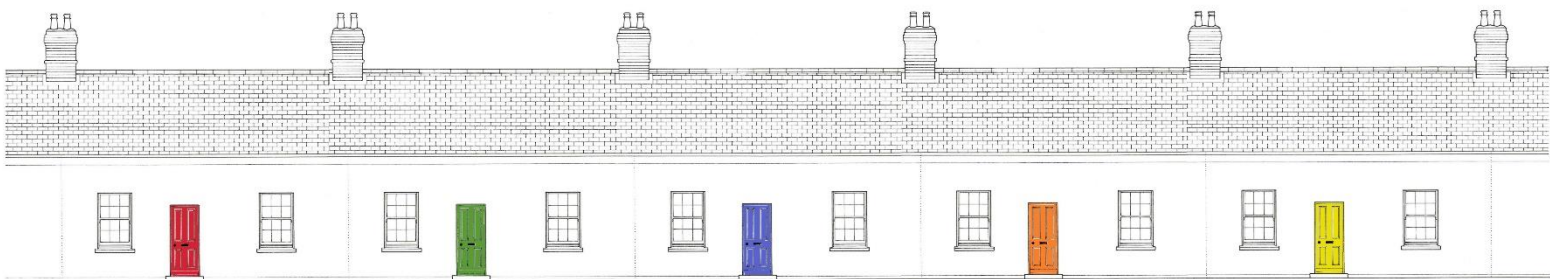


WOODFIELD COTTAGES, HEYBRIDGE



CONSERVATION AREA PROPOSAL AND CHARACTER APPRAISAL



Front cover illustrations: *Photograph taken February 2020, depicting the north row of Woodfield Cottages looking east, with No. 155 in the foreground. The border drawings illustrate the uniform front elevations of the cottages prior to their alteration throughout the second half of the 20th century.*

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It was prepared by Tim Howson IHBC, Conservation and Heritage Specialist

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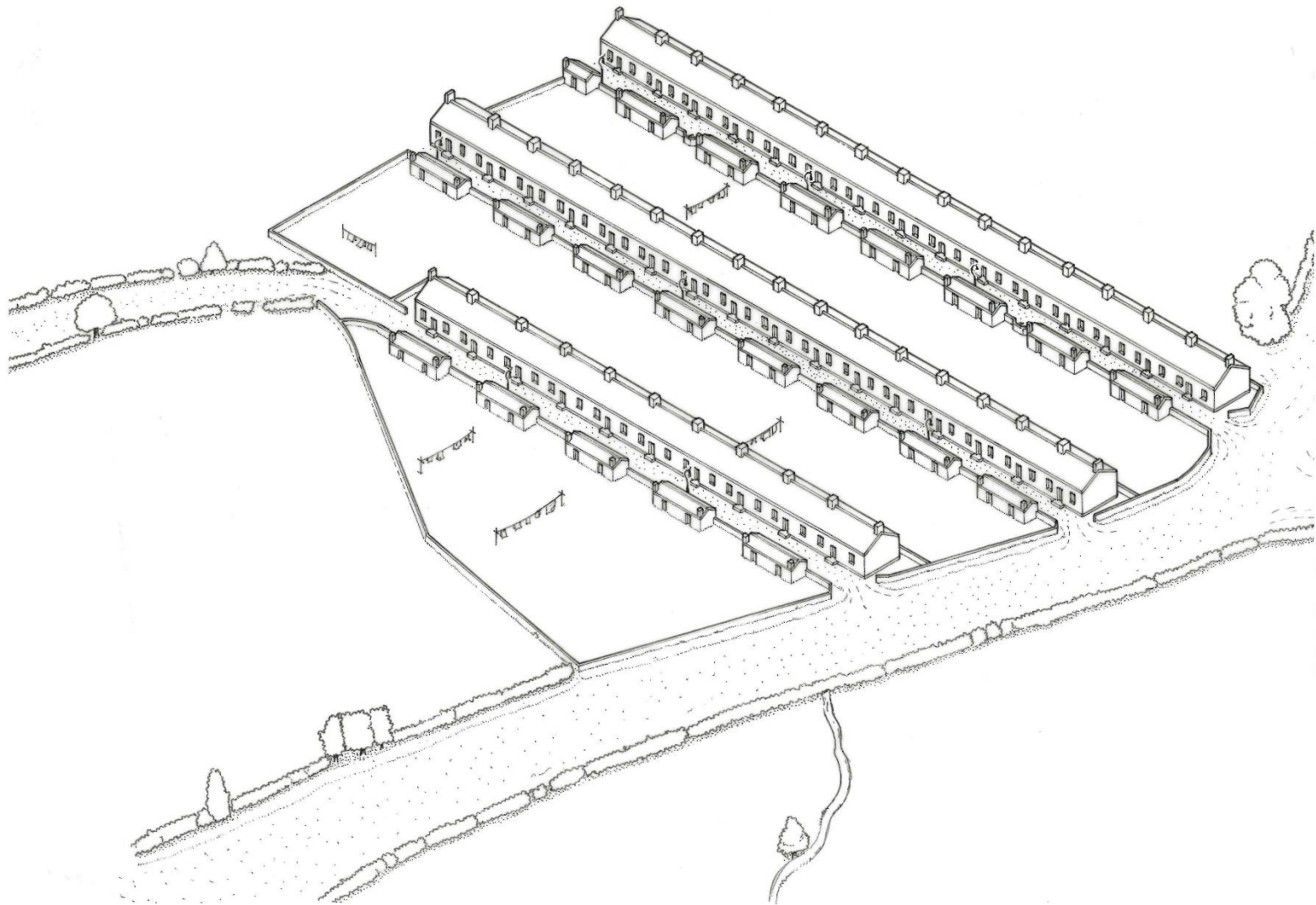


Fig 1: *Isometric reconstruction of Woodfield Cottages c.1920*



Fig 2: Map of proposed conservation area highlighting original and later structures

1. INTRODUCTION

Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (*Planning (Listed Buildings and Conservation Areas) Act 1990*). They were introduced by the Civic Amenities Act of 1967. Local authorities have a duty to designate conservation areas, to formulate policies for their preservation and enhancement, and to keep them under review.

Within the Maldon District there are currently 14 conservation areas. The most recent conservation area to be designated by the District Council (in 2017) is Woodham Walter. Conservation area status has helped ensure that the special qualities of these cherished places are maintained, has encouraged positive changes which enhance special character and appearance, and has established a robust defence against poorly considered and unsympathetic development.

Woodfield Cottages represent a small settlement of industrial housing, comprising three terraces of single-storey cottages, developed by the industrialist E H Bentall in 1873 as dwellings for the workforce of the Bentall Agricultural Works (Fig.1). The 41 cottages, outhouses and two communal water pumps were designated grade II listed buildings in 1971 (see Appendix 1 on p. 75 for the official list description, which was updated in 2020). However, it is not just the cottages, outhouses and pumps which are important; the lanes, gardens and boundary treatments which surround the original buildings altogether comprise a distinct historic area the character and appearance of which – in the words of the legislation – it is desirable to preserve and enhance. On this basis, the designation of the settlement as a conservation area is felt to be justified. The boundary of the conservation area would be drawn around the edge of the settlement (Fig. 2). This character statement seeks to identity the area's special character and opportunities for enhancement.



Fig. 3 - A photograph of Woodfield Cottages taken from Scraley Road in March 2021

2. CHARACTER STATEMENT

Woodfield Cottages are of national architectural interest as an early, rare and substantially *intact* survival of a mass concrete housing development. It is an unusually early example of flat-roofed construction, although the evidence for the flat roofs can now only be seen within the attics of the pitched roofs which were added in 1918. The cottages are of historic interest as a complete late-19th-century example of a planned industrial housing community by a notable and innovative industrialist; Edward Hammond Bentall.

Originally developed on a greenfield site and surrounded by fields, the cottages are now surrounded by later housing. The settlement nevertheless retains a distinct character in contrast with the adjacent later houses. Single-storeyed in height, arranged in three rows at right angles to the highway, the cottages are quite unlike most nearby houses which are predominantly of two storeys and orientated parallel to the road. While the size of each cottage is modest, the remarkable scale of the development, and the length of each row is impressive. The special character of the settlement is defined in part by the relative uniformity of the terraces and the repetition of architectural forms. One notable aspect, visible from many angles, is the procession of red-brick chimneys on top of long slate-clad roofs. There is a striking effect of receding perspective looking down each of the lanes. Most cottages retain their original outhouse and garden. Two original communal pumps and some low concrete boundary walls are valuable remnants of the original scheme.

The area's special character and appearance has to some extent been eroded by alterations to the cottages and outbuildings, the poor condition of some of the properties, some excessively scaled modern outbuildings, and some unsympathetic boundary treatments. There are clear opportunities to improve the area's character and appearance and better reveal the site's significance.

3.



Fig. 4 - A photograph of the middle row of Woodfield Cottages taken from Colchester Road in March 2021

HISTORICAL BACKGROUND (*Based on E. Cole 2020*)

From the early-19th century until the end of the 20th century, the village of Heybridge was dominated by the Bentall Agricultural Works (Fig. 5). The business was founded by William Bentall (1779-1836), a farmer based in Goldhanger, three miles east of Heybridge. He designed a new kind of plough – the ‘Goldhanger’ plough – that would become the foundation of the family’s industry. In 1795, he decided to focus full-time on agricultural engineering, and looked for a new base, more convenient for river transport. In 1805, the Bentall business moved to Heybridge, on land adjacent to the Chelmer and Blackwater Navigation, completed in 1797. Over subsequent years the success of the business increased, especially with the rise in agricultural activity brought about by the Napoleonic Wars. From ploughs, Bentall’s expanded to take in the manufacture of other types agricultural equipment.

On the death of William Bentall in 1836, the business was taken over by his son, Edward Hammond Bentall (1814-98), who shared his father’s talent for engineering and invention and in 1839 adopted the new trading name of ‘E. H. Bentall & Co.’ (Fig. 6). The success of the firm grew and expanded production to include items such as root pulpers and cutters, nuts and bolts, cake-breakers, cultivators and even lawn-mowers. Soon, the firm was known and active worldwide, and E. H. Bentall was a very wealthy man; he was also an MP, from 1868.

From 1889, the business began to be taken over by Edward’s son, Edmund Ernest Bentall (1855-1945). Moving with the times, E. E. Bentall took an interest in engines and motoring. During the First World War, Bentall’s focused a large part of their attention on the manufacture of shell cases.

Following the war, Bentall’s experienced a slump – the firm merged as a major part of Agricultural & General Engineers Ltd, but was hard hit by the failure of this company in 1931 and its winding up in 1932. E. E. Bentall worked to re-establish the family firm and was ultimately successful. During the Second World War – by which time Bentall’s son, Charles Edward Bentall (1885-1955), was Managing Director – the company produced items such as aircraft components for Handley Page, alongside the consistently popular agricultural implements. Following the death of Charles Bentall, the firm was taken over by the Acrow Group. The company went into receivership along with the rest of the Acrow Group in 1984 and the Heybridge factory closed, after nearly 180 years of activity and innovation.

The Bentall’s imposing four-storey warehouse building of 1863 still stands beside the Wave Bridge in Heybridge (Fig. 7) as do nine groups of houses erected throughout the parish for employees of the firm (of which only Woodfield Cottages are listed). In 1873 E.H. Bentall erected a splendid Italianate-style mansion for himself known as The Towers (Fig. 8). Constructed, like Woodfield Cottages, out of concrete, The Towers was demolished using gelignite explosives in 1957. The lodge house to The Towers still stands and is grade II listed (Fig. 9).

