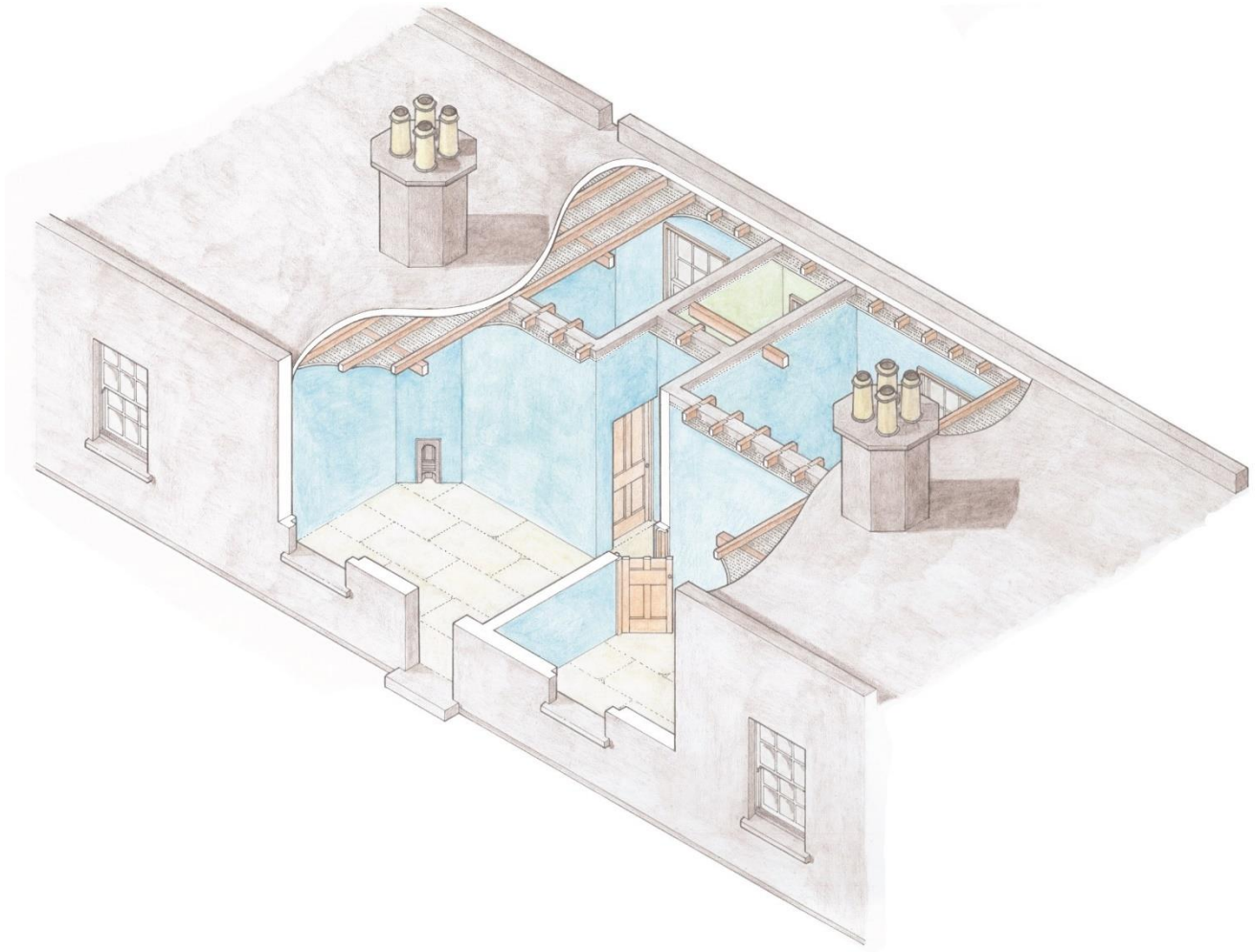


# WOODFIELD COTTAGES, HEYBRIDGE



## LOCAL LISTED BUILDING CONSENT ORDER

Sections 26D - G and 28A and Schedule 2A Town and Country *Planning (Listed Buildings and Conservation Areas) Act 1990*



**Front cover illustration:** *Isometric cutaway reconstruction by Tim Howson illustrating one of the cottages prior to the addition of a pitched roof in 1918.*

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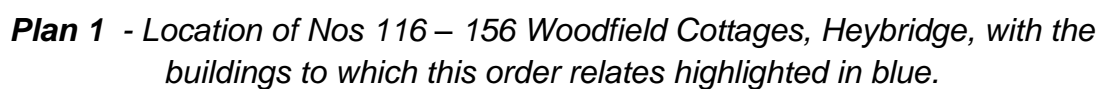
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### APPENDIX 1.

WOODFIELD COTTAGES LOCAL LISTED BUILDING CONSENT ORDER  
NOTIFICATION FORM

THE WOODFIELD COTTAGES LOCAL LISTED BUILDING CONSENT ORDER is made on the .....day of ..... January 2022

The listed buildings covered by this order are Nos 116 to 156 Woodfield Cottages, Heybridge, Maldon, Essex, CM9 4BQ, and their associated outhouses as indicated on the site plan below (Plan 1).



