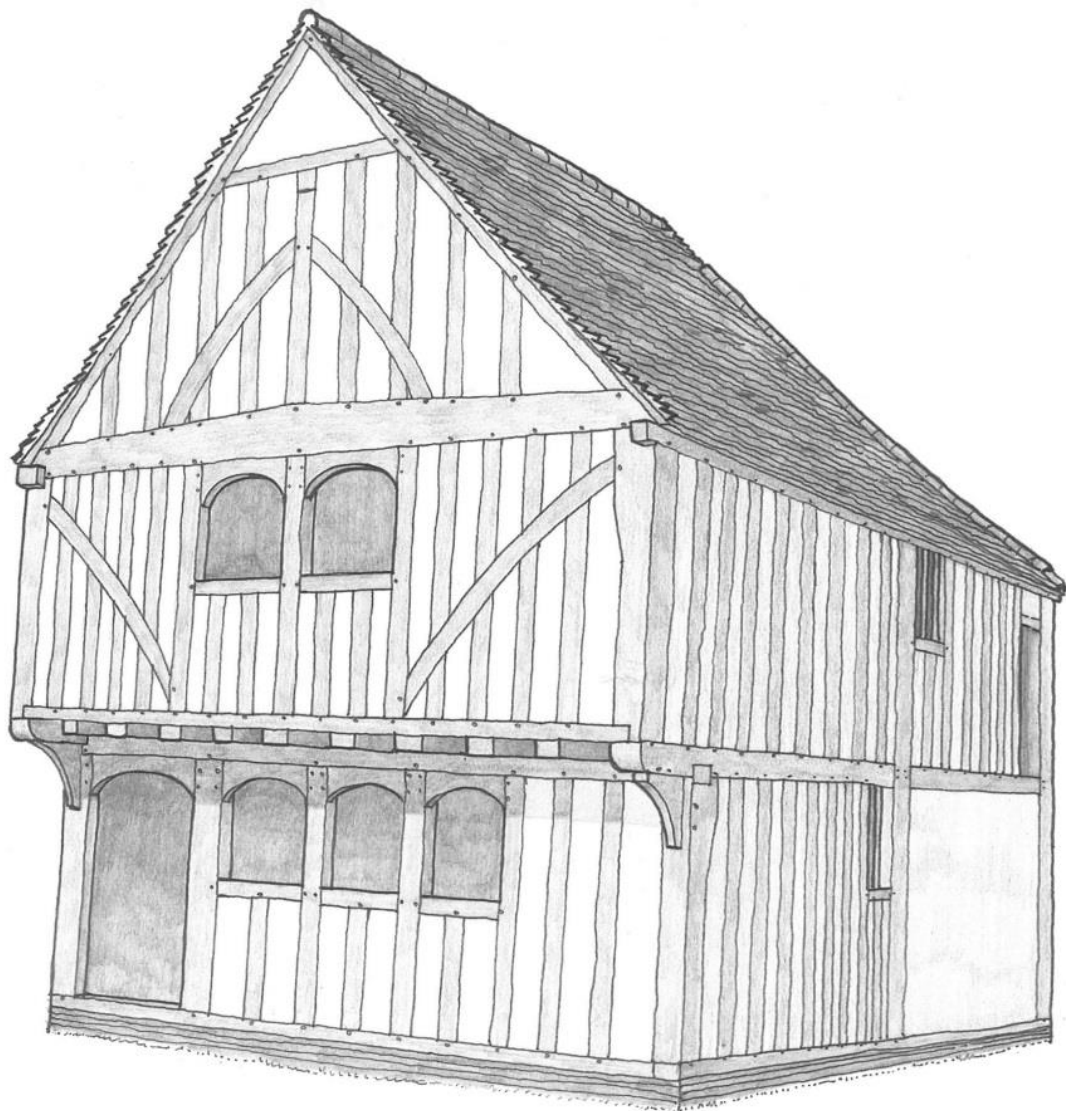


Draft List of Local Heritage Assets in St Lawrence

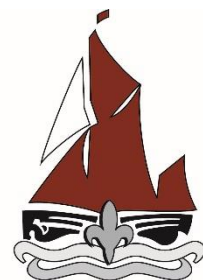


October 2020

Planning Policy

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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. Inclusion on a Local List does not 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 a List 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).