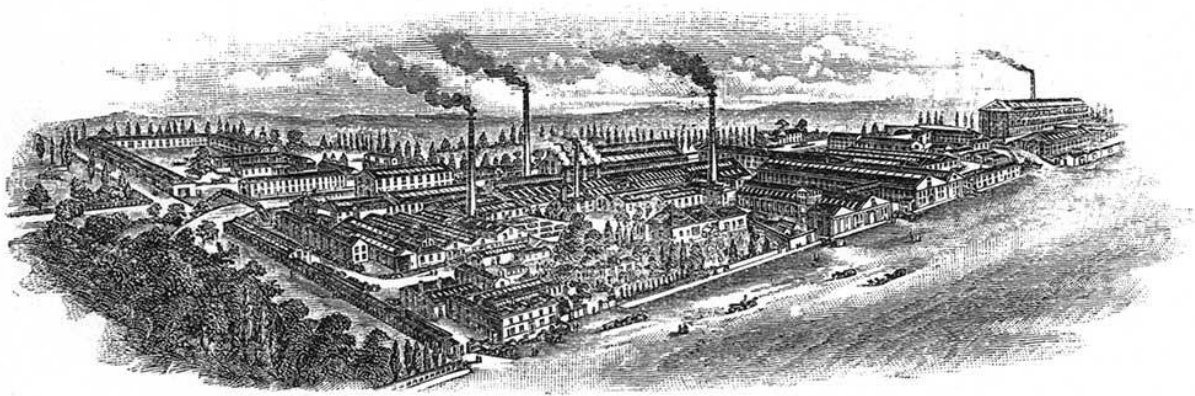


Fig. 5 - An idealised view of the Bentall Agricultural works

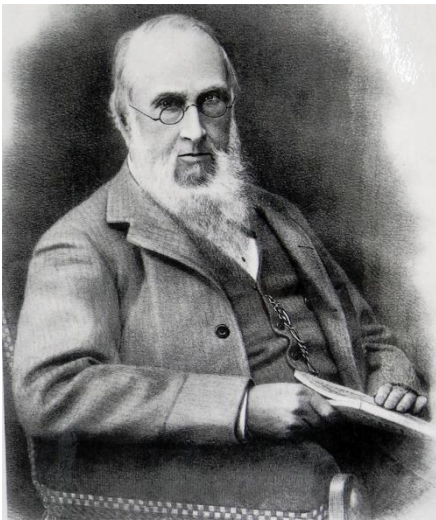


Fig. 6 – A portrait of Edward Hammond Bentall (1814-98)

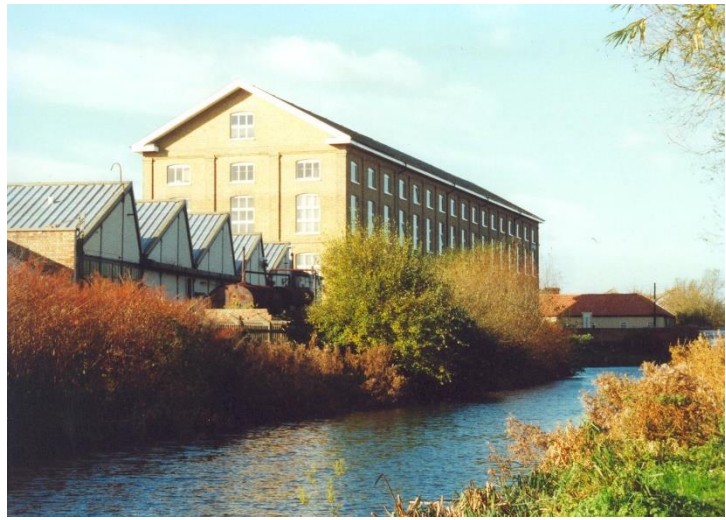


Fig. 7 – Bentall's warehouse



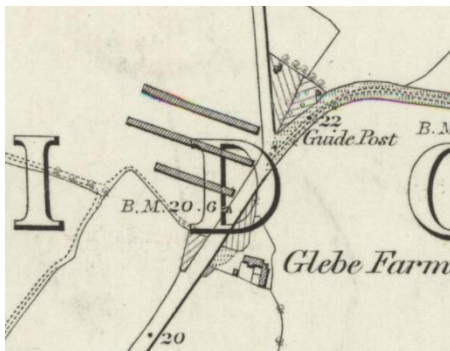
Fig. 8 – The Towers, a mansion built for Edward Hammond Bentall in 1873. Demolished in 1957.



Fig. 9 – The Lodge, gate and gate piers which served The Towers. Photograph taken March 2021

4. CARTOGRAPHIC EVIDENCE

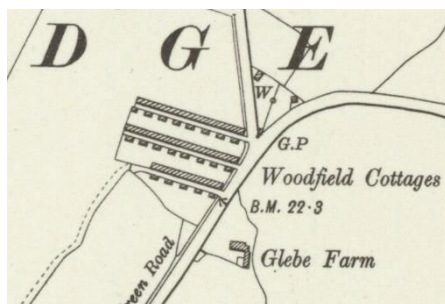
Past OS maps show how Woodfield Cottages and their surroundings have developed over time. The 1873 map depicts the cottages still under construction, in a field to the west of the junction between Broad Street Green, Colchester Road and Scraley Road. There is no distinction shown between individual houses and the outhouses and boundary walls are yet to be erected. The 1897 map shows the three terraces of 41 cottages in their complete state with access lanes, semi-detached outhouses, outer boundaries, but no boundaries separating the gardens. The development is labelled 'Flat Tops' in reference to the flat roofs on the houses and outhouses. The 1946 map shows council houses under construction to the south and by then the development has acquired the name 'Woodfield Cottages'. The 1953 map illustrates for the first time the presence of fences between some of the gardens. The 1991-3 map shows the increasing subdivision of gardens by fences and the development of further houses to the west, north and east.



1873



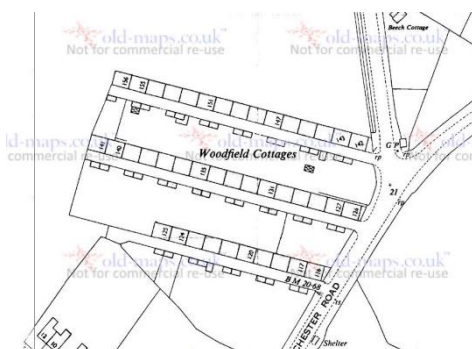
1897



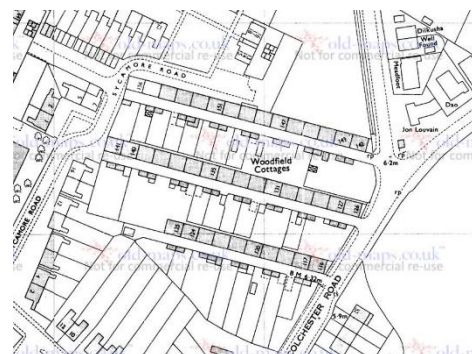
1924



1946



1953



1991-3



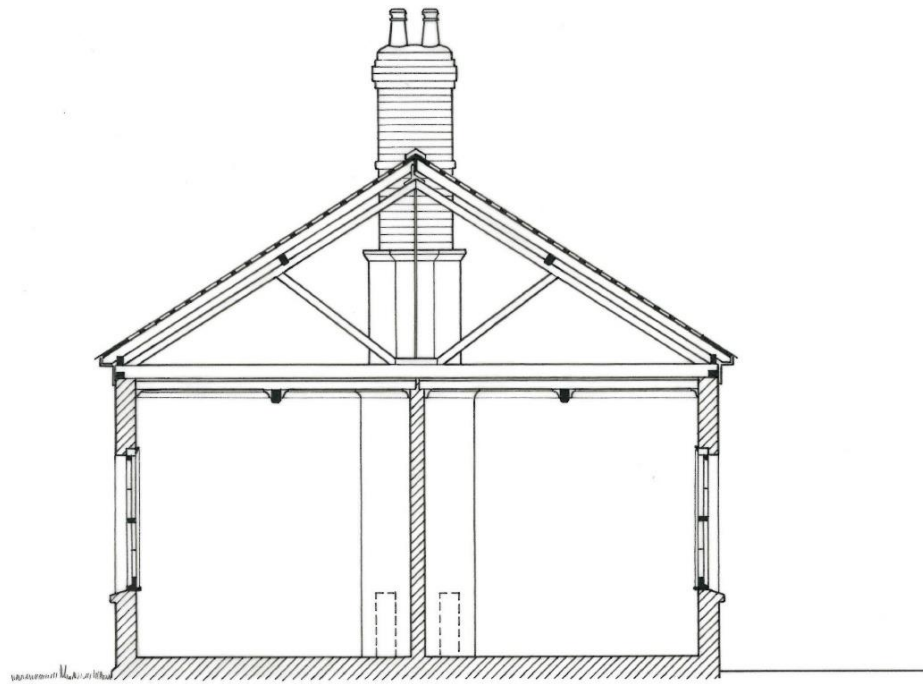
Front elevation



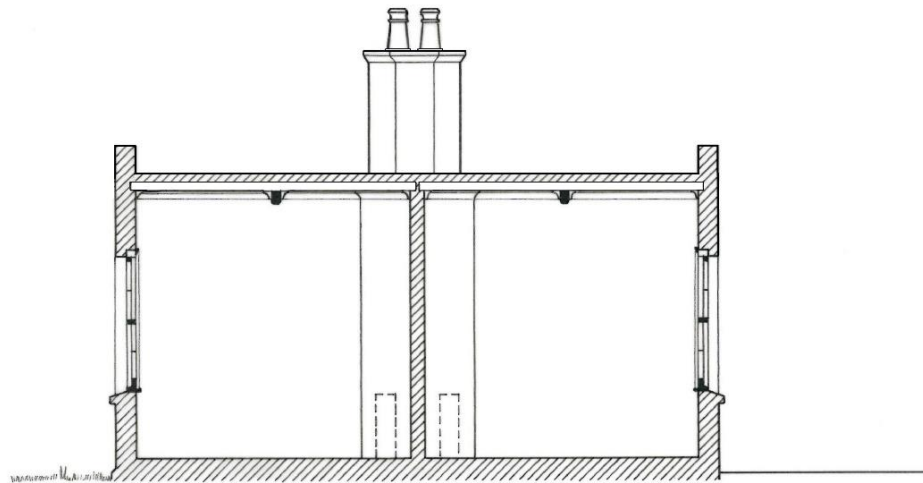
Rear elevation

0 1 2 3 4 5 6 7 8 9 10 metres

Fig. 10 - Typical front and rear elevations following the addition of pitched roofs, based on a survey of No. 155



Section through cottage following addition of
pitched roof c.1918



Section through a cottage prior to addition of pitched roof

0 1 2 3 4 5 6 7 8 9 10 metres

Fig. 11 - Typical sections through a cottage, based on a
survey of No. 155

5. THE COTTAGES

The cottages are single-storeyed in height, with shallow-pitched slate-clad roofs and red brick chimney stacks. It is not obvious from the outside that the cottages are constructed of concrete, except where render has fallen off due to lack of adequate maintenance (as is worryingly the case at No. 127). The external walls are 226mm thick with a smooth finish, most commonly now painted white. The windows and doors were recessed back from the external face of the walls with deep projecting cills formed from concrete. The front (south) elevation of each cottage consisted of two sash windows and a central front doorway (Fig. 10). The arrangement of openings is not symmetrical; the front door being closer to the left-hand window. The rear elevation consisted of two sash windows and a central, small sash window. The large sash windows in the cottages comprised 6-over-6 panes with narrow (17mm) ovolo-moulded glazing bars. The upper sashes have what are called 'horns'; extensions of the stiles at their junction with the bottom rail. These horns are an innovation of Victorian sash windows, not found on Georgian windows. Only five of the cottages retain original sash windows on the front elevation (Nos 140, 141, 147, 149 and 156), but a greater number survive on the rear elevations. No original front doors survive, and, to date, no old photographs have been found which clearly show the original design of the front doors. It is most likely that the doors had a simple four-panelled design, as found locally on some contemporary cottages.

The present pitched roofs were added to the cottages in 1918. Prior to that the cottages had flat roofs; a remarkably early example of flat-roofed construction (Fig. 11). In the attics of the later pitched roofs, the original octagonal concrete chimneys survive with the 1918 red brick chimneys built on top of them (Fig. 12). Interestingly, the original concrete chimneys bear no trace of paint, suggesting that the external face of the cottages may originally have been left bare. Painted finishes may not have been introduced until the 20th century following the addition of the pitched roofs. The roofs most likely had simple parapets with openings in them for guttering, as can be seen on the Lodge to The Towers, which retains its flat roof (Fig. 9). The concrete roofs were taken away when the pitched roofs were added, but the joists which supported the concrete remain *in-situ* with the original lath and plaster ceilings fixed to the underside of them. Scars on the chimneys show where the concrete roof slabs joined the chimneys and indicate that the slab was only 100mm thick. There are remnants of black tar at the base of some of these chimneys, evidently applied in an attempt to waterproof the roofs. According to Richard Twinn, his Great Grandmother – Harriet Elizabeth Lewis, who lived at No. 141 – would recount how the tar that sealed the concrete slab roof would drip through into the cottage during hot weather (pers. comm.). She and her family had to move out temporarily while the pitched roofs were added. Initially the loft spaces were undivided, but later in the 20th century party walls were introduced to provide a fire-break and as some of the attics were converted to habitable space.