### 3. SUMMARY OF THE SIGNIFICANCE OF WOODFIELD COTTAGES

**3.1** - 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. The 41 cottages, outhouses and two communal water pumps were designated grade II listed buildings in 1971. The buildings have architectural interest as an early, rare and relatively 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. The cottages originally had flat roofs, but pitched roofs were added c.1918.

**3.2** – Woodfield Cottages are among the most challenging listed buildings in Maldon District due to the high number of minor alterations carried out in the late 20<sup>th</sup> and early-21<sup>st</sup> centuries.

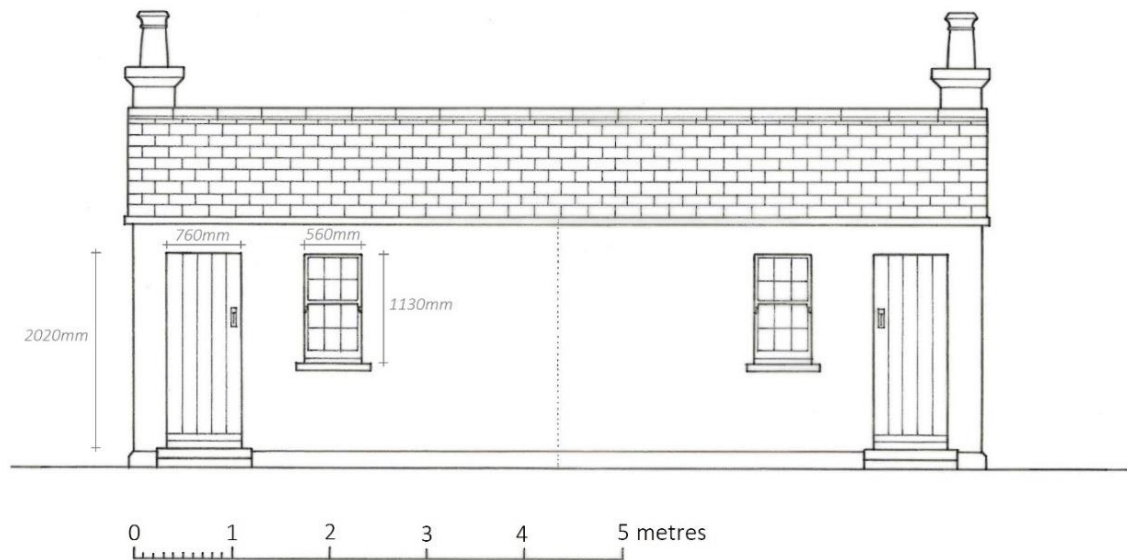
**3.3** - Key features of architectural interest include the single-storey form of the buildings and their arrangement in three long rows, the buildings' shuttered concrete walls, the original design of windows and doors, the original internal layouts, original fireplaces where they survive, the original octagonal concrete chimney stacks visible within the later roof-spaces, the later brick chimney stacks (erected on top of the original concrete stacks), the cream coloured clay chimney pots, the early-20<sup>th</sup>-century pitched roofs clad in natural Welsh slates, the low concrete boundary walls and the two surviving communal water pumps.

## 4. DESCRIPTION OF THE CONSENTED WORKS

**4.1** - Maldon District Council grants listed building consent under section 8(1) of the Act for the following specified works of alteration to the listed buildings covered by this order.

**4.2** - Replacement of non-original windows to the cottages or outhouses to match the size and design illustrated in Plans 2 and 3. The precise detailing, section profiles and dimensions of individual components of new windows shall match those illustrated in Plans 4 or 5 unless otherwise approved in writing prior to commencement. Where the size or shape of the original window opening has been altered, the original form of the opening and the concrete cill shall be restored in accordance with Plans 2, 3 and 4 prior to the insertion of a new window. Restored openings shall not incorporate bell-mouth drips over them. New windows shall be set back from the external face of the walls to match the original arrangement. New windows shall be of white painted timber. Restored concrete cills shall be painted black. Windows may be of face-puttied single glazing in accordance with Plan 4 or double-glazed in accordance with Plan 5. Double-glazed units shall be of the slim-profile type, with an overall thickness between 12mm and 14mm. The double-glazed units shall be secured externally by a form of putty or by perfectly triangular timber beads which resemble putty. The spacer bars within the double-glazed units shall be coloured white to match the paint colour of the joinery.

**4.3** - Replacement of non-original external doors to the cottages or outhouses to match the design illustrated in Plans 2 and 3. Where the size or shape of the original door opening has been altered, the original form of the opening must be restored in accordance with Plans 2 and 3 prior to hanging the new door. Restored openings shall not incorporate bell-mouth drips over them. New front doors to the cottages must match one of the alternative options illustrated in Plan 6, although minor deviations to the dimensions and section profiles of individual components may be agreed in writing prior to installation. The doors shall be of timber painted (not stained) in a colour of the owner's choosing. Door furniture shall be of metal finished black.