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- a. Important examples of a past type or style
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- 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 St Lawrence which have been identified as meeting the above criteria.



Bradwell Road, The Olde Rectory

Left: Mid-20th-century photograph reproduced from the Kevin Bruce Archive

Right: photograph taken 19 October 2020

Description

This brick rectory was built in the early-19th century and substantially extended in the late-19th century. The oldest part is the central section, which has a pyramidal, slate-clad roof, walls of gault brick, and on the front elevation sash windows set within full-height recesses with arched heads. This part of the house was probably built after 1829 during the incumbency of the Revd John Carwardine. The left-hand range, constructed of yellow stock brick, with a front canted bay window, may have been added in the 1870s. The Revd John Mills secured a mortgage of £1000 pounds to carry out work on the rectory in 1874 (Brown, 1928).

Significance

Although modernised, this is a reasonably well-preserved example of 19th-century rectory, deploying good quality traditional materials and detailing. The building's historic form remains clearly legible.



Main Road, Motts Farmhouse

Photograph of Motts Farm taken in 2004, reproduced with permission from Kevin Bruce

Description

Motts Farmhouse appears to date from the early-19th century. It is 2 storeys in height and has a U-shaped plan. The walls are of yellow brickwork except for the principal south elevation which is rendered. The windows are a variety of sliding sashes and casements. The window openings have segmental-arched heads, and on the south elevation there are hood moulds over most of the windows. The roof of the west range is hipped and clad in 20th-century brown concrete tiles. The other roofs are of an extremely unusual hipped mansard form with a vertical step between the upper and lower roof pitches. This vertical step incorporates internally-hinged flaps that could be opened to ventilate the attic. No other examples on English houses are known, but such roofs are found on late-18th and early-19th-century houses in parts of the U.S.A. – particularly in Rhode Island – where they are called ‘monitor’ roofs.

Significance

This house is significant as a reasonably well-preserved 19th-century farmhouse with unusual ‘monitor’ roofs. The house forms part of a group with the grade II listed complex of barns to the north.



St Lawrence Hill, The Water Tower

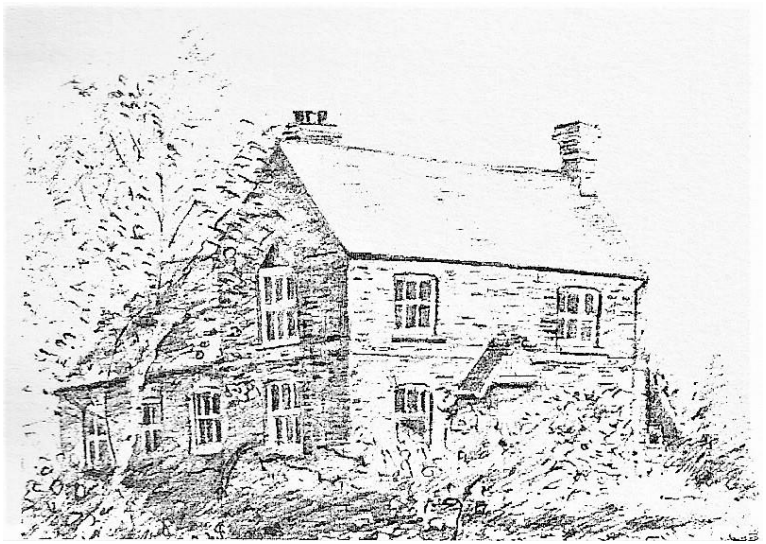
Photograph taken 20 January 2020

Description

This water tower was built in 1966. Constructed of unpainted concrete and circular in section, it consists of a narrow-diameter vertical shaft supporting a cone-shaped tank with a simple balustrade on top. Pilasters rise up the face of the shaft then expand in width as they continue up the face of the tank. The Tower is 53 metres (173 feet) tall. It holds 681,900 litres (150,000 gallons) of water, which comes from the treatment works along 710 mm (28 inch) pipes.

Significance

Architecturally, the water tower has an elegant and sculptural form. Occupying a highly prominent position at the top of St Lawrence Hill, it is a striking local landmark, clearly visible from the north side of the River Blackwater. It has local historic interest as a monument to 20th-century improvements in the supply of water to the Dengie peninsula.



