

Draft List of Local Heritage Assets in

Bradwell-on-Sea



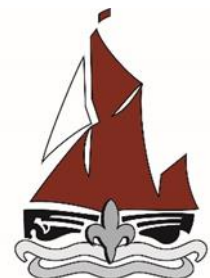
Artist impression by Alan Sorrell of Bradwell Bay Airfield during World War II, entitled 'New arrivals report at the Guard Room' reproduced with permission from the Imperial War Museum (image number: Art.IWM ART LD 5404)

June 2020

Planning Policy

01621 854 477

planning@maldon.gov.uk



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 18th-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 20th and 21st 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 18th century through the bequest of the Rev. Dr Buckeridge, the school is of local historical, social and communal importance.



High Street, King's Head

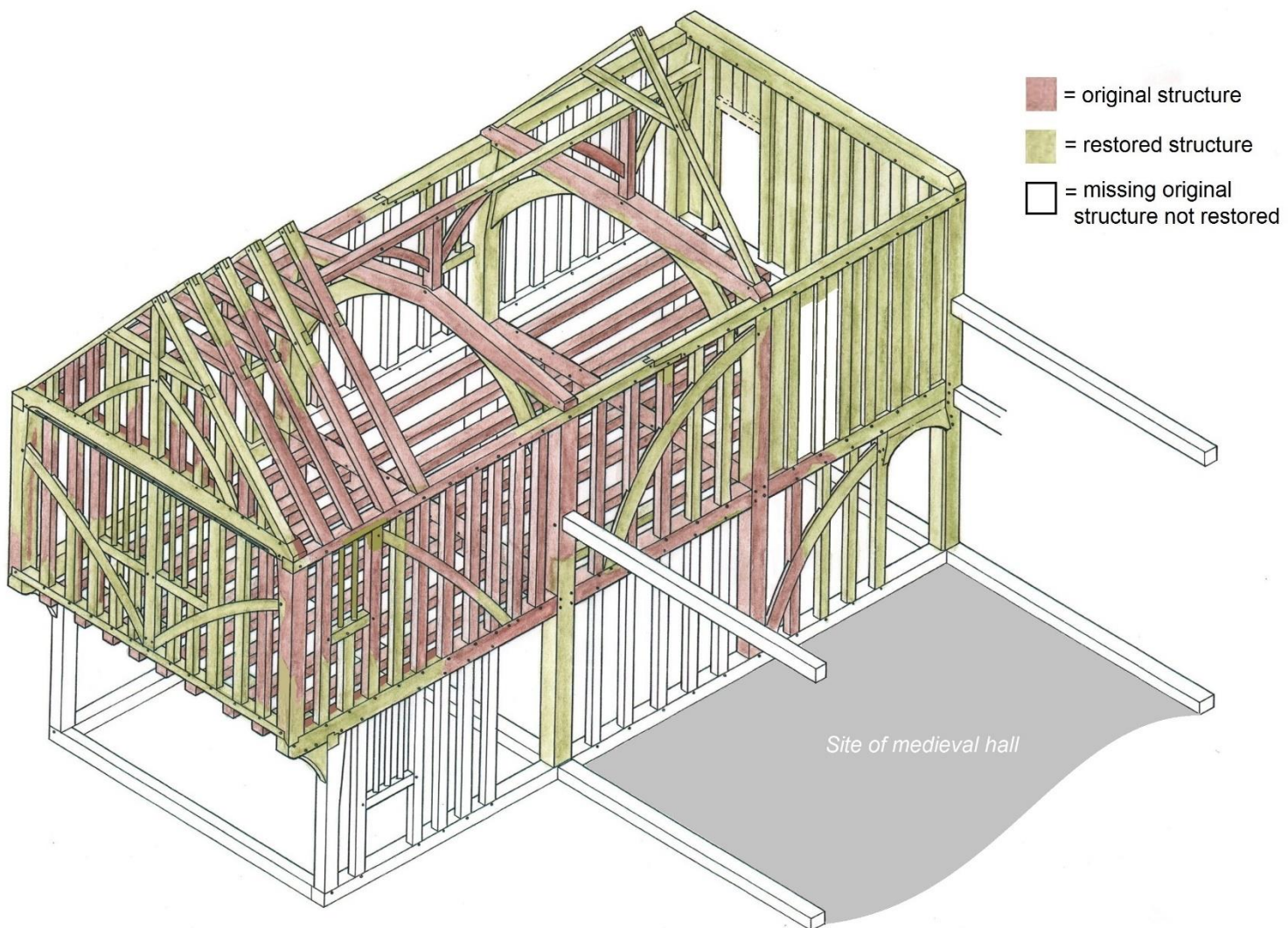
Photograph taken May 2018

Description

This building has been used as a public house since at least the late-17th 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-17th 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 by Tim Howson 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