**Plan 2** – front (north) elevation of a typical pair of outhouses illustrating the original design and arrangement of the windows and doors





Front elevation

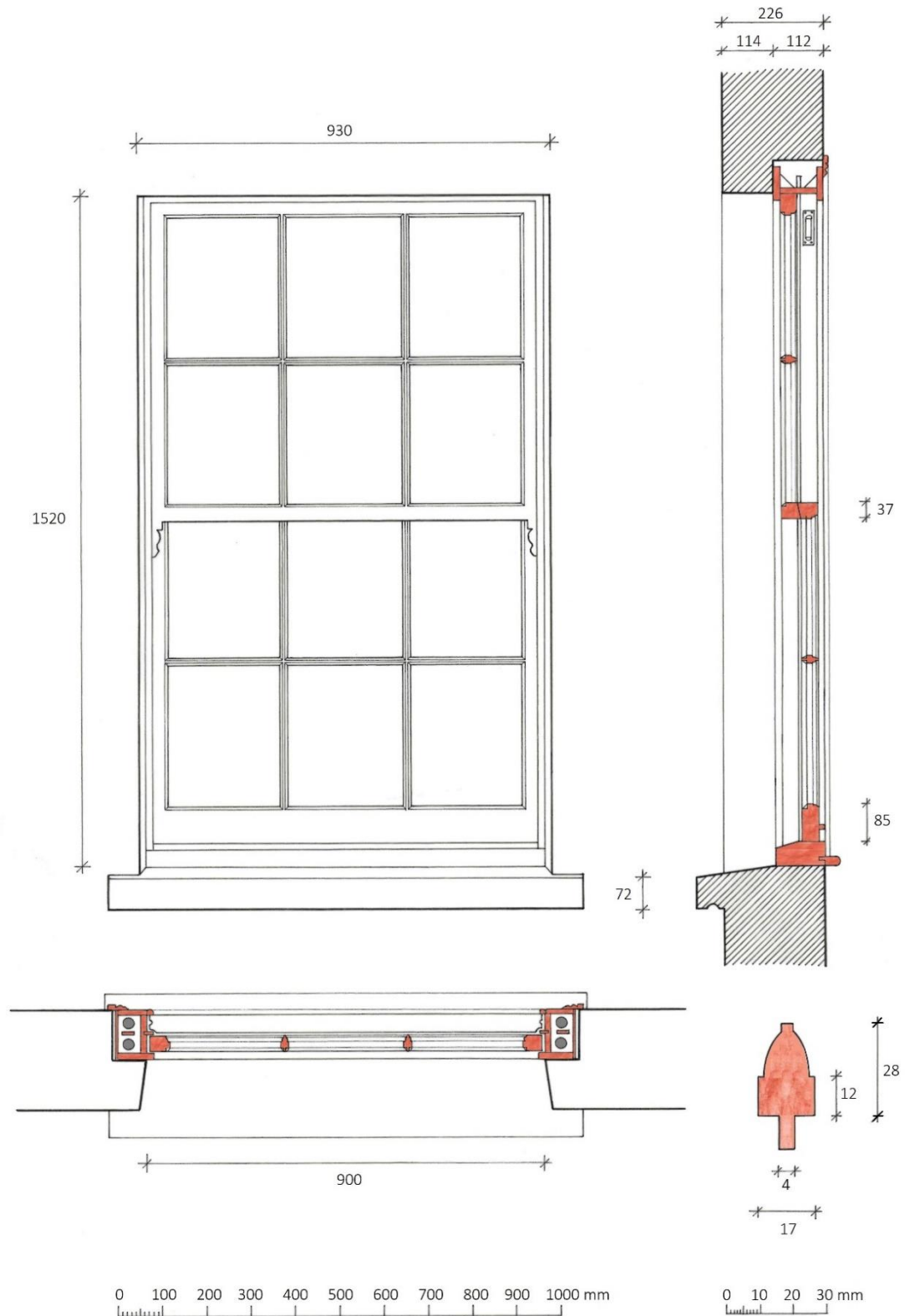