Southminster Road, Schoolhouse

Left: photograph taken from the north-west on 25 August 2020

Right: sketch provided by Bronwen Cook illustrating the house from the south-west.

Description

This Victorian school was built by subscription, following an initiative of the Revd John Mills. Wild Stammers of Southminster undertook the building work at a cost of £360. It opened on the 11th of September 1873. It is constructed of red brick with yellow brick dressings and has pitched roofs clad in slate. It consists of a single-storey schoolroom, said to have space for 40 children, and a two-storey schoolhouse. The north window of the school room and the west first-floor window to the schoolhouse have triangular arched heads. The other window openings have segmental arched heads. Most of the windows are 3-over-3 vertically sliding sashes, and are probably original. The school closed on the 2nd of December 1904, after which the children transferred to Bradwell school and the schoolroom became part of the house. An original detached toilet block survives to the east of the house.

Significance

This building is significant as a very well-preserved example of a humble Victorian rural school and schoolhouse. It has simple, but complete, detailing and good quality materials. It is a picturesque feature at the top of the hill, situated close to the parish church and St Lawrence Hall.



D-Day Embarkation Hard on the bank of the River Blackwater at Stone Point

Photograph taken 19 October 2020

Description

The berthing area for Stone Sailing Club is one of 68 concrete embarkation hards built around southern Britain from the Summer of 1942 in preparation for the anticipated landing on the shores of mainland Europe, which became reality with the Normandy landings in June 1944. The hard is situated between the sea wall and the river's edge and covers an area up to 90 yards wide. The relatively flat landward part has been laid down as solid concrete, while the seaward sloping run-up area has been formed from individual slabs cast into small squares, presumably to provide traction (Source Fred Nash, 2010).

Significance

This WWII embarkation hard is one of just two examples known to survive in Essex (the other being at Stansgate in Steeple Parish). It is both locally and nationally important as a rare *in-situ* remnant of the largest seaborne invasion in history and a decisive event of WWII.



St Lawrence Hill, St Lawrence Hall

Left-hand photograph taken in 1911, reproduced with permission from Bronwen Cook

Right-hand photograph taken 2 October 2017

Description

This is the principal manor house for the parish of St Lawrence. At the western end is a late-medieval timber-framed cross-wing, clad in pebble-dash cement render. Its roof is gabled to the north and hipped to the south, and is covered by 20th-century brown concrete tiles. The front (north) elevation of the wing is jettied. Shadows of the original, close-studded timber framing show through the cement render. To the east of the cross-wing is a 2-storey mid-late-19th-century range, which occupies the site of the medieval hall. The mid-19th century part is timber framed and rendered and its form resembles that of a hall and cross-wing. There is an ornamental timber porch to the entrance and decorative bargeboards to the eastern cross-wing. To the east of the Victorian range is a one-and-a-half storey wing added early in the 21st century.

Internally, the medieval cross-wing has an *intact* crown-post roof, and evidence for original doorways and windows. It is a 2-bay structure, and the original floor joists have been removed from the rear bay. The