Fig. 12 - A photograph of the inside the attic of No. 155 showing an original concrete chimney

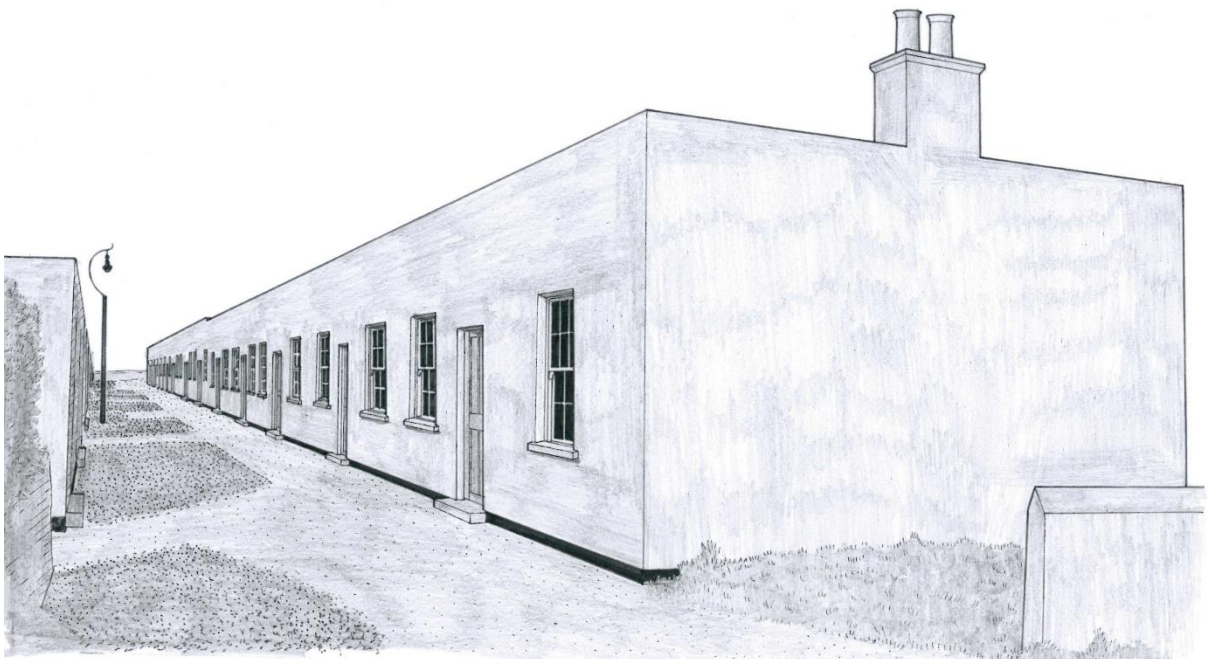


Fig. 13 - A sketch reconstruction of the north row of the Woodfield Cottages as it would have appeared prior to the addition of pitched roofs. From this angle most of the chimneys would have been hidden by the parapet around the roof.

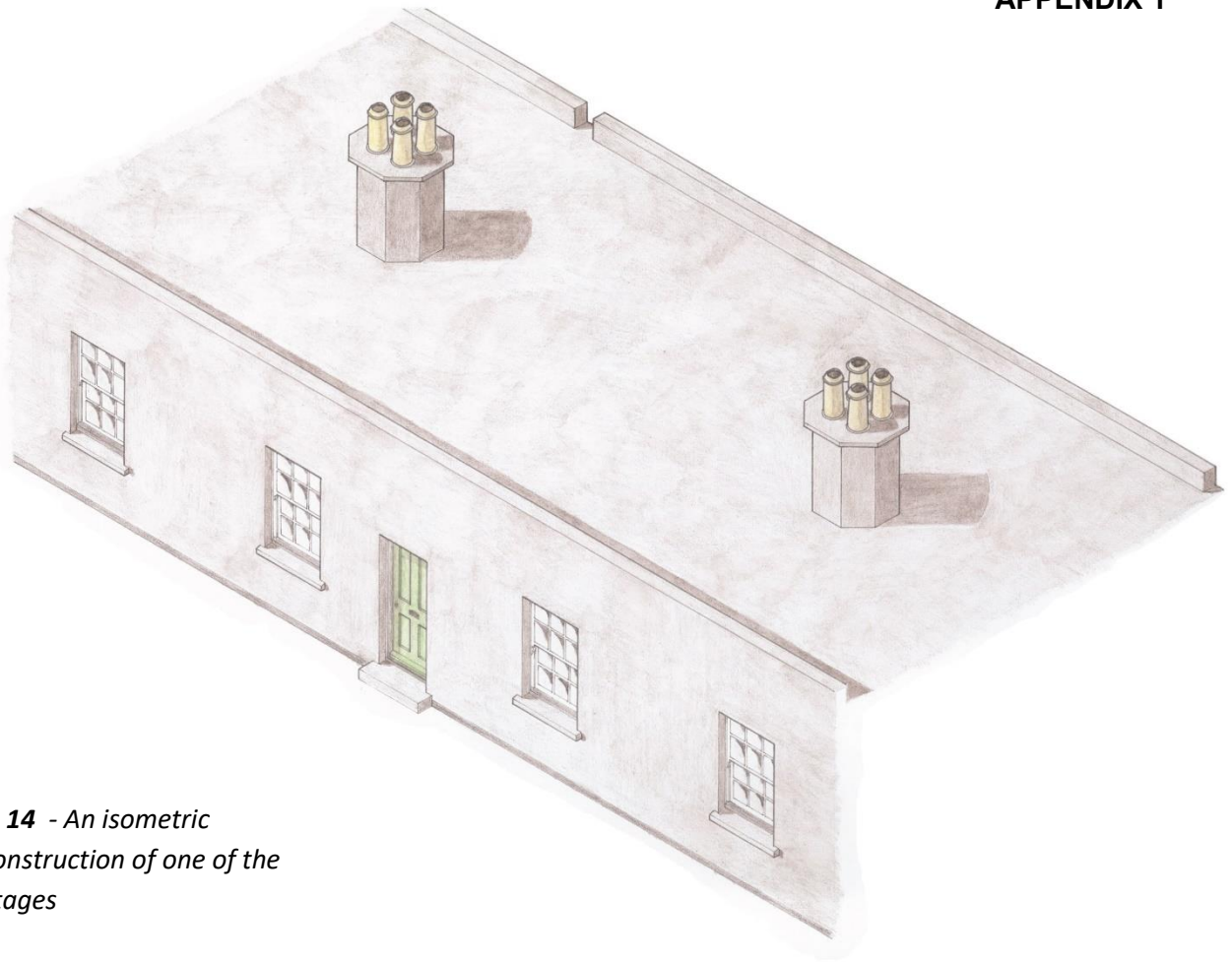


Fig. 14 - An isometric reconstruction of one of the cottages

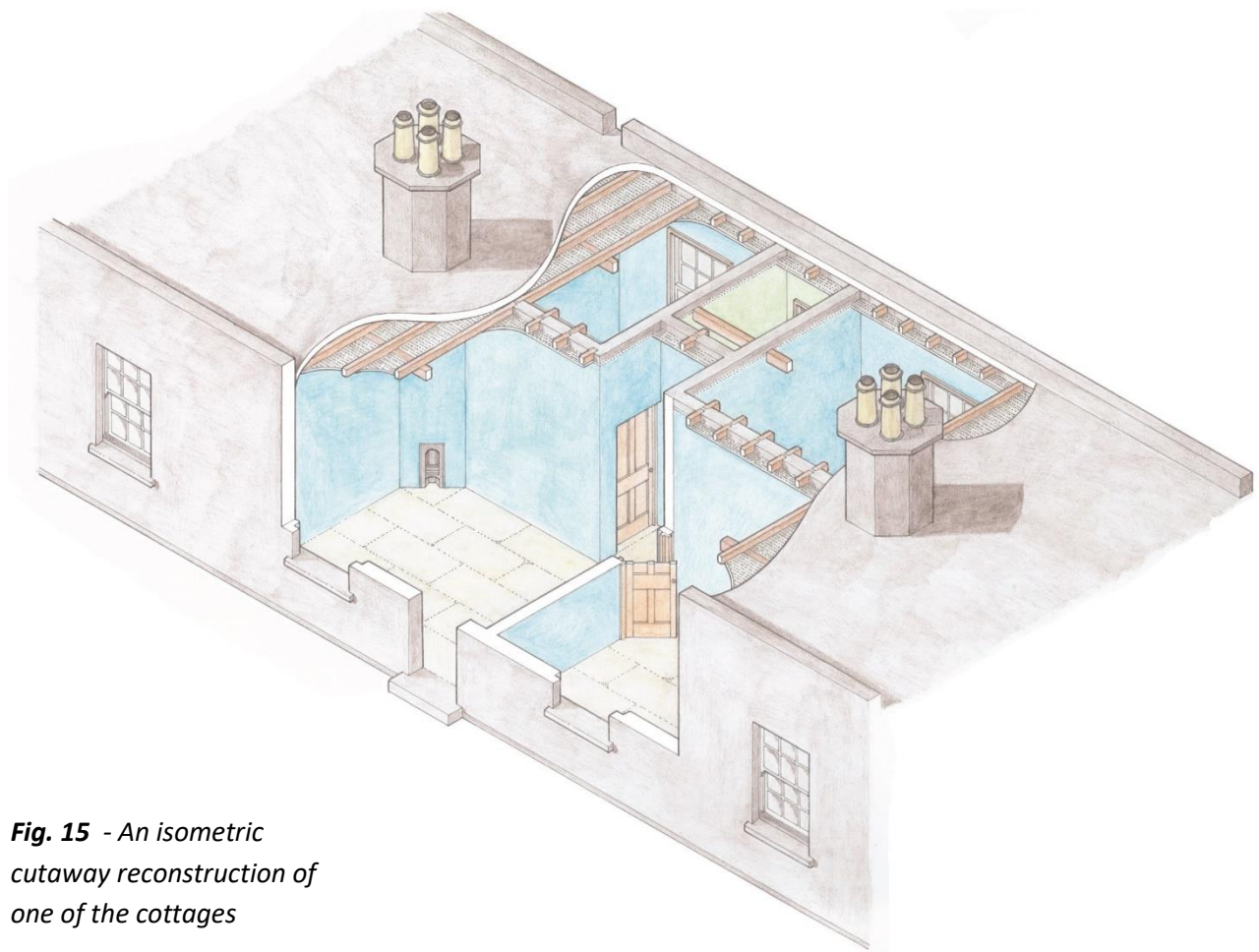


Fig. 15 - An isometric cutaway reconstruction of one of the cottages

Each cottage was designed to contain four main rooms and a small walk-in pantry between the two back rooms (Fig. 15). The front entrance to each cottage led directly into the front-left room, although some cottages later had a partition installed to create an entrance passage. The rooms have high ceilings, measuring almost three metres from floor to ceiling. Principal ceiling joists are exposed and have chamfered corners. In Nos 131 and 155, adjoining the flanks of the principal ceiling joists and at the top of the walls is simple coving in each of the rooms which is almost certainly original (Fig. 11). The four main rooms were heated by corner fireplaces. Most of the original fireplaces appear to have been removed or blocked up, but one original cast iron grate is known to survive inside No. 145. Simple, painted timber four-panel doors were hung in the internal doorways to the back rooms and the front-right room. Flag stones have been seen to survive beneath the modern flooring in No. 131 and a past resident of No. 150 has confirmed that the floors of the cottages were once laid with flag stones. Originally the cottages had no running water, no bathroom and no indoor toilet, and this was still the case for No. 148 in the 1950s. Later the pantry of most cottages was converted into a bathroom.

All the workers' houses in Heybridge belonging to Bentall's – including Woodfield Cottages – were put up for sale in 1930 (Essex Record Office: D/DCf B191). After being sold off, the houses gradually began to be altered in an *ad-hoc* manner as owners sought to modernise and personalise their homes. By the time the cottages were grade II listed in 1971, many of the houses had undergone a degree of alteration (Figs 19-21). Old photographs show that by the early 1950s some houses had acquired small flimsy wooden open front porches, none of which have survived to the present day (Fig. 16). From the late-1960s, larger and more permanent brick porches were added to some of the cottages (Fig. 17). Many of the larger brick porches look out of proportion with the cottages and where the brickwork is exposed they appear incongruous against the rendered finish of the elevations. Of all the existing porches, the small rendered examples at Nos 142 and 155 are most sympathetic to the cottages' scale and character. These small porches set a useful precedent for what may be deemed acceptable in future work (Fig. 18).