Rear elevation

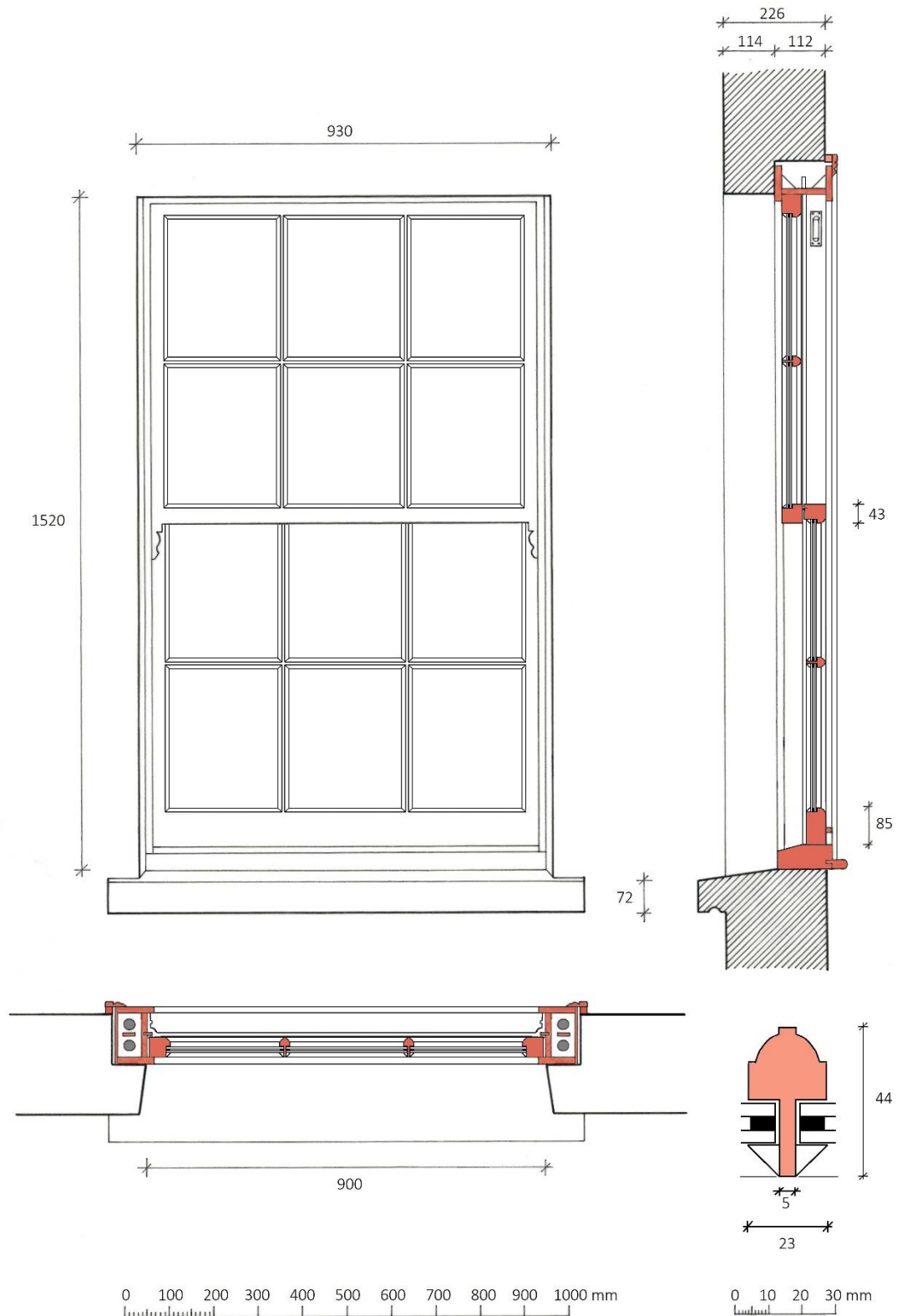


**Plan 3** – front (south) and rear (north) elevations of one of the cottages illustrating the original design and dimensions of the windows and doors