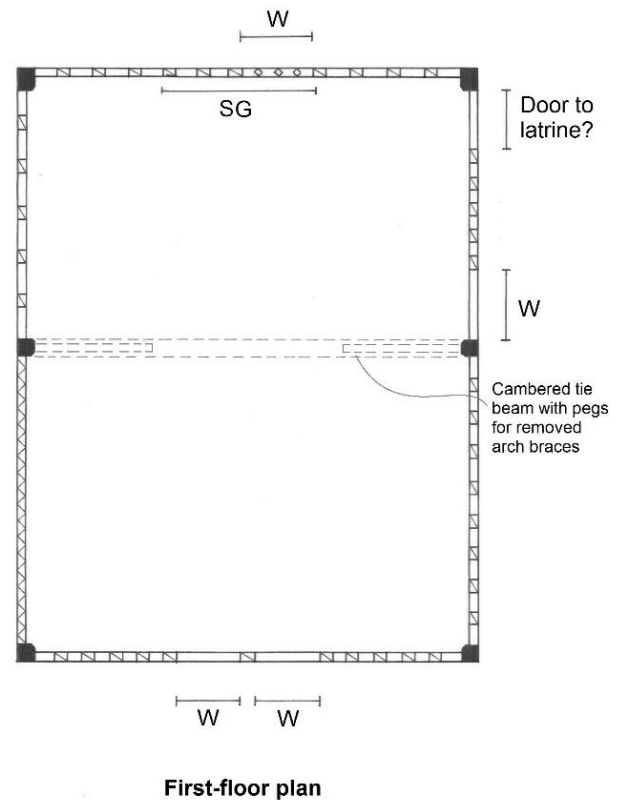
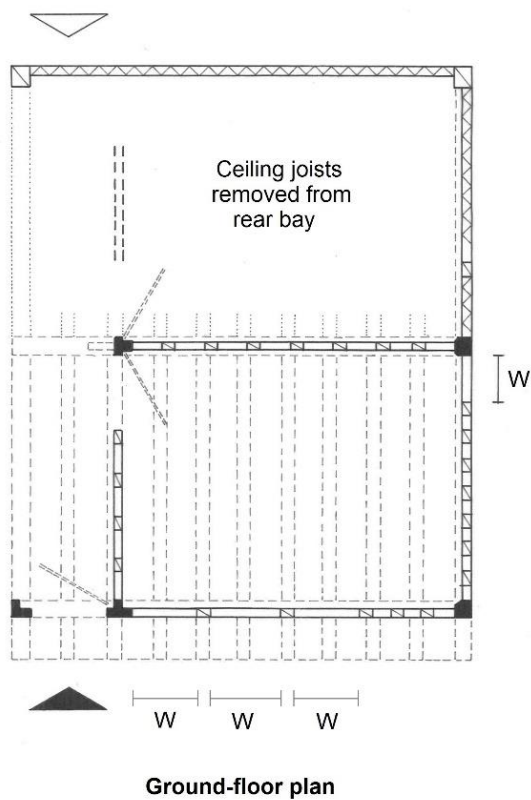
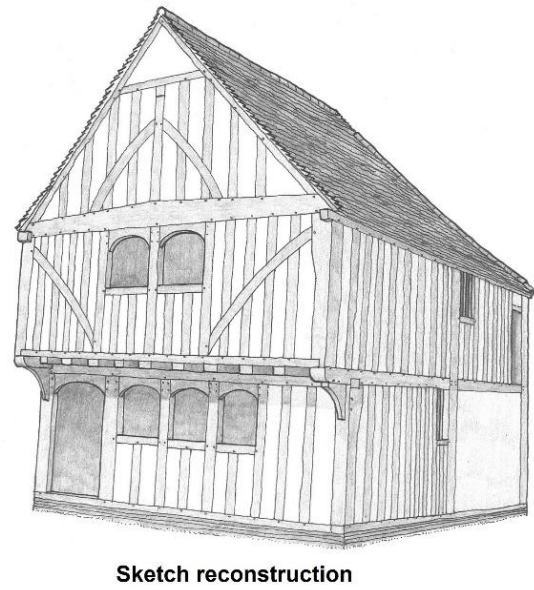
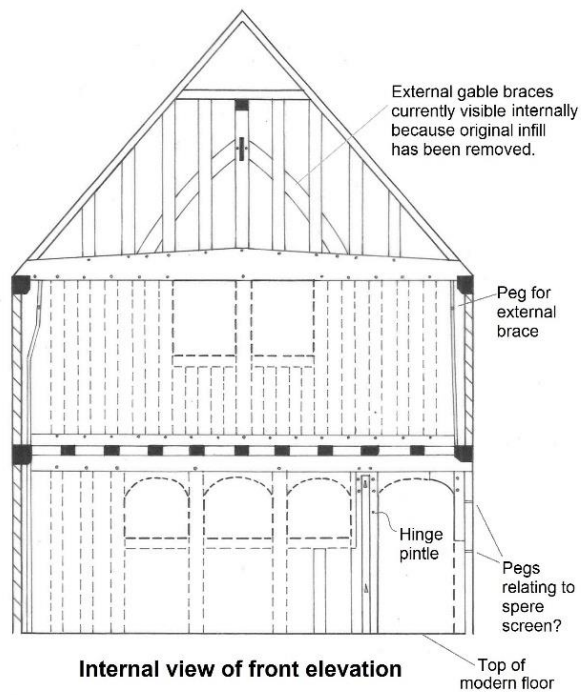
evidence within the building indicates that this was a service wing, incorporating an 'undershot' cross-passage, situated at the western end of an open hall. There were two 'service' rooms on the ground floor and a single 2-bay chamber on the first floor. The front ground-floor wall had three windows to one side of the arch-headed front door. There is evidence that these windows also had arched heads, which is unusual. There is evidence for a pair of first-floor windows on the front elevation and it is likely though not yet provable that these had arched heads to match the windows on the ground floor. Other windows in the building were unglazed with diamond-section mullions and sliding shutters.