Fig. 16 - A lightweight wooden front porch to No. 134. Photograph taken 1954 or earlier



Fig. 17 - A brick porch to No. 117, probably dating from the 1980s. It replaced a wooden lean-to porch which was in place by 1971.



Fig. 18 - A small rendered porch at No. 155 granted listed building consent in 2014

Fig. 19 – The north row of Woodfield Cottages c.1970



Fig. 20 (right) – The middle row of Woodfield Cottages c.1970



Fig. 21 (below) – The south row of Woodfield Cottages in 1971



Only 5 of the houses at Woodfield Cottages retain original multi-paned sash windows on their front elevations (Figs 22 and 30). More original windows survive on the north-facing rear elevations. From the third quarter of the 20th century timber windows with top-opening fanlights began to be introduced. No. 143, for example, had windows like this by 1970 (Fig. 23). In more recent decades some aluminium and plastic windows were introduced without listed building consent (Figs 25 and 26). Six houses have aluminium windows and four now have plastic windows. All these modern windows detract from the special character of the area. The shape of the front window openings has been altered in 25 of the houses. A common alteration is that the front-left window has had its cill raised to create space for kitchen units (Fig. 25). Tilt-opening sash-style timber windows were approved at Nos 142 and 144 in the early 2000's. While the upper casements of these windows incorporate horns in imitation of sash windows, the effect is undermined when the windows are open (Fig. 27). There are some relatively recent examples of windows made to resemble the original fenestration more closely. At No. 132 unsympathetic modern front windows were replaced in 2006 with single-glazed vertically sliding sash windows which are close to the original design although they are not recessed and do not have horns (Fig. 28). At No. 155 modern windows were replaced in 2014 with sliding sash windows incorporating discreet slim-profile double glazing (Fig. 29). These windows are much more sympathetic than their predecessors, but they were made to fit altered openings, so the proportions do not match the originals.



Fig. 22 – Original sash window at No. 140



Fig. 23 – 1960s window at No. 143

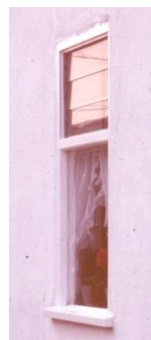


Fig. 24 – 1970s window with louvred glass formerly at No. 126



Fig. 25 – 1980's(?) aluminium windows at No. 118



Fig. 26 – c.2014 plastic window at No. 116



Fig. 27 – c.2003 timber tilt-opening sash-style window at No. 144

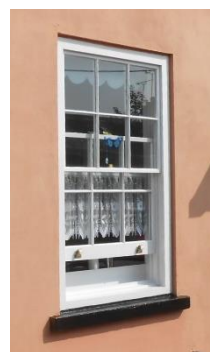


Fig. 28 – 2006 single-glazed timber sash window at No. 132



Fig. 29 – 2014 timber sash window with slim-profile double glazing at No. 155

The original windows at Woodfield Cottages are an important feature of the area and, where they survive, they should be repaired and retained if possible. Although single-glazed, the thermal and acoustic performance of such windows can be dramatically improved through draughtproofing and by the installation of internal secondary glazing.

One of the most obvious opportunities to enhance the character of individual cottages, and of the area as a whole, is the replacement of unsympathetic modern windows with painted timber sash windows which match the original design. These new replacement windows could incorporate slim-profile double-glazed units.

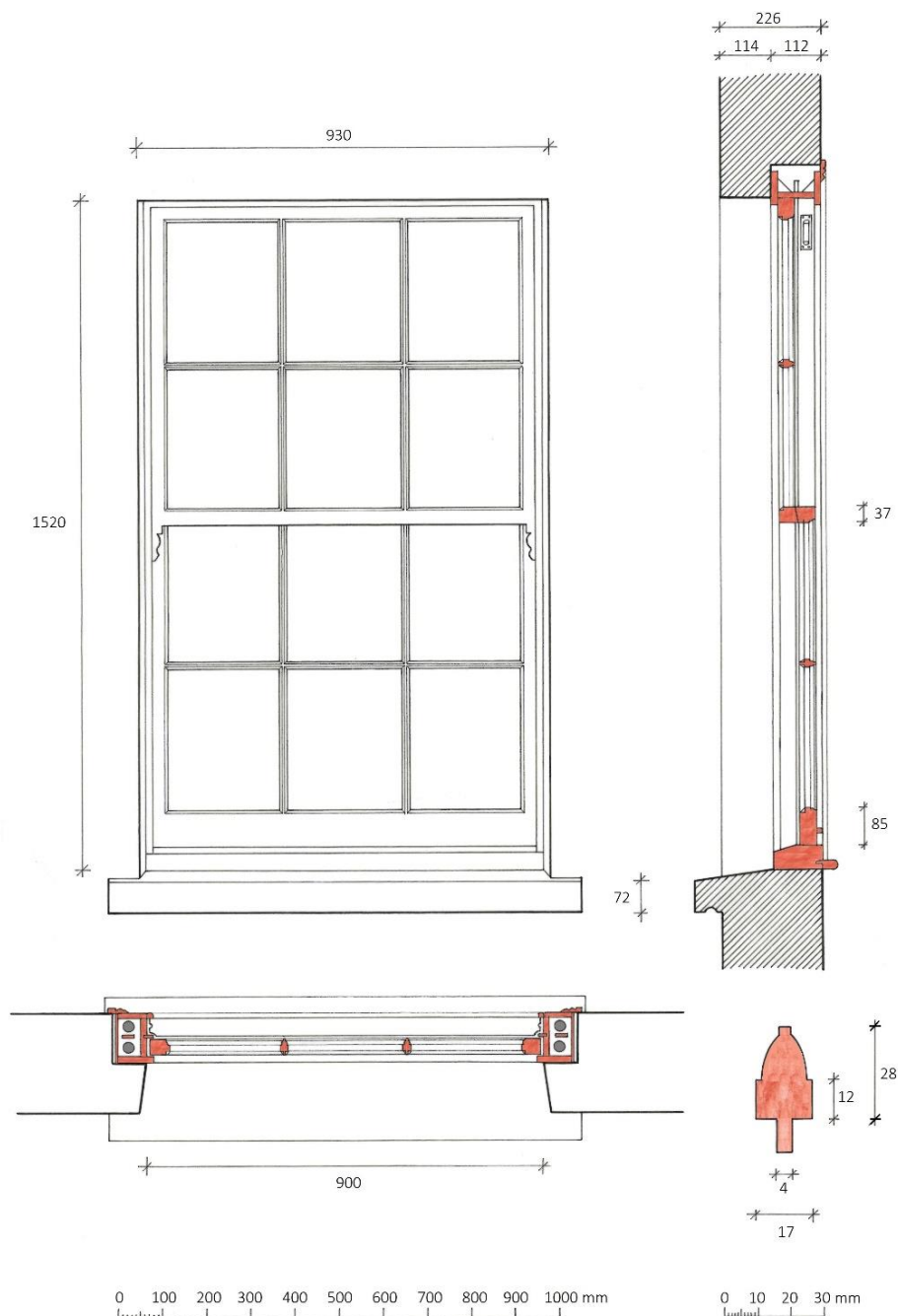


Fig. 30 – A measured drawing of an original sash window which survives on the north elevation of No. 155

At least 17 of the cottages have had loft conversions. Nos 123 and 125, at the west end of the south row, have front dormer windows. The dormers on No. 125 were introduced prior to the listing of the cottages (Fig. 21). The dormers at No. 123 were installed in 1985 (Fig. 31). The dormer windows have dramatically altered the character of these cottages. The other houses with loft conversions incorporate rooflights which are more discreet (Fig. 32). The rooflights are largely invisible from the lanes, although noticeable in longer views from the gardens and surrounding roads. Dormer windows should continue to be resisted but it has proven possible to convert the lofts of the cottages sympathetically using a limited number of small rooflights.



Fig. 31 – A loft conversion with dormer windows at No. 123



Fig. 32 – A loft conversion with a single front rooflight at No. 132

The external walls of the cottages originally had a smooth finish. Decorative pargetting has been applied to some of the cottages (for example Nos 117, 118, 122) which appears at odds with the age and character of the cottages. Re-rendering these houses with a smooth painted finish would be a positive enhancement.

External pipes, vents, wiring, electricity boxes and satellite dishes have in places created quite cluttered elevations, undermining the simplicity and uniformity of the cottages' original design. Care should be taken to accommodate these features in an unobtrusive manner.



Fig. 33 – The principal (north) elevation of the washhouses to Nos 134 and 135



Fig. 34 – The garden (south) elevation of the washhouses to Nos 154 and 155



Fig. 36 – The detached outhouse serving No. 156

6. THE WASHHOUSES

The washhouses are on the south side of the lanes and are arranged in attached pairs except for one detached example serving No. 156. Like the cottages, the concrete washhouses may have had flat roofs originally, the pitched and slated roofs added later. The north elevation of each washhouse has a plain-boarded door and a sliding-sash window with 6-over-6 panes. The original doors and windows survive in quite high numbers. On the south elevation each washhouse had a doorway leading onto the garden. A chimney projected through the outer corners of the south roof slope. Many of the chimney stacks retain their original cream-coloured chimney pots.

The 1930 sale particulars state that each house at Woodfield Cottages has a 'Washhouse with Copper and Pail Closet'. Water for washing was heated in the copper by a fire in the south outer corner of each washhouse. One example remained in use into the 1950s in the washhouse serving No. 156 (S. Cole, 2020). Examples of 'pail closets', positioned against the south wall adjoining the party wall, survive inside the washhouses to Nos 131 and 155. The closet is partitioned off from the rest of the building and served by a boarded door. In the 1950s, these closets were still being used, and were emptied weekly by a "night-soil" lorry (S. Cole, 2020). Some the washhouses retain a sink beneath the north window.

Several of the washhouses have had their chimneys removed. The washhouse serving No. 139 was completely demolished in 1985. Some washhouses have garages and sheds attached to them. These additions, alongside some modern replacement windows and doors and concrete roof tiles have eroded the character of the washhouses. The reinstatement of lost features and finishes would improve their appearance. Some of the washhouses (such as those to Nos 116 and 127) are suffering from a lack of maintenance and would benefit from repair and repainting.



Fig. 37 – Low concrete boundary walls at the east entrance to the north row

7. THE BOUNDARY TREATMENTS AND GARDENS

Low concrete walls originally lined the outer boundaries of the settlement and separated the gardens from the access lanes (Fig. 1). Most of the walls have been replaced by fences or removed to make space for car parking. Sections of concrete wall survive at the eastern entrances to the lanes and on the north and west boundary of the garden to No. 156 (Figs 36 and 37).

Map evidence suggests that originally there were no formal boundary treatments between gardens (p. 10). One past resident recalls being permitted as a child to walk across all the gardens in her row in the 1950s. Later maps show that fences began to be erected between the gardens from the middle of the 20th century. A photograph taken in 1992 shows the gardens at the east end of the middle row separated only by very low fences made from posts and wire mesh. Over time, taller fences have been introduced as residents have increasingly sought greater privacy. Most gardens are now surrounded by fences approaching 2 metres in height. These taller fences have obscured the once open views of the terraces, but realistically it is now too late to reverse the trend. Native hedges, like those at the east end of the north row, offer a softer and more sympathetic alternative to fences, although take some time to become established (Fig. 37). Good quality painted-timber close-boarded fencing with timber posts represents a more suitable option than standard fencing with concrete posts and gravel boards. The ramshackle fencing around the garden at the east end of the south row has had a negative impact on the character and appearance of the area (Fig. 38); its replacement with a better boundary treatment would significantly improve the appearance of the area and the setting of the cottages (Fig. 39).



Fig. 38 – *The boundary to the garden at the east end of the south row currently consists of ramshackle timber fencing, dead leylandii, heras fencing and green netting*



Fig. 39 – *How the boundary to the garden at the east end of the south row could be improved with a good-quality close-boarded fence painted chestnut brown*

The gardens of Woodfield Cottages overall survive well, though some are now partly covered by garages, sheds and summer houses. Care needs to be taken to ensure such buildings are not too large or detract from the character of the area.



Fig. 40 – The Fenn family outside Nos 153 and 154 c. 1930. This is the oldest known photograph of Woodfield Cottages. Reproduced with permission from Shirley Cole.