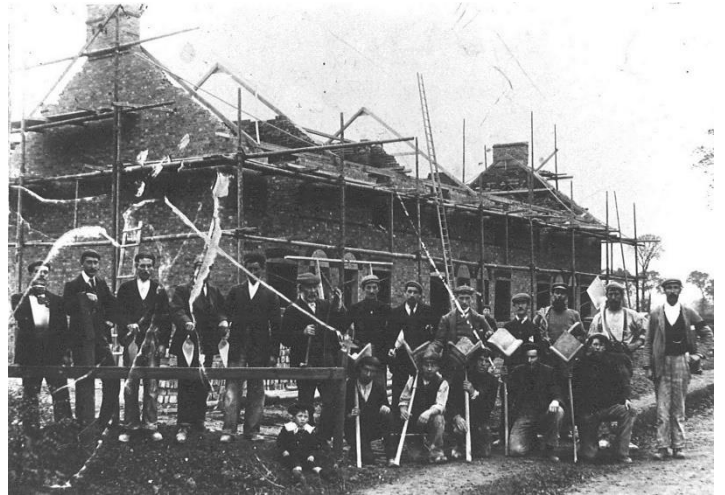
Photograph taken March 2020

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, 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 15th 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 19th 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-18th century before being converted to a single dwelling early in the 20th century. The taller range at the right-hand (southern) end is a 20th-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

Left-hand photograph taken 13th March 2020

Right-hand photograph reproduced from the Kevin Bruce Collection

Description

A remarkably well-preserved late-18th-century brick farmhouse with a hipped clay-tiled roof. The house retains most of its original windows and the interior is also very little altered. The earliest mention of Curry's in documents is 1262 (O'Connor, 2006, p. 8).

Significance

This is a good example of a well-preserved Georgian farmhouse. Its secluded location, surrounded by woodland, and the peaceful atmosphere of its grounds is an important aspect of its setting.



South Street, Bradwell-on-Sea Village Hall

Photograph taken March 2020

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-19th century villas of good local architectural interest.



Waterside Road, The Green Man Inn

Photograph taken 12th March 2020

Description

A late-18th or early-19th century public house. Constructed of brick with hipped clay-tiled roofs. Internally, parts of the ground floor are paved with old flagstones. Within the bar there is a large well-preserved fireplace retaining an old wrought iron chimney crane. In the 19th century the pub was ran by the Parker family.

Significance

This is a fine example of a late-Georgian brick public house which – despite the modern plastic windows – retains a significant degree of its architectural character.



An illustration from C J Harper (1909). Harper wrote: *The old stone-floored kitchen of the “Green Man,” nowadays a cool and refreshing place in which to take a modest quencher on a summer’s day, still remains very much what it was of old; and the quaint fireplace round which the sly longshore men of these Essex creeks foregathered on those winter nights when work was before them keeps its old-time pot-racks and hooks* (p. 115)



The same view in March 2020



Waterside Road, Peakes Farm

Photograph taken 12th March 2020

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 18th century as a pair of 1 ½ storey cottages. In the second half of the 19th-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 18th and 19th-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