Significance

Although modernised, the medieval cross-wing is an important survival, one of only just over a hundred medieval timber-framed buildings to survive in the Maldon District. The Victorian range is of less significance but its form, materials and detailing complement the character of the medieval wing.



Photograph of St Lawrence Hall in 1922, reproduced with permission from Bronwen Cook.



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Interpretive survey drawings of the medieval cross-wing at St Lawrence Hall, by Tim Howson 2017



Coastal Pillboxes in St Lawrence

Photograph taken 19 October 2020

Description

There are three WWII concrete pillboxes built into the sea wall at St Lawrence.

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

Brown, H.: History of St Lawrence, Essex (1928)

Chandler, J. E.: *The Colonial House* (1915, 2nd ed. 1924)

Essex Record Office (ERO)

Downing, A. F.: *Early Homes of Rhode Island* (1937)

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

Williams, D.: *The water supply to Essex and Beyond* -
<https://essexwatersupply.com/>

Preparation of the list of local heritage assets for St Lawrence has been greatly assisted by the input of Rorie Ash, Kevin Bruce, Bronwen Cook, J.E.C. Peters, Brenda Watkin and Elphin Watkin

Draft List of Local Heritage Assets in **Woodham Walter**



October 2020

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This document lists the buildings in the parish of Woodham Walter which have been identified as meeting the above criteria.



Burnt House Road, Gunhill Farm

Photograph taken October 2018

Description

This farmhouse is described as ‘newly erected’ in a sale catalogue of 1824 (Ryan, p. 86). It is constructed of red brick laid in Flemish bond. Its roof is covered with clay peg tiles and at the rear continues down in ‘cat-slide’ form to a lower eaves-level. Chimney stacks project through both ends of the ridge of the main roof. The front elevation is a typically symmetrical composition of multi-paned wooden sash windows, a central front door with a pedimented surround, and a blind window recess directly above the front door. The front ground-floor windows have flat segmental arched heads formed of rubbed-red brickwork.

Significance

This house is significant as a well-preserved early-19th century farmhouse. Recent extensions to the side and rear deploy sympathetic materials and detailing, and respect the special character of the original part of the house.



Church Hill, cast-iron fingerpost on the junction between Church Hill, Park Road and Oak Farm Road

Photographs taken 17 May 2016

Description

This cast-iron fingerpost was manufactured by Maldon Ironworks in the first quarter of the 20th century.

Significance

This has significance as an early surviving fingerpost made by the Maldon Ironworks. It makes a positive contribution to the traditional character of this part of the Woodham Walter Conservation Area.



Cut A Thwart Lane, Woodlands

Left-hand photograph taken March 2016

Right-hand aerial photograph undated.

Description

Woodlands is a timber-framed and plastered double-pile house of two storeys with cellar and attics. The original part, dating from the 18th century, has roofs clad in clay tiles. In the 19th century a single-storey flat-roofed extension to the front enlarged the dining and drawing rooms, and a two-storey slate-roofed wing increased the kitchen and service facilities. The windows are mainly multi-paned sliding sashes. There is an interesting complex of Victorian brick farm buildings to the north-west which complements the setting of the house. Historically the property was known as Bawds Grange. The name changed in the early-19th century. The house is said to retain a number of original features (Ryan, p. 92).

Significance

This house is significant as a good example of a substantial Georgian farmhouse with Victorian additions. It occupies an idyllic isolated rural setting.



Hoe Mill Road, Hoe Farm Barns

Left-hand photograph taken 12 July 2007, prior to conversion.

Right-hand photograph taken 2010, following conversion.

Description

This early-19th century complex of agricultural buildings includes a threshing barn, stable, granary, and cattle sheds arranged around a courtyard. All the buildings are timber-framed and weatherboarded. The buildings were converted into offices in 2009.

Significance

These buildings are significant as a reasonably complete complex of late-Georgian agricultural buildings. The conversion into offices has been executed sympathetically, preserving much of the site's historic character.



