all included on the local list. Two further pairs of the same type, outside the village, on Marsh Road are excluded from the local list because they have been very altered.

### **Significance**

These are highly attractive Victorian cottages, designed by a notable architect, displaying good quality materials and detailing. They are a fine example of the move to provide healthier, more modern, accommodation in rural areas during the later 19th century. The building makes a very positive contribution to the character and appearance of the Tillingham Conservation Area.





### **Vicarage Lane, The Old Vicarage**

*Left-hand photograph taken 2008*

*Engraving of 1790 showing the medieval vicarage, reproduced with permission from Kevin Bruce*

### **Description**

This two-storey rendered brick house dates from the mid-19<sup>th</sup> century but replicates the basic form of the medieval vicarage which it replaced (depicted above in the engraving of 1790). Like its medieval predecessor the house has a cross-wing at the right-hand (western) end. The roofs are clad in clay tiles. There are hood moulds over the sash windows on the front elevation.

### **Significance**

This is a well-preserved example of a mid-19<sup>th</sup> century vicarage of good local architectural and historic interest. It makes a very positive contribution to the character of the conservation area.



### **Vicarage Lane, Clifton**

*Photograph taken November 2016*

### **Description**

Clifton is a mid-19th century thatched cottage. It is timber-framed and rough-cast rendered with cosmetic battens applied externally in imitation of exposed timber framing. The roof is half-hipped with 'eyebrow' dormer windows on the eastern slope.

### **Significance**

This is a picturesque Victorian cottage which shares group value with the adjacent grade II listed Thatched Cottage.



### **Vicarage Lane, Village Hall**

*Left-hand photograph taken July 2008*

*Right-hand photograph taken on the 28<sup>th</sup> of September 1927 when the hall was officially opened by the Dean of St Paul's, reproduced with permission from Kevin Bruce.*

### **Description**

Tillingham Parish Hall was opened in 1927 by the Dean of St Paul's. It is a timber-framed building clad in corrugated iron. The architect was W. Stammers and the contractors were C. M. Collins and Sons of Southminster.

### **Significance**

This is a good example of an early-20<sup>th</sup> century corrugated iron building, contributing positive architectural variety to the Tillingham Conservation Area. It also has historic, social and communal interest.



## **Sources**

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