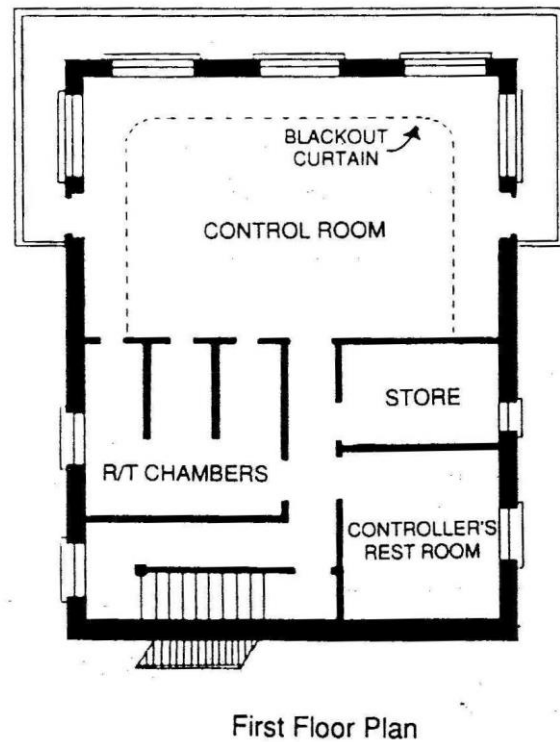
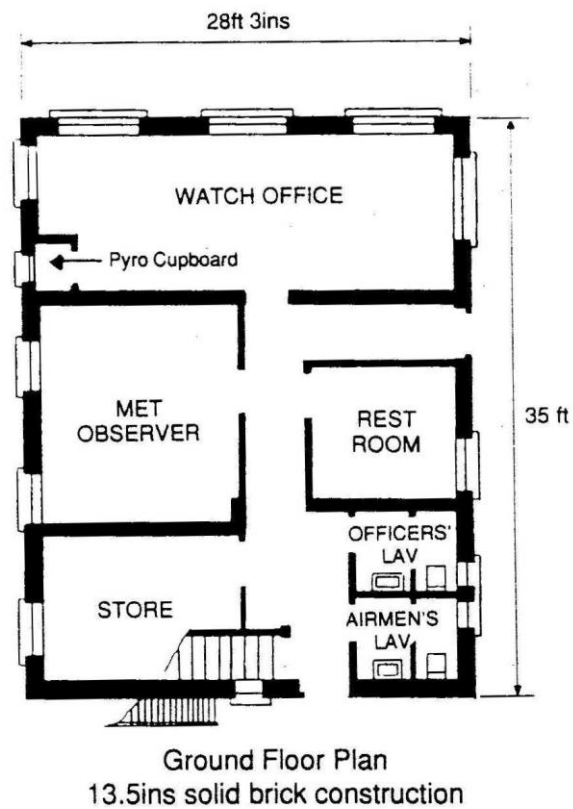
Right-hand photograph, taken prior to residential conversion, reproduced with permission from Kevin Bruce

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

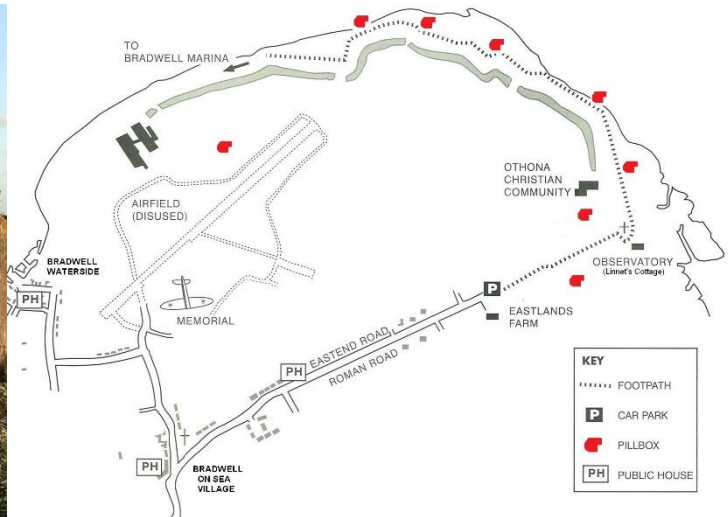
Right-hand photograph, showing a man having his hair cut outside the right-hand cottage, reproduced with permission from Kevin Bruce

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 20th. 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.



Left-hand photograph by Kevin Bruce of the pillbox at the gated entrance to the Othona Community, undated

Right-hand map showing locations of coastal WWII pillboxes in Bradwell

Coastal Pillboxes in Bradwell-on-Sea

Left-hand photograph by Kevin Bruce of the pillbox at the gated entrance to the Othona Community, undated

Right-hand map showing locations of coastal WWII pillboxes in Bradwell

Description

WWII concrete pillboxes on the sea wall and in the vicinity of the sea wall

Significance

This is an important group of pillboxes, which serves as a potent reminder of the threat of invasion posed during World War II.

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)

Harper, C. J.: *The Smugglers: Picturesque Chapters in the Story of an Ancient Craft* (London, 1909)

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

Howson, T.: 'Georgian cottages in the Maldon District of Essex', *Eavesdropper*, No. 61, Spring 2020, 8-13

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