Hoe Mill Road, Hoe Farm House

Photograph taken 29 October 2019

Description

This early-19th-century farmhouse was described as ‘newly erected’ in a sale catalogue of 1847 (Ryan, p. 87). It features on the tithe map of 1845. It is a timber-framed and rendered house with a hipped and slated roof, a typically symmetrical arrangement of multi-paned sash windows and a central front door.

Significance

This house is significant as a well-preserved early-19th century farmhouse. The adjacent complex of farm buildings complements the setting of the house.



Manor Road, Manor Farm

Photograph taken 17 May 2016

Description

This early-19th-century farmhouse has rendered brick walls and hipped slated roofs. It is two-storeys tall with a cross-wing at the left-hand (south) end. The windows are multi-paned sliding sashes. When this farm was leased to William Baker in 1827 one of the conditions was that the landlord was to erect a 'comfortable farmhouse or substantially repair the old one'. It would seem that a new house was built (Ryan, p. 88).

Significance

This building is significant as a well-preserved late-Georgian farmhouse. The contemporary brick farm buildings adjacent complement the setting of the house.



Manor Road, Former Threshing Barn and attached Stable Block at Manor Farm

Photograph taken 17 May 2016

Description

This brick barn and attached stable block may have been erected in the late 1820s at the same time the farmhouse was rebuilt. It is constructed of red brick with pantiled roofs. The barn is aligned east-west and its north elevation features a large central waggon door, ventilation holes arranged in diamond patterns, and a high-level pitching door. The 2-storey stable block is attached to the east end of the barn and projects north creating an L-shaped plan.

Significance

This building is significant as an interesting and apparently well-preserved early-19th-century brick barn and stable block.



Old London Road, Lodge Farm

Photograph taken 14th September 2020

Description

This two-storey farmhouse with attics and cellar is constructed of red bricks and roofed with clay tiles. A commemorative plaque over the front door bears the date 1757. The pair of canted bay windows on the front elevation was added early in the 20th century, but the house otherwise appears little altered. Internally, the house retains a notably wide cooking hearth and much historic joinery.

Significance

This house is significant as a reasonably well-preserved example of a mid-18th-century farmhouse.



Old London Road, 1 Redgates

Photograph taken 14th September 2020

Description

One of a pair of early-20th-century entrance lodges, designed by Read and Macdonald for Henry Walter Thompson, who was responsible for laying out the current golf course. The lodge is of one storey and attics with pitched, clay-tiled roofs and projecting gables. The walls are roughcast and battered. This lodge is particularly well preserved, retaining its original lead-glazed windows.

Significance

This building is significant as a very well-preserved example of an early-20th-century architect-designed lodge. It reflects the Domestic Revival style of architecture championed by the architect C.F.A. Voysey. It displays quality materials and detailing. Its setting is complemented by the matching - albeit less-well preserved - No. 2 Redgates.



Old London Road, 2 Redgates

Photograph taken 14th September 2020

Description

One of a pair of early-20th-century entrance lodges, designed by Read and Macdonald for Henry Walter Thompson, who was responsible for laying out the current golf course. The lodge is of one storey and attics with pitched, clay-tiled roofs and projecting gables. The walls are roughcast and battered. This lodge was renovated and extended in 2015, involving replacement of the original roof tiles and windows, but the building's original design remains legible.

Significance

This building is significant as a reasonably well-preserved example of an early-20th-century architect-designed lodge. It reflects the Domestic Revival style of architecture championed by the architect C.F.A. Voysey. It displays quality materials and detailing. Its setting is complemented by the matching – and better preserved - No. 1 Redgates.



Old London Road, Former stables, The Warren

Photograph the stables in the foreground and The Warren in the distance, taken 18 March 2013.

Description

This stable range was built around the same time that The Warren (adjacent) was extended (c.1905). The house extensions and the stable range were designed by Read and Macdonald for Henry Walter Thompson, who was responsible for laying out the current golf course. The stables are single-storeyed with pitched, clay-tiled roofs and rendered walls. It has a U-plan, arranged around a courtyard. The asymmetrical deployment of a veranda, chimney and louvre all adds picturesque interest.

Significance

The stable range is significant as an interesting, early-20th-century, architect-designed example of its type. It reflects the Domestic Revival architectural style of the house.