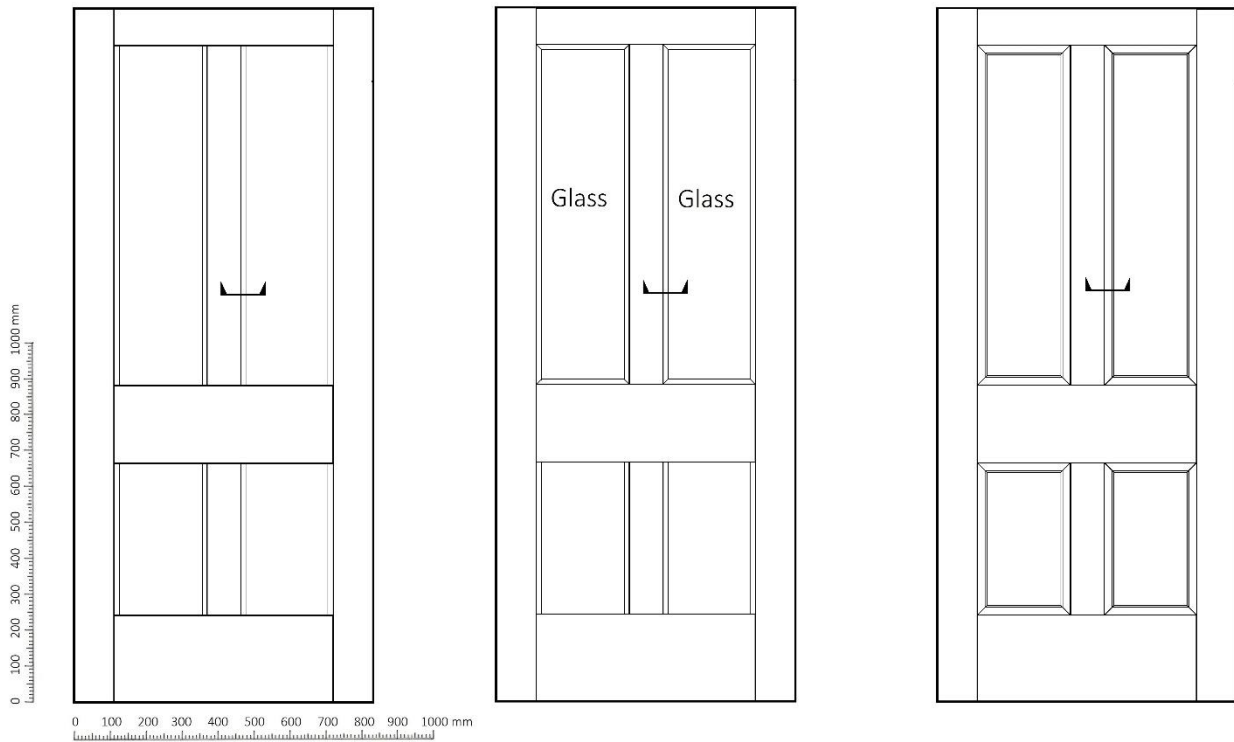




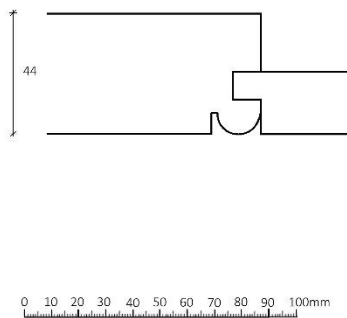
**Plan 4** – the design and detailing of an original single-glazed 6-over-6-pane sliding-sash windows in one of the cottages



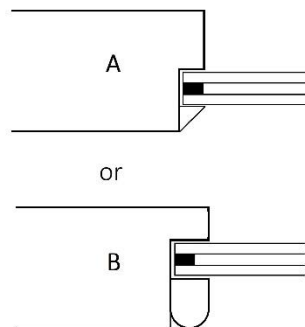
**Plan 5** – the design and detailing of a 6-over-6-pane sliding-sash window which reflects the original design of the original cottage windows but incorporates slim-profile double-glazed units