8 THE SHARED ACCESS LANES

The owners of each cottage are responsible for the maintenance of their section of the shared access lane. Fig. 40 shows that c.1930 the north lane was finished with unbound gravel. By the 1950s most had concrete laid between their homes and the washhouse (S. Cole, 2020). Now most sections are finished with black tarmac. The section outside No. 127 is in a very poor state of repair. Resurfacing the lanes with resin-bonded shingle would positively enhance the character of the area.

9. THE WATER PUMPS

The two water pumps which survive on the north row are a valuable survival. Presumably similar communal pumps existed on the other two rows. The two pumps would benefit from refurbishment. Bringing one or both pumps back into working order would be a commendable project.



Fig. 41 – The communal water pump opposite No. 154



Fig. 42 – A photograph of Nos 127 and 126 taken February 2020. No. 127 and the section of access lane in front of it is in an increasingly poor state of repair.



Fig. 43 – A mock-up showing how Nos 127 and 126 could be refurbished with sash windows, four-panel doors, and a resin-bonded-shingle surface to the lane.

10. OPPORTUNITIES FOR ENHANCEMENT

The restoration of the original design of front windows and doors on the cottages is one of the most obvious ways to enhance the character of the area (Figs 42 and 43). This may be harder to achieve where the shape of the window openings has been altered; but restoration of the original design will have the most benefit and could be supported by grant funding. Where modern windows are being replaced, new painted-timber sash windows which closely match the original design could incorporate slim-profile double-glazed units with which it is possible to imitate traditional detailing.

The cottage, outbuilding and access track at No. 127 are becoming increasingly dilapidated. As this cottage is prominently sited, close to Broad Street Green, its refurbishment would give the whole terrace a lift (Figs 42 and 43). All options should be explored to prioritise the restoration of this property.

The removal of over-scaled and poorly detailed brick porches should be encouraged. Alternatively, where the porches have exposed brick, simply rendering and painting them to match the front elevations of the cottages them would restore a greater sense of coherence and uniformity (Figs 44 and 45).

Resurfacing the access tracks using resin-bonded shingle would positively improve the main communal spaces in the settlement. It would, however, rely on the co-operation of all residents.

Improved boundary treatments, particularly ones that are prominently visible from the public highway, would smarten the appearance of the area and the setting of the cottages (Figs 38 and 39).

Further options for enhancement include the smooth rendering of pargetted walls and improved signage. As some of the aspects which make Woodfield Cottages important are not readily visible, an interpretation board might be installed to highlight and explain the significance of the cottages.



Fig. 44 – Photograph taken February 2020, depicting the north row of Woodfield Cottages looking east, with No. 155 in the foreground



Fig. 45 – A mock-up showing the north row with render applied to the brick porches and a resin-bonded-shingle finish to the lane



Fig. 46 – Photograph taken March 2021 at the east end of the south row



Fig. 47 – A mock-up of the entrance to the south row with a replacement fence, reinstated low boundary wall and new sash windows and front door to No. 116.

II. DESIGN GUIDANCE

Do

- Ensure the correct permissions are in place before undertaking any work.
- Reinstall hand-painted timber sash windows where they have been lost (Figs 10 and 30). Restore the shape and size of original openings where they have been changed, and reinstall concrete cills where they have been removed. Windows and doors should be recessed back from the external face of the walls to match the original design. Windows should be painted white or off-white.
- Use hand-painted timber, four-panel doors for the front door of the cottage. The upper two panels may be glazed. The doors may be painted any colour the owners choose.
- Use close-boarded hand-painted timber doors to the outhouses.
- Use black coloured cast metal rainwater goods
- Use white or off-white colours when decorating the outside walls
- Paint the fascias, bargeboards and concrete window cills black.
- Ensure the render is plain and smooth if rendering the outside walls is ever necessary.
- Retain the low concrete boundary walls where they survive
- Ensure any new outbuildings are modestly scaled and use appropriate traditional materials, finishes and detailing.

Don't:

- Use modern plastic or metal replacement windows or doors.
- Introduce plastic barge boards or fascias
- Alter the size or shape of the original window openings
- Add porches that will look too big or in the wrong materials
- Exchange natural slate roofs for artificial slates
- Remove or shorten chimney stacks
- Apply decorative finishes to external walls
- Forget that a cottage is part of the terrace, and what happens to it will affect the appearance of the whole row

Removal of door canopies and large porches is to be encouraged. Where removal of the porch or canopy leaves a scar on the wall of the cottage, the wall must be made good and painted to match the rest of wall. Small rendered porches like those on Nos 142 and 155 are acceptable. Where existing porches are of exposed brick, their

appearance may be improved by smooth-rendering over the brickwork and painting the render to match the walls of the house (Fig. 45).

Conversion of the cottages' lofts to gain additional habitable space is acceptable in principle as long as dormer windows are not used and the number and size of rooflights are kept to a minimum. No more than two rooflights should be used on either roof-slope. Rooflights should have cast metal frames finished black, and should not protrude above the upper surface of the slates. The original ceiling should not be lowered and the stairs should be positioned so as to minimise erosion of the original internal layout.

12. THE CONSEQUENCES OF CONSERVATION AREA DESIGNATION

The objective of a conservation area designation is to preserve or enhance the special character or appearance of a place. Once a conservation area has been designated it becomes the duty of the local planning authority to consider the desirability of this objective when determining any planning applications which affect it or its setting. The purpose of the designation is not to prevent all change but to ensure that new development augments rather than erodes the special qualities of a place.

Establishing a conservation area usually involves the introduction of firmer planning controls than are already in place. However, as Woodfield Cottages are already grade II listed, the designation of a conservation area will have little effect upon the degree to which planning permission is required. The additional requirements arising from a conservation area designation are as follows:

- 6 weeks' notice must be given to the local authority before works are carried out to any tree in a conservation area. This does not include trees whose trunks have a diameter of less than 75mm above ground level.
- Planning permission is required for the demolition of any unlisted building with a volume of more than 115 cubic metres
- Planning permission is required to demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere
- Planning permission is required for alterations to the roof of a dwelling house resulting in a material alteration to its shape, notably dormer windows (listed building is already required for such work)
- Planning permission is needed for the installation of a satellite dish on a chimney, wall or roof slope which faces onto and is visible from a public highway (listed building is already required for such work)

- Planning permission is needed to clad any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles (listed building is already required for such work)

In parallel with the conservation area designation it is proposed to establish a Local Listed Building Consent Order which will grant automatic consent for certain types of sympathetic work in the area, thereby reducing the need listed building consent applications.

The designation of Woodfield Cottages as a conservation area would make the settlement eligible for a Conservation Area Partnership Scheme with Historic England. Maldon District Council is in dialogue with Historic England about this as it would make grant funding available for works of positive restoration in the area.

13. CONCLUSION

Woodfield Cottages is a special example of a Victorian planned industrial housing community. The houses are historically important for having been developed by a notable and innovative industrialist; Edward Hammond Bentall. The houses have national architectural interest as an early, rare and substantially *intact* development of a mass concrete houses originally with flat roofs. The settlement retains a distinct character defined by modestly scaled cottages arranged in three impressively long rows. While many of the cottages have been altered there are clear opportunities to improve the area's character and appearance and better reveal the site's significance. On this basis, designation of the settlement as a conservation area is considered to be justified. Such status, informed by this character statement, and partnered by a Local Listed Building Consent Order, would ensure that the local planning authority and local residents make considered decisions which preserve and enhance the special character of the benefit of present and future generations.

14. ACKNOWLEDGEMENTS

Several locals and residents, past and present, have provided information, photographs and memories relating to Woodfield Cottages. Many of the contributions were supplied following an appeal for information through the 'Maldon and Heybridge Memories / History' Facebook group. Among the most helpful of these contributors was Shirley Cole who not only provided a detailed account of her memories of the cottages in the 1950s (reproduced as Appendix 2), but also transcribed the 1911 census return and the 1939 UK Register of Households in relation to Woodfield Cottages. Staff at Historic England have supported the concept of a Woodfield Cottages conservation area from the outset.

15. BIBLIOGRAPHY

Claydon, B.: *In and around Heybridge in the Nineteenth and Twentieth Centuries* (2012)

Cole, E.: *Listing Casework Report: Woodfield Cottages, Heybridge, Essex, CM9 4BQ* (Historic England, November 2019)

Cole, S.: *My Memories of Living in Woodfield Cottages, Heybridge* (September 2020). This is reproduced as Appendix 2, p. 78 to this conservation area proposal.

16. GAZETTEER OF INDIVIDUAL PROPERTIES

NO. 116



1993



11/2/2020

History	<p>In 1911 the residents of this cottage were Susannah Hutchinson and her daughter, Rose (who were both employed doing 'laundry work') and her son Charles Hutchinson (a nut and bolt maker). In 1939 the property was lived in by Cyril Evans (a Press Tool Operator), his wife Nellie, and their two children Roy and Minnie.</p> <p>In 1991 an application to retain 'black mock-Tudor effect timbers' which had been applied to the external walls was refused, although they were still in place in 1993 (91/00827/LBC).</p>
State of preservation	<p>To the right of the house, a small surviving section of original concrete boundary wall has been demolished to create a parking space.</p> <p>Between 2013 and 2015 the house was substantially refurbished. At this time, the 20th-century lead-glazed timber windows were replaced by the current tilt-opening uPVC windows. The size of the left-hand window was altered and the original concrete window cill was removed. A white plastic front door has been installed. Modern slates have been replaced by new slates. A black plastic fascia was applied to the roof verges. A satellite dish was installed on the gable end. These works have altered the character of the building but were not the subject of a listed building consent application.</p> <p>There are issues with the garden boundary, but ownership of this appears to have been transferred to No. 118 so is considered below in relation to that property.</p>
Opportunities for enhancement	<p>Fig. 47 on p. 27 illustrates possible enhancements to this cottage.</p> <ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Reinstating painted-timber bargeboards, • Relocating the satellite dish to a less prominent position, • Reinstating the demolished section of boundary wall (perhaps in a way that allowed the retention of the parking space)

NO. 117



1979



5/1/2016

History	<p>In 1911 the residents of this cottage were Ernest and Mary Everitt and their two children. Ernest was a Mechanical Engineer. In 1939 the property was lived in by Ezra Linnett and Ellen Linnett. Ezra was an Agricultural Painter.</p> <p>In 2007 consent was granted to convert the loft, involving the installation of two rooflights on both slopes (07/00919/LBC). In 2008 consent was granted to replace the roof covering and install vents for the central heating boiler (08/00048/LBC)</p>
State of preservation	<p>Aside from the loft conversion, re-roofing and vents which were granted consent, three other alterations were carried out to frontage between 1979 and 2005, apparently without permission. A timber lean-to porch – which existed in 1971 – was replaced by a larger and somewhat over-scaled porch built using brown bricks. Modern timber windows with fanlights were replaced by aluminium windows. The front wall was re-rendered with a simple pargetted finish.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal or replacement of porch • Smooth rendering of front wall

NO. 118



1971



11/2/2020

History	<p>In 1911 the residents of this cottage were Eliza Betts, her daughter, son-in-law, granddaughter and one boarder. In 1939 the property was lived in by a Ms Woodcraft and Ellen Pratt.</p> <p>In 2002 an application to convert the loft involving the installation of two flat-roofed dormer windows was refused (02/00407/LBC). Later that year consent was granted to convert the loft, using rooflights instead of dormers (02/00754/LBC).</p>
State of preservation	<p>There is a lean-to car port attached to the east flank of the outhouse which was already in place in 1971.</p> <p>Between 1979 and 2005 several alterations were carried out, apparently without permission. The left-hand front window opening was widened and the cill raised. Aluminium windows were installed. The front wall was re-rendered with elaborate pargetted decoration.</p> <p>Prior to 2016, the garden to No. 118 was extended over the ends of the gardens to Nos 116 and 117. A section of 'Heras' fencing and green netting has been installed along the boundary facing the street, alongside the stumps of dead Leylandii trees. A pair of metal gates have been installed to the side of the outhouse opposite No. 116. On the gate is an ugly sign which reads "PRIVATE PROPERTY KEEP OUT".</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Replacement of the fencing and gates which face the street and access track with a more sympathetic form of fencing or planted boundary treatment (see Figs 38 and 39 on p. 23). • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Smooth rendering of the front wall