Old London Road, Wayside

Photograph taken 14th September 2020

Description

Wayside was designed c.1926 by the architectural firm Read & MacDonald. It is one of several early-20th-century Domestic-Revival style buildings commissioned by Henry Walter Thompson, who bought The Warren in 1904 and was responsible for laying out the current golf course. The house is of one storey and attics, with steeply pitched, clay-tiled roofs and a pair of projecting gables to the front.

Significance

Wayside meets the approved selection criteria insofar as it is a substantially complete early-20th-century house of very good local architectural and historic interest, deploying mostly good-quality materials, detailing and workmanship. The building's architectural quality has been diminished by recent refurbishment, including the replacement of the original lead-glazed windows with grey plastic windows. However, the building's overall form remains well-preserved and its significance is reinforced by its association with the other Arts-and-Crafts-style buildings on the Warren Estate and by its idyllic rural setting.



Rectory Road, 1 & 2 The Almshouses

Photograph taken 27 February 2015

Description

This pair of single-storey almshouses bears a plaque which states: "ALMSHOUSES IN MEMORY OF THE REV R. H. FALKNER. M. A. RECTOR OF THIS PARISH 1875 – 1907. ERECTED BY HIS THREE SONS 1908". The pair of houses was specifically for the 'poor or those in ill-health who are unable to keep themselves by their own exertions'. It is a single-storey, red-brick building with a clay-tiled roof and features pairs of lancet-shaped gothic-style windows. The porches are later, but broadly respectful of the proportions of the original building.

Significance

This building is significant as a well-preserved pair of early-20th-century almshouses, presenting good quality materials and detailing. It is an attractive building which makes a positive contribution to the character of the Woodham Walter Conservation Area. It has local historic interest for its association with the Revd R. H. Falkner.



The Street, Cast-Iron Fingerpost opposite the Bell

Photograph taken May 2016

Description

This cast-iron fingerpost was manufactured by Maldon Ironworks in the first quarter of the 20th century.

Significance

This has significance as an early surviving fingerpost made by the Maldon Ironworks. It makes a positive contribution to the traditional character of this part of the Woodham Walter Conservation Area.



The Street, K6 Telephone Kiosk

Photograph taken 17 May 2016

Description

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

Significance

This early 20th-century telephone kiosk has significance as an attractive and familiar feature in the village street-scene. It makes a positive contribution to the special character of this part of the Woodham Walter Conservation Area.



The Street, Tadpoles Nursery

Photograph taken 17 May 2016

Description

What is now Tadpoles Nursery was first built as a Congregational Chapel in 1881. Services and a Sunday School were held in the chapel until after World War II (Ryan, p.30). It later became the village shop (the 'Chapel Stores'), before recently becoming Tadpoles Nursery. It is a small timber-framed building clad in white-painted weatherboarding, its roof covered with natural slates. Its most memorable features are the pointed-arch timber windows, which are the only external sign of the building's formerly ecclesiastical function.

Significance

This building has significance as a charmingly vernacular late-19th-century chapel.



Top Road, Woodham Walter Women's Club

Photograph taken 15 May 2018

Description

The Woodham Walter Women's Club was founded in 1906. One of the founders and key supporters was Edith Chaplin who lived at Bassets. The structure had started life as a summerhouse in the grounds of Bassets for Edith Chaplin's son, and was dismantled and re-erected in its current location for the use of the club. The club building is timber-framed, clad with white-painted weatherboarding, its pitched roofs covered with slates. Initially focussed on improving midwifery in the village, the club's activities soon extended to talks on Home Nursing, First Aid and Health Care and sewing lessons (Ryan, pp. 67-73).

Significance

This building is locally significant as an early-20th-century women's club, still used for its intended purpose. It is well preserved, deploying good quality vernacular materials and detailing.

Sources

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

Ryan, P.: *Woodham Walter: A Village History* (Plume Press, 1989)

Preparation of this draft list of local heritage assets was greatly assisted by David Beattie and John Tompkins

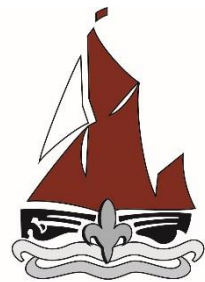
Draft List of Local Heritage Assets in **Langford and Ulting**



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- e. Buildings which are valued as rare examples of a particular type

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- 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 parishes of Langford and Ulting which have been identified as meeting the above criteria.