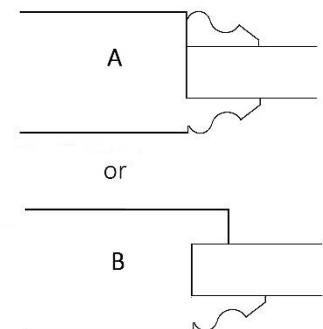
Door with 'bead-butt' panels



Door with upper two panels glazed

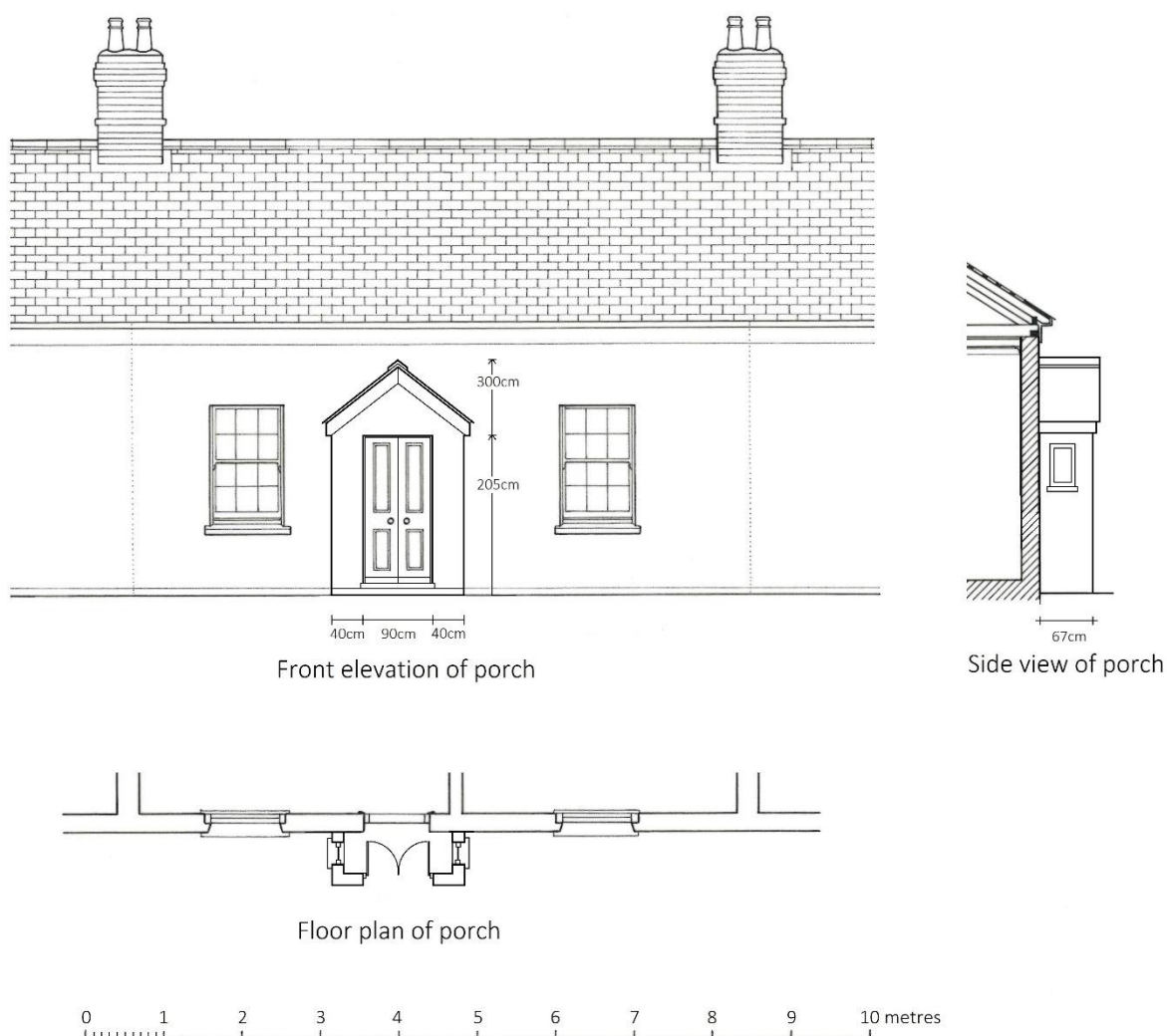


Door with moulded panels

**Plan 6** – Options for front door designs

**4.4** - Removal of a porch or porch canopy from a cottage. Where removal of a porch would expose an original front door opening the size or shape of which has been altered, the original form of the opening must be restored in accordance with Plans 2 and 3. Restored openings shall not incorporate bell-mouth drips over them. 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.

**4.5** - The addition of a porch around the front door on a cottage in accordance with the scale, design and detailing illustrated in Plan 6. The roof of the porch shall be clad in natural Welsh slate. The bargeboards and fascias shall be of timber painted black. The walls of the porch shall be finished with smooth render painted white or off-white. The windows shall be of painted timber finished white. The door shall be of timber, painted in a colour of the owner's choosing. The upper two panels of the door may be glazed. The door furniture shall be of metal finished black.



**Plan 6** – Design of a front porch

**4.6** - Smooth rendering over the brickwork of exposed-brick porches. The render shall be painted white or off-white to match the walls of the cottage. The render shall not incorporate bell-mouth drips over the openings.

**4.7** - Replacement of pargetted or pebble-dashed render with smooth render. The render shall be painted white or off-white. New render shall not incorporate bell-mouth drips over the openings.

**4.8** - Painting the external walls of the cottages white or off white.

**4.9** - Painting the fascias, bargeboards, concrete window cills and plinths black

**4.10** - Painting the windows white

**4.11** - Painting (not staining) an external timber door any single colour of the owner's choice

**4.12** - Replacement of plastic rainwater goods with cast-iron or steel rainwater goods finished black. New guttering shall have a half-round profile and downpipes shall be circular in section.

## 5. GENERAL CONDITIONS

The following general conditions shall be complied with in full.

- a) Prior to the implementation of works permitted under this Order, a completed Local Listed Building Consent Order Notice Form (see template in Appendix 1 to this Order) shall be submitted to and approved in writing by Maldon District Council. This requirement will enable the Council to monitor the extent to which the order is being used and is achieving its purposes.
- b) Minor deviations from the detailing of new windows and doors authorised by sections 4.2 and 4.3 of this Order shall be submitted to and approved in writing in writing by Maldon District Council by submitting large-scale section drawings with the Local Listed Building Consent Order Notice Form (see template in Appendix 1 to this Order). This requirement enables flexibility to agree minor deviations from the approved designs – in terms of detailing, section profiles and dimensions of individual components – where these are deemed to be equally sympathetic and therefore acceptable.

## 6. STATEMENT OF REASONS FOR THE CONSENTED WORKS

**6.1** - In accordance with section 16(2) of the Act, the Council must have special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess. Paragraph 199 of the National Planning Policy Framework (NPPF) requires that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”. Paragraph 200 of the NPPF states that any harm or loss should require clear and convincing justification. Policy D3 of the Maldon Local Development Plan requires development proposals affecting heritage assets to preserve or enhance their special character, appearance, setting, and any features and fabric of architectural or historic interest.