NO. 119



1971



5/1/2016

History	<p>In 1911 the residents of this cottage were Samuel Paul (an Iron Moulder), his wife Sarah Paul, and their son Joseph (a Farm Labourer). In 1939 the property was lived in by Allen Willis, Amelia Willis and Jack Willis. Allen was an Iron Moulder and Jack was a Cost Clerk.</p> <p>In 2007 consent was granted to convert the loft, involving the installation of rooflights (07/00634/LBC). The roof-slates were renewed at this time with grant assistance from MDC.</p>
State of preservation	<p>By 1971 the front door had a small open porch, the roof of which remains in place supported by brackets. The front sash windows had been replaced by 1971 and the shape of the window openings had been altered. Timber windows with fanlights were replaced like for like between 2007 and 2013. The original cast-iron down-pipe no longer survives and there is now a white plastic downpipe.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal of the porch canopy • Replacement of the white plastic down-pipe with a black metal down-pipe

NO. 120



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Mary Ann Chapman and her daughter, Minnie Chapman. In 1939 the property was lived in by Charles and Edith Hansell. Charles was an Assistant Engineer.</p> <p>A grant was given by MDC in 2008 to repair the original windows on the north elevation of the house.</p> <p>In 2005 listed building consent was granted retrospectively for the renewal of the roof using natural slates (05/00984/LBC).</p>
State of preservation	<p>The original front windows had been replaced by 1992. The shape of the front window openings was altered between 1992 and 2016, and brown-stained timber side-hung casements were installed.</p> <p>A canopy over the front door replaced a porch that was in place in 1979.</p> <p>One rooflight has been installed on the front elevation, apparently without permission.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal of porch canopy

NO. 121



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were John Burns (employed as a 'Horseman on Farm'), his wife Charlotte and their daughter Edith. In 1939 the property was lived in by Jane Burns, Mary Burns, Donald Burns and two others. Mary was a Cashier and Donald was at school.</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>The existing front porch was in place in 1971.</p> <p>A 1992 photograph shows the left-hand window was an original sash at that time. Modern timber windows were subsequently installed by 2016 involving changes to the shape of the openings and removal of the concrete cills.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal or replacement of porch

NO. 122



5/1/2016

History	<p>In 1911 the residents of this cottage were James Moore (a Tool Maker), his wife Minnie and their two children. In 1939 the property was lived in by Kathleen and Anita Wise.</p> <p>In 2001, a retrospective application for 'replacement sash timber windows' was approved, subject to a condition that they be painted white (01/00898/LBC).</p>
State of preservation	<p>The modern sash windows have oddly proportioned panes and are painted black. The smooth render has been replaced with pargetted render.</p> <p>Rooflights have been installed, apparently without permission.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal or replacement of porch • Smooth rendering of front wall

NO. 123



13/2/2020

History	<p>In 1911 the residents of this cottage were James Robinson (an Iron Moulder), his wife Mary and their daughter. In 1939 the property was lived in by John Bowtle (Iron Moulder) and one other.</p> <p>In 1984 building regulations approval was granted to convert the loft, involving the introduction of two flat-roofed dormers, but no records have been found of a listed building consent for this work (84/00357/DROFP).</p>
State of preservation	<p>The front windows and front door of the cottage and the outhouse are all of brown coloured plastic. A FENSA certificate for this work was lodged with Building Control in 2003 but there are no records of a listed building consent.</p> <p>A photograph taken in 1993 shows that one of the ground-floor windows was an 8-over-8 timber sliding sash window.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • At ground-floor level, installation of painted-timber sash windows and painted-timber front door on both the cottage and the outhouse to reflect the original design • Replacement of the brown plastic windows in the dormers with white-painted flush timber casements without fanlights.

NO. 124



1993



5/1/2016

History	<p>In 1911 the residents of this cottage were Rowland Lewis (an Assistant Foreman), his wife Britannia, and their daughter. In 1939 the property was lived in by Britannia Lewis.</p> <p>In 2005 a listed building consent application for uPVC windows was refused (05/00165/LBC) and subsequently dismissed at appeal.</p>
State of preservation	<p>A modern porch was in place by 1993.</p> <p>In 2005 this house had modern painted timber windows. It would appear that uPVC windows were installed around 2010 without listed building consent.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal or replacement of porch

NO. 125



1971



1979



5/1/2016

History	<p>In 1911 the residents of this cottage were Frederick Bacon (Painter of Agricultural Implements), his wife Alice and their four children. In 1939 the property was lived in by Ernest Sach (an Iron Moulder) and one other.</p> <p>Consent was granted to extend this cottage to the side in 1991 (91/00485/LBC) and to extend it again in 2000 (00/00293/LBC).</p>
State of preservation	<p>This is the most altered house at Woodfield Cottages. In 1971 it already had flat-roofed dormer windows and flat-roofed bay windows. All the windows were noted as being plastic in 1991.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> Replacement of plastic windows with better detailed white-painted-timber windows

NO. 126



1970



1979



4/9/2016

History	<p>In 1911 the residents of this cottage were John Rogers (Moulder) and Eliza Rogers.</p> <p>In 1998 listed building consent was refused to retain recently installed plastic guttering (98/00415/LBC), and consent was subsequently granted for aluminium rainwater goods (99/00969/LBC).</p> <p>In 2001 consent was granted to install three conservation rooflights (01/00859/LBC).</p>
State of preservation	<p>The original sash windows are depicted in a 1970 photograph. A 1979 photograph shows timber windows with glass louvres. By 1992 the current aluminium windows had been installed.</p> <p>The current front door is of a stable-door design with a stained-wood finish (installed between 2013 and 2016). There were at least two replacement doors prior to this neither of which reflected the original design.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design

NO. 127



1970



1979



11/2/2020

History	<p>In 1911 the residents of this cottage were George Moore (Foundry Labourer), his wife Alice and three children. In 1939 the property was lived in by George, Clifford and Ronald Moore. Clifford and Ronald were Cowmen.</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>The original front sash windows were replaced between 1979 and 1992. The current windows are timber with fanlights.</p> <p>The house, the outbuilding and the section of the shared driveway directly outside the house are all in an extremely dilapidated condition.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • General refurbishment, repair of render and redecoration • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Resurfacing of the section of driveway directly in front of the house

NO. 128



1979



5/1/2016

History	<p>In 1911 the residents of this cottage were William Smith (Moulder), his wife Lizzie, and their two children. In 1939 the property was lived in by Frederick Taylor (the caretaker at Maldon Grammar School) and Eva Taylor.</p> <p>In 2007 consent was granted to retain recently installed sliding sash windows (07/00655/LBC).</p>
State of preservation	<p>In 2007 modern plastic casement windows were replaced with the present painted-timber sliding sash windows. The windows differ from the original design in terms of their shape, the number of panes, and the fact they are not recessed.</p> <p>The present, mock-Georgian, stained-wood front door was installed between 1992 and 2005.</p> <p>Between 1993 and 2007 the loft was converted, involving the installation of a rooflight, apparently without permission.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design

NO. 129



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Frederick Clark (Moulder), Eliza Clark and their family. In 1939 the property was lived in by Frederick Clark (a retired Moulder), Ernie Mansfield (a Wood Machinist), Joan Mansfield (Hardware Shop Assistant), and Ruby Mansfield.</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>Modern painted-timber windows with fanlights had been installed by 1970. The present front door is a stable-style door with a stained wood finish.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design

NO. 130



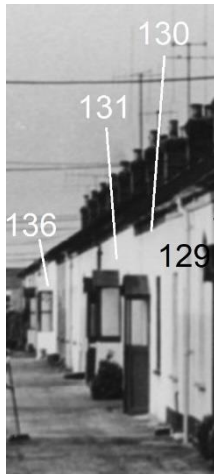
1992



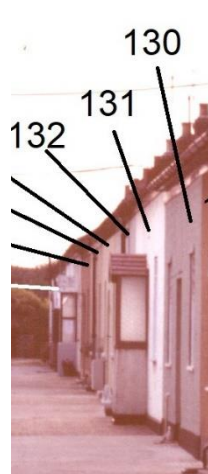
5/1/2016

History	<p>In 1939 the property was lived in by Herbert Hardy-King (a Shaper for aircraft / Engineering Work), Ellen Hardy-King (a Laundress), and Dorothy Hardy-King (incapacitated).</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>The front windows and door are modern. The present windows replaced ones with louvred glass (depicted in 1992 photograph) of the same design as at No. 126 (which can be dated to the 1970s).</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design

NO. 131



1970



1979



5/1/2016

History	<p>In 1911 the residents of this cottage were William Barbrook (Carman), Catherine Barbrook, and five children. In 1939 the property was lived in by Alexander Woodcraft (a Centre Lathe Engineer), Laura Woodcraft, Phyllis Woodcraft (a Packer at a flour mill), William Woodcraft (Tailoring First Salesman), Olive Woodcraft and two unnamed others.</p> <p>There are no known records of planning permissions or listed building consents relating to this property.</p>
State of preservation	<p>A front porch had been added to this house by 1970.</p> <p>The present windows are painted-timber sash windows with plastic glazing bars in a different pattern to the original fenestration.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal or replacement of porch

NO. 132



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Frederick Hinton (an 'invalid'), Ellen Hinton, three sons and one granddaughter. In 1939 the property was lived in by Cyril Dickens (a Clothing & Footwear Shop Assistant), Lilian Dickens and one other unnamed person.</p> <p>In 1994 consent was granted to convert the loft, involving the installation of rooflights (94/00397/LBC). In 2006 consent was granted to install sash windows and to renew the render (06/00118/LBC). Later in 2006 consent was granted to widen an internal doorway (06/00341/LBC).</p>
State of preservation	<p>The painted timber sash windows are close to the original design.</p> <p>A porch canopy was installed between 1992 and 2013.</p>
Opportunities for enhancement	<p>This house is close to perfect, but the following works would represent minor enhancements:</p> <ul style="list-style-type: none"> • The removal of the porch canopy • The installation of recessed painted-timber sash windows and a front door which reflects the original design

NO. 133



1992



4/9/2013

History	<p>In 1911 the residents of this cottage were Alfred Gooch (Agricultural Implement Fitter), Mary Ann Gooch, five children and one visitor. In 1939 the property was lived in by William Pratt (a Farm Worker) and Winifred Pratt.</p> <p>In 1994 consent was granted to convert the loft, involving the insertion of rooflights (94/00397/LBC).</p>
State of preservation	<p>Between 1992 and 2013, Victorian sash windows were replaced by timber windows with top-hung fanlights.</p> <p>The house has a modern stable-style front door and porch canopy covered in mineral felt.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal of the porch canopy

NO. 134



1992



4/9/2013

History	In 1911 the residents of this cottage were Alfred Bird (Blacksmith), Alice Bird, and three sons. In 1939 the property was lived in by Terrance Flack (an Engineering Turner), Vera Flack and Tommy Flack (who was under school age).
State of preservation	The plain-glazed timber sash windows date from the 20 th century. A modern front door was replaced with a timber stable door between 1992 and 2013. The garden has been concreted over.
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Break up the concrete in the garden and lay a lawn.



1954 or earlier. Bill Adam and Carol Moore (nee Adam).
Thought to be outside No. 134.
Reproduced with permission from Carol Moore.

NO. 135



4/9/2013

History	<p>In 1911 the residents of this cottage were Mark Fitch (Grinder in Iron), Ellen Fitch and five children. In 1939 the property was lived in by Emily Playle.</p> <p>In 1992 consent was refused to replace the windows with 'uPVC sash effect Georgian-style windows'.</p>
State of preservation	<p>The timber windows and front door date from the third quarter of the 20th century. The windows are plain glazed with top-hung fanlights. The front wall is finished with pebble-dash render.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Replace pebble-dash render with smooth render.

NO. 136



6/10/2017

History	<p>In 1911 the residents of this cottage were Henry Key (Gardener), Thirza Key, a grandson, an adopted daughter, and a step daughter. In 1939 the property was lived in by Harriet Turner and one other.</p> <p>In 2002 permission was granted to erect a garage (02/00518/FUL). In 2003 consent was granted to convert the loft of the house, involving the insertion of rooflights (03/00047/LBC). In 2013 consent was refused to retain a recently constructed front porch (13/00645/LBC).</p>
State of preservation	<p>The house has modern timber windows with fanlights and tiled cills. It has a stable-style door with a stained-wood finish.</p> <p>A small porch which existed in 1970 was replaced with a large porch in 2013. This large porch was removed following enforcement action between 2013 and 2017. The concrete base of the unauthorised porch remains in place.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal of the concrete base left over from the unauthorised porch • Painting over the scar left on the front wall by a previous porch

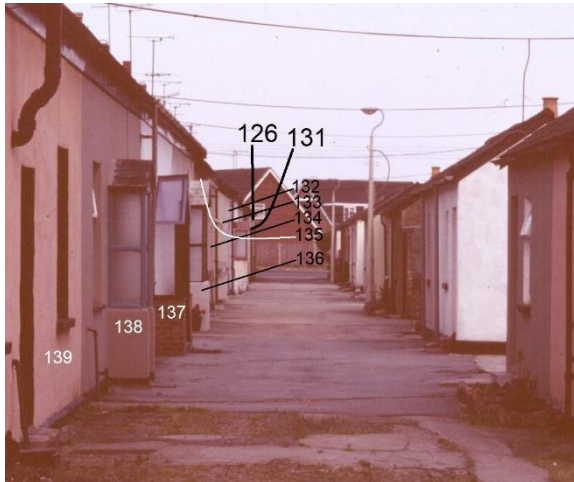
NO. 137



5/1/2016

History	<p>In 1911 the residents of this cottage were Edward Gooch (Wood Sawyer), Emily Gooch, two children and two visitors.</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>This house has modern painted timber windows with fanlights and a small brick porch.</p> <p>In 2017 the paint was falling off the front wall.</p>
Opportunities for enhancement	<ul style="list-style-type: none">• General refurbishment, including repainting of front wall• Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design• Removal or of front porch, or rendering and painting of front porch to match the rest of the elevation.

NO. 138



1979



4/9/2013

History	<p>In 1911 the residents of this cottage were Anne Sucking and one boarder; John Hurst (Timber Yard Labourer). In 1939 the property was lived in by John Hurst (a Foundry Labourer) and Margaret Hurst.</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>The small porch was in place in 1979.</p> <p>Both the cottage and the outhouse have modern timber windows with top-opening fanlights.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design • Removal or replacement of front porch.

NO. 139



14/3/2018

History	<p>In 1911 the residents of this cottage were William Wood (Agricultural Machine Fitter), Kate Wood and two daughters. In 1939 the property was lived in by William Wood (a Packers despatcher) and Kate Wood.</p> <p>In 1985 consent was granted to convert the loft using rooflights, install a porch canopy, demolish the outhouse and construct a garage at the end of the garden. In 2013 consent was refused to retain unauthorised uPVC windows (13/00478/LBC).</p>
State of preservation	<p>Between 1979 and 1985 the front windows were replaced with windows that had top-opening fanlights. The shape of the window opening was altered and the concrete cills were removed. Between 1985 and 2008 the front windows were replaced with multi-paned timber sash windows. A gabled front door canopy was installed and a stained-wood stable door.</p> <p>In 2013 uPVC windows were installed in all five external window openings. These were of a similar style to the previous timber sash windows. In 2018 the uPVC windows were replaced with painted-timber sash windows with slim double glazing. The windows have good detailing, but they do not reflect the original design.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Removal of porch canopy • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design

NO. 140



1992



4/9/2013

History	<p>In 1911 the residents of this cottage were Alfred Bacon (Stockman), Lydia Bacon, two sons, a granddaughter, and one boarder. In 1939 the property was lived in by Walter Phillips (a Painter & House Decorator) and Elaine Phillips.</p> <p>In 1994 consent was granted to convert the loft, involving the installation of rooflights.</p>
State of preservation	<p>This is one of the only houses to retain original sash windows on the front elevation. The gabled door canopy was installed between 1979 and 1992.</p> <p>A stained-wood stable-style front door was installed in 2013.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Replacement of the stained wood stable-style front door with a more traditional painted timber front door • Removal of the porch canopy

NO. 141



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Golden Lewis (Iron Foundry Labourer), Elizabeth Lewis and four children.</p> <p>According to her great grandson, Harriet Elizabeth Lewis (1865–1955) moved into No. 141 when she married aged 21. In 1939 the property was lived in by Annie Twinn, Harriet Lewis and two unnamed others. Annie Twinn (nee Lewis) was the daughter of Harriet Elizabeth Lewis. Annie purchased the house from Bentalls in the 1930s and lived there until her death in 1987 (source: Richard Twinn, pers.comm.).</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>This is one of the only houses to retain original sash windows on the front elevation. A satellite dish was installed on the front elevation between 1992 and 2005.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Replacement of the modern front door with a more traditional-style painted-timber front door • Removal of the satellite dish or its relocation to the rear (north) elevation.

NO. 142



1992



4/9/2013

History	<p>In 1939 this cottage was lived in by Herbert Wager (Iron Moulder), another Wager, and Sarah Cook.</p> <p>In 2005 consent was granted to replace 20th-century plain-glazed sliding sash windows with painted-timber tilt-opening sash-style windows (05/00202/LBC).</p>
State of preservation	<p>The small rendered porch was in place by 1992. The porch is compatible with the scale, finishes and detailing of the cottage. The windows are better than uPVC windows but not as sympathetic as the original fenestration.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding sash windows which reflect the original design

NO. 143



1992



4/9/2013

History	<p>In 1911 the residents of this cottage were Henry Cook (a retired Iron Moulder) and Sara Jane Cook. In 1939 the property was lived in by George Sach (an Electrical Contractor) and Annie Sach.</p> <p>In 2006 listed building consent was granted to install a satellite dish on the outhouse (06/01115/LBC).</p>
State of preservation	The painted-timber plain-glazed windows with fanlights and mock-Georgian front door were in place by 1992.
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sash windows and a painted-timber front door to reflect the original design

NO. 144



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Herbert Cook (Iron Foundry Moulder), Georgina Cook and two children. In 1939 the property was lived in by Annie Normal, Mary Moles, and two others.</p> <p>In 1998 a listed building consent application to retain unauthorised uPVC windows was refused then dismissed at appeal (98/00444/LBC). In 2003 consent was granted to install painted-timber tilt-opening sash-style windows (03/01156/LBC).</p>
State of preservation	<p>The sash-style windows are better than uPVC windows but not as sympathetic as the original fenestration. The pargetted render and excessively wide porch were in place by 1992.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding sash windows which reflect the original design • The removal or replacement of the current porch • Replacement of the pargetted render with smooth render.

NO. 145



1992



4/9/2013

History	<p>In 1911 the residents of this cottage were Eliza Bevers, two sons and one boarder. In 1939 the property was lived in by James Staples (a retired Metal Turner) and Eleanor Staples.</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>The house has painted-timber plain-glazed windows with top-hung fanlights and a mock-Georgian-style front door which were in place by 1992.</p> <p>2018 sale photographs show that one of the rooms in the house retains an original cast-iron grate.</p> <p>The original roof slates on the outbuilding have been replaced by concrete tiles</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding sash windows and a painted-timber front door which reflect the original design • Replacement of the concrete tiles on the outbuilding with natural slates

NO. 146



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Henry Taylor (a Horseman on a farm) and two daughters. In 1939 the property was lived in by Albert Taylor (a Lathe Machinist) and Sarah Taylor.</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>The current painted-timber plain-glazed windows with top-hung fanlights were in place in 1992.</p> <p>Between 1992 and 2013, the mock-Georgian front door was replaced by a vertically-boarded painted-timber door with a small rectangular window.</p> <p>Curiously, there appear to be two electricity cabinets on the front wall.</p> <p>The property has a small garage set back in the garden to one side of the outhouse.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding-sash windows in the cottage which reflect the original design • Remove one of the electricity cabinets if no longer required.

NO. 147



1992



4/9/2013

History	<p>In 1911 the residents of this cottage were Sarah Ann Boer and three sons. One of the sons – Frank – was employed as a Turner at an Iron Foundry. In 1939 the property was lived in by James Taylor (a retired Horseman on Farm), Harry Taylor (a Master Boot Repairer), Mary Taylor and John Taylor (a Railway Porter).</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>The windows on the front elevation of this cottage reflect the original design but incorporate modern bulls-eye-effect glass.</p> <p>The rather oversized brick porch was already in place in 1992.</p> <p>Curiously, there appear to be two electricity cabinets on the front wall.</p> <p>The loft has been converted, involving the installation of three rooflights on the rear slope.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Removal / smooth rendering / replacement of current brick porch • The replacement of the current mock-Georgian-style front door with painted-timber front door which reflects the original design. • Remove one of the electricity cabinets if no longer required.

NO. 148



Early 1950s. Reproduced with permission from Shirley Cole.



Mid 1950s. Reproduced with permission from Shirley Cole.



1992

NO. 148



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Frederick Fisher (a Turner), Elizabeth Fisher and three children; Cliff, Tom and Les. In 1939 the property was lived in by Elizabeth Fisher and Edwin Fisher (a Junior Clerk). The Fishers lived at No. 148 until 1952. During the First World War two soldiers were billeted at the cottage (additional information and photographs below kindly supplied by Barbara Chinnery).</p> <p>In 1998 consent was granted to convert the loft, involving the installation of two rooflights (98/00910/LBC)</p>
State of preservation	<p>Tilt-opening sash-style timber windows replaced modern casement windows between 1993 and 2013.</p> <p>The house has a modern stable-style front door.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> Installation of white-painted-timber sliding-sash windows and a painted-timber front door which reflect the original design



Eliza Fisher



Frederick and Tom Fisher



Les Fisher in the garden to No, 148



Grandchildren of Frederick and Eliza Fisher in the garden to No. 148

NO. 149



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Thomas Ruggles (Iron Moulder), Rebecca Ruggles, three sons and one boarder. In 1939 the property was lived in by Emily Harvey and Catherine Mulrennan ('Incapacitated').</p> <p>In 2020 consent was granted to convert the loft, involving the installation of rooflights (HOUSE/MAL/20/00969 & LBC/MAL/20/01030).</p>
State of preservation	<p>This house retains original sash windows although most of the bottom casements have been altered and re-glazed to create three elongated panes. The small front porch was in place by 1992.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding-sash windows and a painted-timber front door which reflect the original design • The removal or replacement of the current porch

NO. 150



1992



4/9/2013

History	<p>In 1911 the residents of this cottage were James Page (Furnaceman at an Iron Foundry), Alice Page and two children. In 1939 the property was lived in by James Page (a retired Iron Foundry Foreman), Ann Page, Ailsa Stevens and one other person.</p> <p>In 2021 listed building consent was granted to install painted-timber sliding-sash windows which reflect the original design (ref. 21/00015/LBC)</p>
State of preservation	The plain-glazed painted-timber windows and porch were in place by 1992.
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of painted-timber sliding-sash windows and a painted-timber front door which reflect the original design • The removal or replacement of the current porch

NO. 151



c.1960 – Shirley Cole and neighbours' children. Reproduced with permission from Shirley Cole.

NO. 151



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Charles Howlett (Moulder), Eliza Howlett and six children. In 1939 the property was lived in by Charles Howlett (a retired Iron Moulder), Ethel Howlett, Frederick Howlett (Brick Layer), Albert Howlett (Land Worker), Gladys Howlett (Laundry Hand) and Wilfred Howlett (Wood Machinist).</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>The current porch and aluminium windows were in place by 1992. The front window openings retain their original shape and concrete cills. The front door is a painted-timber stable-style door.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding-sash windows and a painted-timber front door which reflect the original design • The removal or replacement of the current porch

NO. 152



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Joseph Wenden (Wood Sawyer at an Agricultural Implements Manufacturer), and Mary Ann Wenden. In 1939 the property was lived in by Bertie Saltmarsh (an Agricultural Machine Fitter) and Elizabeth Saltmarsh.</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	<p>This house has a modern front door, brick porch and plain-glazed timber windows.</p>
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding-sash windows and a painted-timber front door which reflect the original design • Removal of the porch or smooth rendering over the brickwork of the porch walls (see Fig. 45 and p. 26)

NO. 153



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were R. Miller (a Machine Strap Mender), Eliza Miller, and three children. In 1939 the property was lived in by Alfred Smith (an Agricultural Engineer), Florence Smith, ?Basil Smith, and Joyce Smith (who was at school).</p> <p>In 1998 consent was granted to convert the loft, involving the installation of rooflights (98/00023/LBC)</p>
State of preservation	This house has a modern front door, porch and aluminium windows.
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding-sash windows which reflect the original design • Removal of the porch or smooth rendering over the brickwork of the porch walls (see Fig. 45 and p. 26)



c.1930 – The Fenn Family outside
Nos 153 and 154. Reproduced with
permission from Shirley Cole.

NO. 154



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Charles Fenn (Machine Painter), Florence Fenn, seven children and one other. In 1939 the property was lived in by Charles Fenn (Agricultural Machine Painter), Florence Fenn and Arthur Fenn (Wood Machinist Labourer).</p> <p>There are no known past planning permissions or listed building consents for this property.</p>
State of preservation	This house has a modern front door, brick porch and aluminium windows.
Opportunities for enhancement	<ul style="list-style-type: none"> • Installation of white-painted-timber sliding-sash windows which reflect the original design • Removal of the porch or smooth rendering over the brickwork of the porch walls (see Fig. 45 and p. 26)

NO. 155



1992



5/1/2016

History	<p>In 1911 the residents of this cottage were Samuel Fisher (Carman), Sarah Fisher and two children. In 1939 the property was lived in by Herbert Mortlock (a Wood Machinist) and Winifred Mortlock.</p> <p>In 2014 consent was granted to install painted-timber sliding-sash windows and a porch (14/01075/LBC). In 2020 consent was granted for a loft conversion (20/01175/LBC).</p>
State of preservation	The recent sash windows are a reasonably close reflection of the original window design and the porch is compatible with the scale, finishes and detailing of the cottage.
Opportunities for enhancement	None identified.

NO. 156



1992



14/2/2020

History	In 1911 the residents of this cottage were Alfred Moss (Moulder), Jane Moss and seven children. In 1939 the property was lived in by Frederick Willey (a Shopkeeper), Winifred Willey and one other.
State of preservation	<p>This is one of the few cottages to retain the original sash windows on the front elevation. The current front door is a stained-wood stable-style door.</p> <p>In 2021 permission was granted to convert the loft using rooflights and install a small rendered front porch (refs 21/00347/HOUSE & 21/00348/LBC)</p>
Opportunities for enhancement	<ul style="list-style-type: none"> Replacement of the front door with a painted-timber four-panel door.

APPENDIX 1 - LIST DESCRIPTION

116 -156 Woodfield Cottages, outhouses and pumps

Heritage Category: Listed Building

Grade: II

List Entry Number: 1257099

Date first listed: 24-Sep-1971

Date of most recent amendment: 16-Jun-2020

Statutory Address: Maldon, CM9 4BQ

Summary

A small settlement of industrial housing, comprising three terraces of single storey cottages, developed by the industrialist E H Bentall in 1873 as dwellings for the workforce of the Bentall Agricultural Works, and notable for the early and pioneering use of mass concrete as the principal building material for the development.

Reasons for Designation

116-156 Woodfield Cottages at Heybridge, near Maldon in Essex, a small community of workers housing developed in 1873 by the industrialist E H Bentall for the workforce of the Bentall Agricultural Works, are listed at Grade II for the following principal reasons:

Architectural interest :

* as an early, rare and substantially intact survival of a mass concrete housing development and a pioneering application of a material which has become the most widely-used constructional material of the present age.

Historic interest:

* as a complete late C19 example of a planned industrial housing community by a notable and innovative industrialist, in the traditions of the late C18 and early C19 developments at Cromford, Belper and New Lanark, in this instance providing experimental dwellings built of mass concrete together with generous gardens,

outbuildings incorporating privies and a communal water supply, all within a greenfield site.

History

Woodfield Cottages Heybridge, near Maldon in Essex were completed in 1873, and were originally known as Bentall's Concrete Cottages, having been built for Edward Hammond Bentall (1814-1898), a local manufacturer of agricultural machinery, for his workers. The business originated in the late C18, and continuous expansion and the development of a nation-wide market led to the company becoming the mainstay of Maldon's economy in the late C19 and early C20. As the original name suggested, the cottages were constructed of reinforced concrete, and arranged in three parallel terraces to the west of Colchester Road in Heybridge. They were originally single-storied, designed with flat roofs, and referred to as 'Flat Tops'. However, water penetration through the roof structure led to the addition of pitched roofs in 1918, and subsequently, attics have been developed in some cottages. Facing the terraces were low, paired outhouses, to the south of which were gardens. The terraces were listed in 1971, together with the outhouses, contemporary water pumps and a lamp standard (since removed). At the time of listing it was noted that a number of the cottages had already undergone alteration, with replacement windows and added porches, and this trend has continued to the present day, as observed during the site inspection (June 2019), with the addition of attics, roof windows and dormers of varied design.

Details

A development of 41 workers cottages, arranged in three parallel terraces together with contemporary paired outhouses, pumps and lamp standards. The terraces were built by E H Bentall, manufacturer of agricultural machinery, for his workforce and completed in 1873. MATERIALS: built of mass concrete with a render coating, with slate roof coverings and red brick ridge chimneys. The small paired outbuildings are similarly detailed.

PLAN: arranged in three south-facing terraces, with their outbuildings located at the top of the gardens, facing the cottage frontages. The original interior layout of each cottage provided four rooms, two on each side of a wide central passage, with a smaller room between the two rear rooms at the end of the passage. In many of the cottages, this original plan form has now been modified.

EXTERIORS: each cottage is of two bays with an entrance doorway with single window openings to either side. The front door is the only access to the cottage interior, there being no door opening to the rear wall. The original window frames were six-over-six pane sashes to both front and rear walls, the rear wall with a small

opening between the larger flanking windows. Most of the cottages now have replacement door and window components of varied design and materials. There are a number of added porches and a smaller number of roof dormer extensions, again of varied design, together with the insertion of numerous roof lights within the roof slopes. The outbuildings facing the cottages are paired single-bay units with a pitched roof, each with a single door opening with a flanking opening and a rear wall chimney. Some have undergone similarly- varied alteration as the cottages, but fewer have replacement door and window components. Some outbuildings have lost their chimneys.

INTERIORS: the interiors of the cottages appear to have undergone extensive and varied forms of alteration, and were not inspected at the time of listing in September 1971. An inspection made of one of the cottages indicated that the dimensions and detailing of the original chimney stacks, including the render coating and chamfered corners survive within the attic created by the later addition of pitched roofs, and that original plan form details including room dimensions and hearth positions remained largely undisturbed, although now with C20 and C21 fixtures and fittings.

SUBSIDIARY FEATURES: contemporary iron water pumps and basins are retained to the front of numbers 146 and 154.

APPENDIX 2 - MEMORIES OF LIVING IN WOODFIELD COTTAGES, BY SHIRLEY COLE (22/9/2020)

I was born in 1950 in my great aunt's house in Colchester Road, Heybridge, but my childhood memories are only of growing up at 148 Woodfield Cottages, and they are nearly all extremely fond memories. I have learned over the years that many of my family lived in those cottages too, starting with my great grandparents who lived in 154 and brought up 10 children * (5 boys and 5 girls) there (between 1896 and 1919), and they continued to live there until their deaths in 1951/2. At some stage they were able to purchase the cottage, as in the 1950s it was handed down to their youngest son, Arthur Fenn, and he lived there until his death in 1985. My father was able to purchase 148 too in the early 1950s, sadly I have no knowledge for how much (but I have an idea it was for around 2000GBP) but I am not sure what year(s) they became available to buy instead of being tied to Bentalls.

Each house, or cottage, consisted of 4 rooms (no storage or cupboards) and a walk-in pantry, with just shelving, and each room had a fireplace. Dad blocked off the fireplaces in 3 of the rooms during his renovations and once gas was installed we had a gas fire in the one remaining room with a fireplace. Because the house was so small it didn't take long to heat up the house in winter and we did have electricity so were able to have smaller plug-in heaters elsewhere if needed. I remember we did have a coal bunker at the rear of the washhouse though which would have been used for the indoor fires prior to other forms of heating being installed.

Some of my earliest memories are of playing in the lane and garden of 148 with my friend, Hazel, who many years later I discovered was distantly related to me. She, her parents and brother lived in the very last cottage at the far end of our row (no.156) and her father Fred Willey ran the little shop on the corner of Broad St Green and Scraley Road in the 1950s. In my early teens I helped out in that shop from time to time. My great grandfather, Charles Fenn, was an agricultural machine painter at Bentalls for most of his life and I assume moved into Woodfield Cottages originally as a result of his employment. Some of his children would go on to work at Bentalls too. My father, Basil Smith, worked at John Sadd & Sons in Heybridge and was a consummate handy man so did many renovations on 148 during our time there.

Early in the 1950s there was no running water in the main house, just cold water and an old-fashioned sink in what we called the washhouse across the lane. Prior to that the only water available was a single pump outside in the middle of each row of houses where residents would have to get water in buckets each day. The pump was still there in the 1950s. Also, there was no flushing toilet in the washhouse either (some called it the outhouse) in the 1950s and the toilet bucket was emptied by the "night

soil" lorry that would come around and remove the waste around once per week (or maybe it was per fortnight).

Originally there was a large concrete boiler in the middle of each washhouse which I believe was filled with water and had a wood fire underneath to heat the water. The only cottage in our lane to still have that in situ in the 1950s was Fred Willey's at the far end of the row. His wife would use that to wash linen etc. or to heat water for other purposes. I believe the washhouses originally had dirt floors (and no proper ceiling) but most had some kind of solid flooring by the time we lived there. The houses themselves had slab floors originally, I think, but again the majority had other flooring by the 1950s. We had lino with rugs and later carpet. In our wash house we'd have a tin bath which we'd use once per week for bathing, but Dad later installed a proper bath and of course hot and cold water – bliss, though it was still cold in there with no heating during winter. Dad also installed a flush toilet in the washhouse during the late 1950s. In the early sixties he had the low wall demolished to the side of the wash house which lead to a long narrow garden and which extended right up to the next row of cottages and he installed a garage/workshop and car parking space there. Around the same time, he converted one of the back rooms in the main house into a kitchen and later the walk-in pantry was gutted, and a bath and toilet installed in that space. Yes, it was cramped but still marvellous to have a bathroom indoors. As seen in later photographs many cottages had small porches built over their entrance doors. In the 1950s there was only the occasional flimsy wooden porch on some houses and again Dad built a new stronger wooden porch over the door of 148. I don't recall any brick ones then. I remember we also had a "manhole" in the ceiling just in front of the walk-in pantry where you could access the roof. I'm not sure when that was installed – I don't recall Dad making that (which would have been a job and a half through that concrete!!). But what I do remember is he told me that when he went into the roof cavity you could see the entire length of the row, as there were no dividing walls between each cottage. That all changed of course when people started building new rooms up there. Each individual cottage was responsible for the maintenance of their piece of lane, and originally it was dirt or gravel but by the 1950s most had concrete laid between their homes and the washhouse.

Another thing I remember quite plainly is climbing out of one of the two back windows of our home (as there was no back door) so us children could play in the fields that backed on to our row of cottages then. Long gone now of course and houses were built on those fields later on. As children we could play there without fear of anything or anyone and would sometimes venture into the woods nearby to pick bluebells or primroses. There was a fence across the top of our lane and adjoining the Willey cottage. It did have a gate though, so we could access the fields that way rather than be lazy and climb out of the windows. I'd also visit the small holding in Scraley Road that belonged to Mr & Mrs Norman, also residents in our row of cottages, and just a few doors down the lane from us. They had pigs and chickens and grew various fruit and vegetables on the smallholding. There were only one or two houses in Scraley

Road then and we'd be able to pick wild blackberries along that road come late summer. As children we'd also play sometimes with the visiting gypsy families that parked their caravans in the fields along Scraley Road and who came as seasonal workers picking peas or various other fruit and veg. that the local farmers grew. Also, there were various tradesmen who visited Woodfield Cottages each week such as a baker, with his bread still warm, and I'd ask my Mum for the first crust off the loaf to eat with butter whilst listening to The Archers on the radio (no TV then). We'd also have a fisherman come regularly and buy a pint of shrimps as well as lovely fresh fish for dinner. There was also a general grocers van that came weekly, as well as what we called the paraffin man. He'd sell paraffin/kerosene needed for various household appliances (mainly heaters), but once gas and electricity were installed that was no longer needed. And, of course the coal deliveryman also came by when people still needed that.

Life was so very different back then, a lot less complicated, and everyone who lived in Woodfield knew everyone else (well in our row at least) and everyone's door was always open to our neighbours in the entire row, so my Mum and Dad would never know whose house I'd be visiting. We moved out of number 148 in the early 60's into one of the new houses being built in Heywood Way, but I always remember my early childhood in Woodfield Cottages as being wonderfully happy.

Shirley Cole (nee Smith)

*

Charles Henry Fenn (1896-1960)

Alfred Leonard Fenn (1898-1929)

Florence Olive Fenn (1900-1974) my grandmother

Stanley Ernest Fenn (1902-1971)

Daisy May Fenn (1904-1936)

Elsie Ellen Fenn (1907-1985)

Winifred Grace (1909-1994)

George Edward (1911-1929)

Lilian Eva Fenn (1916-1952)

Arthur Harold Fenn (1919-1985)