Langford, Maldon Road, Langford Old School & Old School House

Left-hand image is a detail of the side elevation as shown on the 1874 plans by the architect F. Chancellor. Reproduced with permission from the Essex Record Office (ref. D/F 8/632)

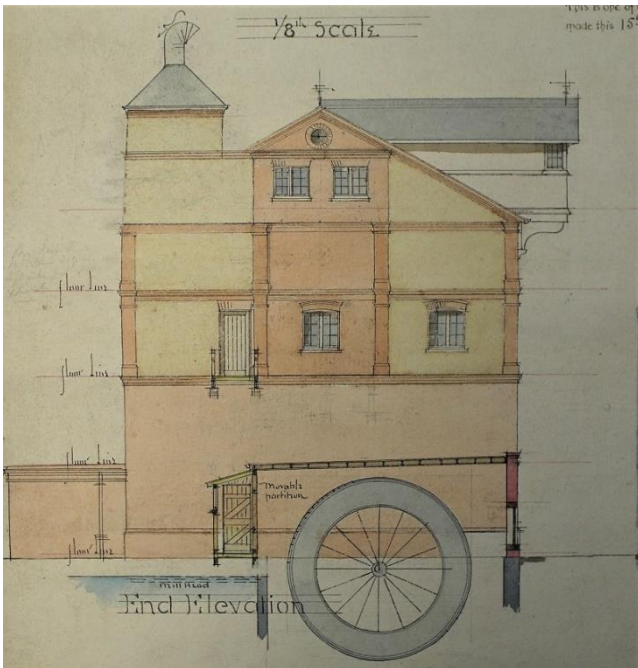
Right-hand photograph taken 16th October 2018

Description

Designed in 1874 by the architect Frederick Chancellor, this school was built to accommodate forty children and house a schoolmistress (Allen and Chaplin, p. 85). It is constructed of red brick with roofs clad in clay peg tiles. At the west end is a single-storey range which contained a school room and class room. At the apex of the hipped roof to the single-storey range is a bellcote conjoined with a chimney stack. At the east end is a 1 ½ storey cross-wing which formed the schoolmistress's house. The front upper window has a 2-centred arch over it. The windows are mostly painted-timber cross-casements. The school was closed in 1922 and was converted into a house.

Significance

This building is significant as a reasonably complete example of a humble former National School designed by an accomplished architect. It has simple, but complete, detailing and good quality materials. It is a picturesque feature in the Langford Conservation Area.



Maldon Road, Langford Mill

Left-hand image is a detail of the side elevation as shown on the 1879 plans by the architect F. Chancellor. Reproduced with permission from the Essex Record Office (ref. D/F 8/310/2)

Photograph taken 14th September 2020

Description

The present mill replaced a timber-framed mill which burnt down in 1879. Designed by the architect Frederick Chancellor, and erected within the same year as the fire, it is four storeys tall plus an attic storey, the lower two storeys in red brick, the others in stock brick with red brick dressings. The roofs are slated. Projecting from the centre of the front roof-slope is a large cantilevered lucam clad in white weatherboarding. The building was briefly converted into flats in the 1920s for workers employed to build the Langford Pumping Station. Plastic windows were installed in 1997 (Allen and Chaplin, pp. 219, 229, 288).

Significance

This is an unusually large, late and externally well-preserved example of a Victorian stone mill (as opposed to a roller mill). It forms part of a small group of associated historic industrial buildings and monuments in Langford including Langford Mill House, Mill Cottage and the abandoned Langford Cut.



Ulting, Crouchmans Farm Road, Olde School House

Photograph taken 30 September 2020

Description

This former school house is dated 1880 by a terracotta plaque on its front gable. The building is 1 ½ storeys tall, constructed of red brick, with a slate roof, and a cross-wing at the left-hand end. It has stone quoins and 2-centre arched heads to the front door and windows. The Gothic-Revival style of the building echoes that of the adjacent grade II listed former school of 1865.

Significance

This is a building of good local architectural and historic interest, which appears little altered except for modern replacement windows and a rear extension. The house shares 'group value' with the adjacent grade II listed former school, both of which make a positive contribution to this part of the Chelmer and Blackwater Navigation Conservation Area.

Sources

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