### **6.2 - Replacement of non-original windows** (approved by section 4.2)

Only 5 of the 41 houses at Woodfield Cottages retain original multi-paned sash windows on their south (front) elevations. A higher proportion of original sash windows survive on the north (rear) elevations of the cottages and the north (front) elevations of the outhouses. The original windows, where they survive, are an important aspect of the buildings’ architectural interest and should be repaired and retained where possible. Replacement of original sash windows will therefore still require listed building consent. All later replacement windows at Woodfield Cottages deviate from the original design, contribute nothing to the buildings’ architectural interest, and in most cases detract from the buildings’ special character. In many instances, unsympathetic replacement windows have been installed without listed building consent. 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. Standard thickness double-glazed units (typically 24mm thick) would require prominent spacer bars and applied glazing bars which would appear incongruous in this situation. However, the appearance and detailing of the original single-glazed windows can be replicated quite closely using slim-profile double-glazed units, as shown in Plan 5. The use of slim-profile double-glazed units is justified in new replacement windows as one way of improving energy efficiency and addressing climate change without compromising the listed buildings’ special character. The replacement of non-original windows with windows that closely resemble the original design, materials and detailing would improve the character of the area and result in no harm to the listed buildings’ architectural interest or significance.

### 6.3 - Replacement of non-original external doors (approved by section 4.3)

No original front doors survive on the cottages and, to date, no old photographs have been found which clearly show the original design of the front doors. It is likely that the doors had a simple four-panelled design, as found locally on some contemporary cottages. Several examples of original plank-and-ledge doors survive on the outhouses, consisting of five vertical planks and three internal horizontal ledges. All later replacement doors at Woodfield Cottages deviate from the original design, contribute nothing to the buildings' architectural interest, and in many cases detract from the buildings' special character. The replacement of non-original doors on the outhouses with plank and ledge doors matching the original design (as shown in Plan 2) would result in no harm to the listed buildings' architectural interest or significance. The replacement of non-original external doors on the cottages with painted-timber four-panel doors in-keeping with the period and status of the buildings (as shown in Plans 3 and 6) would benefit the character of the area and result in no harm to the listed buildings' architectural interest or significance.

### 6.4 - Removal of porches and porch canopies (approved by section 4.4)

The cottages did not have porches or porch canopies originally. 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. From the late-1960s, larger and more permanent brick porches were added to some of the cottages. 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. None of the porches or porch canopies contribute to the architectural interest of the listed buildings. Removal of porches and porch canopies would not result in harm to the listed building's significance and in most cases would benefit the character of the area. However, where the original front door opening has been altered, removal of a porch would expose this, possibly resulting in some harm to the character of the property. For this reason, permission to remove a porch is subject to the requirement that the original form of the front door opening is restored if it has been altered. Removal of a porch or canopy may leave a scar where it joined the wall, which would detract from the appearance of the building. For this reason, permission to remove a porch is subject to the requirement that the wall be made good and painted to match the rest of the elevation.

### 6.5 The addition of a porch (approved by section 4.5)

Of all the existing porches at Woodfield Cottages, the small smooth-rendered and white-painted examples at Nos 142 and 155 are most sympathetic to the cottages' scale and character. These two porches have not resulted in no harm to the listed



building's architectural interest or significance. The porch design approved in section 4.5 of this Order and illustrated in Plan 6 is based on the porches at Nos 142 and 155.

#### 6.6 - Rendering the brickwork of exposed-brick porches (approved by section 4.6)

Existing porches with an exposed brick finish appear incongruous against the original rendered walls of the cottages. The application of smooth render over the external face of the exposed brickwork, painted white or off-white to match the front elevations of the cottages would restore a greater sense of coherence and uniformity to the terraces, resulting in no harm to the listed building's significance.

#### 6.7 - Replacement of pargetted or pebble-dashed render with smooth render (approved by section 4.7)

Originally the external face of walls of the cottages and outbuildings were finished with smooth render. In some instances, the original render finish has been substituted for decorative pargetted render or pebbledash render, resulting in harm to the character of the buildings. The reinstatement of a smooth render finish in these instances would restore an aspect of the listed buildings' original appearance, resulting in no harm to their significance.

#### 6.8 – Painting the cottages (approved by sections 4.8, 4.9, 4.10 and 4.11)

The walls of most of the cottages and their windows are painted white or off-white, while their fascias, bargeboards, concrete window cills and plinths are painted black. Where different colours occur on these parts of the buildings, changing to the most common colour finishes would restore more coherence to the character of the area. Where different colours already exist, repainting the same colour would not amount to an alteration requiring consent. The colour of front doors is typically more varied. The use of bolder and more diverse colours on front doors would allow owners the opportunity to impose an element of individuality on their homes without compromising the coherence or uniformity of the settlement. Such paint schemes would result in no harm to the significance of the listed buildings.

#### 6.9 – Replacing rainwater goods (approved by section 4.12)

The rainwater goods applied to the buildings following the introduction of pitched roofs c.1918 were cast iron. The gutters were of a simple half-round section and the downpipes were circular in section. Several of the cottages have modern plastic

guttering which in some cases detract from the special character of the area. The replacement of plastic guttering with metal guttering (either cast iron or cast aluminium) to match the original design would improve the character of the building, providing a more long lasting and durable solution to rainwater management, without harming the significance of the listed buildings.

## 7. PURPOSE OF THE ORDER

7.1 - The purpose of this order is to:

- Streamline and clarify the consent process for some of the most common types of alteration carried out to Woodfield Cottages;
- To encourage work which preserves or enhances the special architectural interest of Woodfield Cottages;
- To make it easier for property owners to address enforcement issues

7.2 – The most common types of listed building consent application on record for Woodfield Cottages are:

- Loft conversions (14 applications in total)
- Replacement of windows (10 applications in total)
- Addition of porches (3 applications in total)

7.3 – Consideration has been given to including loft conversions as part of this Local Listed Building Consent Order, as it is the most common type of listed building consent application on record for Woodfield Cottages. However, loft conversions are a more complex form of alteration, often requiring a bespoke design that responds to later changes in internal layout. As such, it would be difficult to specify a solution to loft conversion that is practical in all situations. It seems most appropriate to continue to manage loft conversions through the usual listed building consent process, with improved guidance on the main considerations.

7.4 – Woodfield Cottages have undergone a high degree of alteration; a process which began before the buildings were listed and continued following listing, in many cases without obtaining the necessary listed building consents. Many later alterations have eroded the architectural interest of the listed buildings and their character as a unified group of buildings. One of the main objectives of this Order is to make it easier for owners to undertake positive restorative alterations, by reducing the bureaucratic requirements of the listed building consent process.

## 8. TERM OF ORDER

This Order shall be effective from ... and to ..... (a period of 10 years from the starting date of the Order).

Works begun under this Order during the term of this Order may be completed subsequent to the termination of this Order.

**THE COMMON SEAL of**

**MALDON DISTRICT COUNCIL**

was hereunto affixed

in the presence of

Authorised signatory



[dc.planning@maldon.gov.uk](mailto:dc.planning@maldon.gov.uk)

Maldon District Council

Princes Road,

Maldon

CM9 5DL

## WOODFIELD COTTAGES LOCAL LISTED BUILDING CONSENT ORDER NOTIFICATION FORM

Maldon District Council has adopted the Woodfield Cottages Local Listed Building Consent Order (LLBCO) which permits certain works to be done to Nos 116 – 156 Woodfield Cottages, Heybridge, Maldon, Essex, CM9 4BQ, and their associated outhouses. The LLBCO sets out the details and conditions for the permitted works.

This Notice Form is to be completed by applicants and **agreed by Maldon District Council prior to undertaking works covered by the Order**. The Notice is to be completed using BLOCK CAPITALS and returned to: [dc.planning@maldon.gov.uk](mailto:dc.planning@maldon.gov.uk) or the postal address listed above.

Please ensure that the LLBCO has been read carefully and that the requirements are understood.

This form is also available to download on the Council's website.

1. Applicant	2. Contractor / joiner / agent
Title:	Title:
First Name:	First Name:
Surname:	Surname:
House No.:	House No.:
Address:	Address:
Town:	Town:
Postcode:	Postcode:
Email:	Email:
Telephone:	Telephone:

3. Site Details (Required if applicant does not own and occupy the property where work is proposed)	
House No.:	Address:
Postcode:	Telephone:

<b>4. Advice</b> (has advice been sought from Maldon District Council prior to making this notice?)	
Yes?	No?
If yes, please give their name(s)	

### PROPOSED WORKS

<b>5. Replacement windows</b> (in accordance with section 4.2 of the LLBCO)	
To front (south) elevation of the house?	
To rear (north) elevation of the house?	
To front (north) elevation of the outhouse?	
Please attach photographs of the windows to be replaced.	
If the detailing, section profiles or dimensions of individual components of the proposed windows deviate from those approved by section 4.2 of the Order please attach large-scale drawings of the proposed windows illustrating elevations at 1:20 and section details at 1:2.	

<b>6. Replacement doors</b> (in accordance with section 4.3 of the LLBCO)	
To front (south) elevation of the house?	
To front (north) elevation of the outhouse?	
Please attach photographs of the doors to be replaced.	
If the detailing, section profiles or dimensions of individual components of the proposed doors deviate from those approved by section 4.3 of the Order please attach large-scale drawings of the proposed doors illustrating elevations at 1:20 and section profiles at 1:2.	

<b>7. Removal of a porch or porch canopy</b> (in accordance with section 4.4 of the LLBCO)	
Do you intend remove a porch or porch canopy from the house?	

**8. Addition of a porch** (in accordance with section 4.5 of the LLBCO)

Do you intend add a porch to the front (south) elevation of the house?	
--	--

**9. Smooth rendering over the brickwork of exposed brick porches** (in accordance with section 4.6 of the LLBCO)

Do you intend to apply smooth render over the brickwork of an exposed brick porch?	
--	--

**10. Replacement of pargetted or pebble-dashed render with smooth render** (in accordance with section 4.7 of the LLBCO)

Do you intend to substitute pargetted or pebble-dashed render for smooth render?	
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**Declaration**

<b>11.</b> I / we hereby make a LLBCO Notice for work as described in this form and any attached drawings and photographs. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.		
Signed (Applicant):	Signed (Agent)	Date: