

# Maldon District Heritage at Risk Register 2022



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01621 854 477

[tim.howson@maldon.gov.uk](mailto:tim.howson@maldon.gov.uk)



## Introduction

Policy D3 of the Maldon District Local Development Plan sets out the Council's commitment to maintaining an up-to-date 'heritage at risk register'. This register contains the details of historic buildings known to be at risk of survival through neglect or decay, and those vulnerable to future deterioration.

The document is an inventory of each of the historic buildings currently regarded as 'at risk'. The primary aim of the register is to highlight the plight of these buildings to current owners and local communities and encourage immediate care and their future conservation. In some cases, long-term conservation may be instigated by a new owner, however inclusion on the register does not imply that a building is for sale.

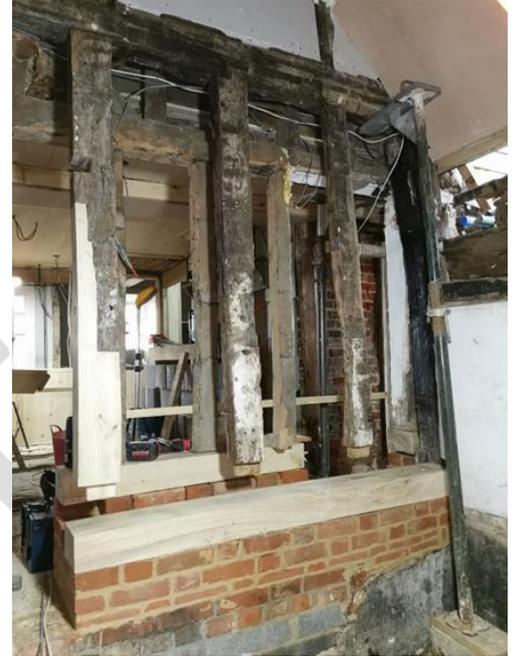


*Ivy invading Friary East, Maldon (grade II listed) in August 2017. The ivy has since been removed. Listed building consent was granted in April 2021 for conversion to apartments but has not yet commenced*

## Examples of repairs undertaken recently on buildings at risk



*Cristian Petrescu of The Morton Partnership doing some lime pointing at Creeksea Place, Burnham-on Crouch in 2021*



*Timber-frame repairs at the Ferry Boat Inn, North Fambridge in January 2020*



*Joiner Shaun Chapman repairing windows and doors at The Convent, Maldon, November 2021*



*Volunteers applying a lime 'slurry' coat to Building 30 at Stow Maries Aerodrome, October 2021*



*Rofer Rob Deering, who repaired the leaking valley of the redundant URC Chapel in Heybridge Basin free-of-charge in February 2020*

## Examples of repairs undertaken recently on buildings at risk



*No. 3 Black Lion Cottages, Althorne (grade II listed). Photo taken January 2019 prior to refurbishment.*



*No. 3 Black Lion Cottages in September 2021 following refurbishment. The repair works were highly commended in the 2021 Maldon Conservation and Design Awards*



*The gable end of No. 3 Black Lion Cottages undergoing repair*



*The people responsible for the refurbishment of 3 Black Lion Cottages: carpenter David Bowdler (left), investor Anthony Stokes Judd (middle), and carpenter Chris Green (right)*

## Examples of repairs undertaken recently on buildings at risk



*Building 30 at Stow Maries Aerodrome. Photograph taken in November 2012 when it was first added to the Maldon District Council Heritage at Risk Register. It is a grade II\* listed building in a conservation area.*



*Building 30 at Stow Maries Aerodrome in November 2021. The building has been repaired in stages over the past decade, with grant support from Leader and Historic England, and is now used as offices for the trust which manages the site. The application of a protective lime-based slurry coat in October 2021 represented the final stage in the building's refurbishment and it can now be removed from the register.*

## Inventory of Heritage At Risk in the Maldon District

### Criteria for inclusion - condition and prioritisation

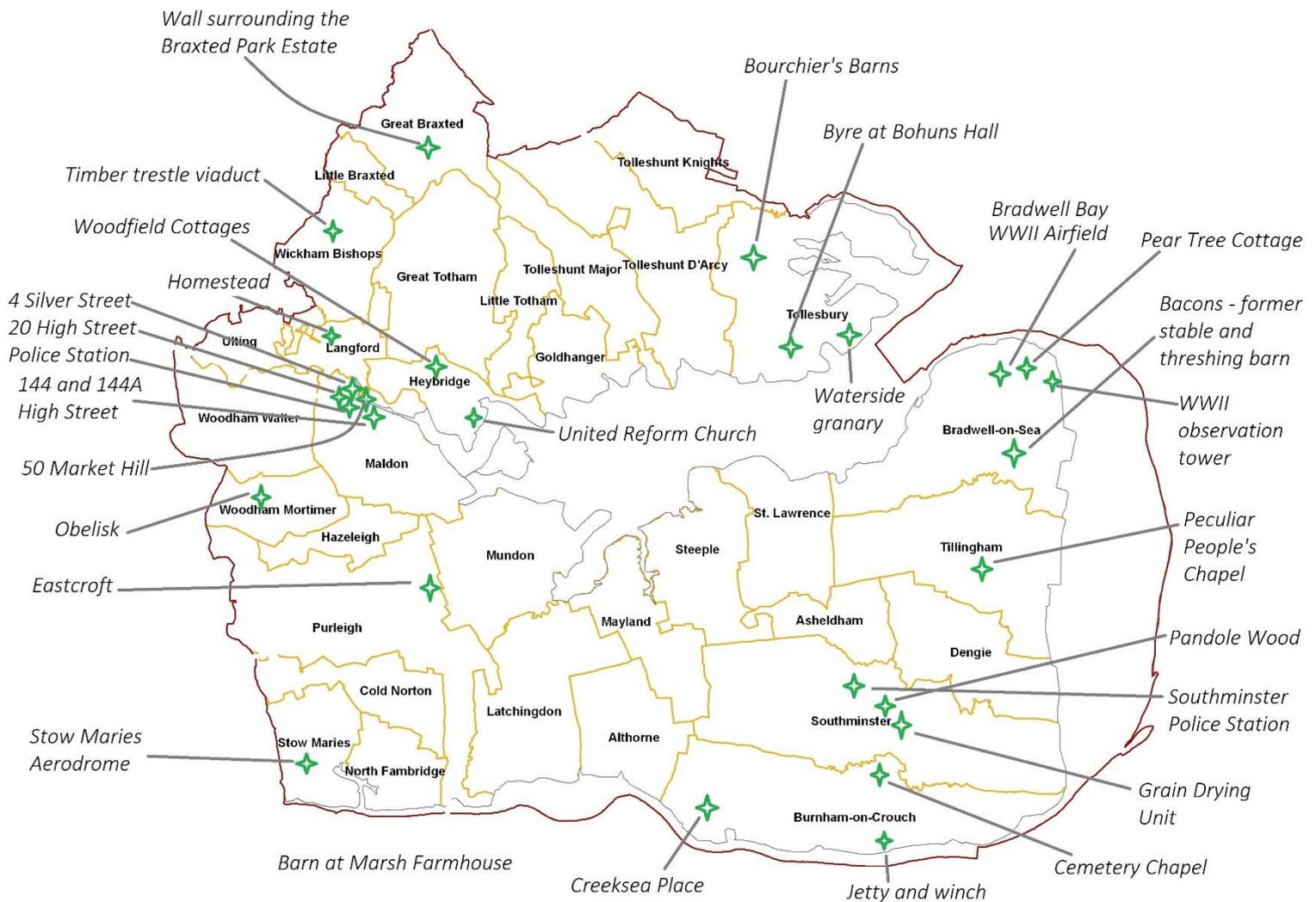
Buildings are considered to be at risk due to their physical condition, and in some cases, their use and occupancy. Priority depends on the rate of decay and potential loss of significant fabric. For instance, a masonry building whose roof has collapsed many years ago is less of a priority than a timber framed building whose roof has recently failed.

### Priorities

- A** - Immediate risk of further rapid deterioration. No solution agreed.
- B** - Immediate risk of further rapid deterioration. Solution agreed but not yet implemented.
- C** - Slow decay. No solution agreed.
- D** - Slow decay. Solution agreed but not yet implemented.
- E** - Under repair or in fair condition, but no user identified; or under threat of vacancy with no obvious new user.
- F** - Repair scheme in progress or to be implemented imminently.
- G** – At risk of substantial harm if a pending development goes ahead

### Condition

- Good** - Structurally sound, weathertight, no significant repairs required at present.
- Fair** - Structurally sound, but needing minor repairs or lacking general maintenance.
- Poor** - Deterioration of building fabric, ineffective rainwater goods, vandalism.
- Very bad** - Structural failure, instability or loss of significant area of roof covering leading to major damage to the interior. Significant damage due to major fire or flood.



*Distribution of buildings on the at-risk register*



*Photograph taken 4<sup>th</sup> September 2019*

## **BRADWELL-ON-SEA**

### **Former stables south-west of Bacons, Bacons Chase**

Designation:	Grade II listed
Priority:	<b>C</b> - Slow decay. No solution agreed.
Condition:	<b>Very bad</b> – An adjoining cartlodge has collapsed. The gable-end tie beam has become so decayed that it has snapped in two. In March 2020 the owner confirmed scaffolding has been installed to support the building.
Date registered:	2004
Ownership:	Private
For Sale:	No
Summary:	A meeting was held on the 4 <sup>th</sup> of September 2019 between the Council's Conservation and Heritage Specialist, the owners, and their builder to discuss the condition of the building. The Council's Conservation and Heritage Specialist made recommendations for minimal repair work necessary to stabilise the building. A listed building consent application was subsequently submitted to convert the building into accommodation ancillary to the main house (ref. LBC/MAL/20/00647). This application was refused in November 2020 due to unsympathetic aspects of the design. Prior to determination of the application, various amendments were recommended to overcome the conservation-related concerns, but no amended plans were received.



## BRADWELL-ON-SEA

*Photograph taken 16<sup>th</sup> October 2018*

### Former threshing barn south-west of Bacons, Bacons Chase

Designation:	Grade II listed
Priority:	<b>C</b> – Areas of missing cladding and damage by invasive ivy growth
Condition:	<b>Fair</b> – Appears to be structurally sound, but some areas of cladding need to be reinstated.
Date registered:	2018
Ownership:	Private
For Sale:	No
Summary:	This barn dates from the late 1500s or early 1600s, making it one of the oldest agricultural buildings to survive in the Maldon District. A meeting was held on the 4th of September 2019 with the owners and their builder to discuss the condition of the building. The Council's Conservation and Heritage Specialist recommended that the ivy be removed carefully as soon as possible. The owner has since confirmed that the ivy has been removed.



Photograph taken 20<sup>th</sup> of January 2020

## BRADWELL-ON-SEA

### The Control Tower, Bradwell Bay WWII Airfield

Designation:	Local List
Priority:	<b>G</b> – This building is on the site of the proposed Bradwell B Nuclear Power Station and faces demolition if the development goes ahead.
Condition:	<b>Good</b> – The building is occupied and appears to be in good condition
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	This Control Tower oversaw operations at Bradwell Bay airfield during WWII and was later converted to a residence. Along with the Station HQ and the four Blister hangars, the Control Tower is important to the history and heritage of Bradwell Bay airfield. The military historian Fred Nash has observed that “although they are all that remains of the 300+ buildings and structures that stood on the airfield they were, and are, of major significance in the hierarchy of airfield architecture” (Nash, 2010). Maldon District Council has emphasised the importance of this building in its response to the Bradwell B Power Station Stage One Consultation.



*Photographs taken inside the Control Tower during World War Two. Reproduced from the Kevin Bruce Collection, originals at Imperial War Museum*





*Photograph taken 20<sup>th</sup> January 2020*

## BRADWELL-ON-SEA

### Four Blister Hangers, Bradwell Bay WWII Airfield

Designation:	Local List
Priority:	<b>G</b> – These structures on the site of the proposed Bradwell B Nuclear Power Station and faces demolition if the development goes ahead.
Condition:	<b>Good</b> – The buildings appear to be in good condition
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	During WWII there were twelve Blister hangers dispersed across the airfield, of which only four survive. They are each approximately 90 feet in span x 60 feet in length. The military historian Fred Nash has observed that the few buildings which survive on from the WWII airfield are “of major significance in the hierarchy of airfield architecture” (Nash, 2010). Maldon District Council has emphasised the importance of these buildings in its response to the Bradwell B Power Station Stage One Consultation.



*Photograph taken 20<sup>th</sup> January 2020*

## BRADWELL-ON-SEA

### Station HQ, Bradwell Bay WWII Airfield

Designation:	Local List
Priority:	<b>G</b> – This building is on the site of the proposed Bradwell B Nuclear Power Station, and faces demolition if the development goes ahead.
Condition:	<b>Fair</b> – The building is weathertight but has suffered from some structural movement
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	The Station HQ is a long single-storey building which has been repurposed as a workshop. The military historian Fred Nash has observed that the few buildings which survive on from the WWII airfield are “of major significance in the hierarchy of airfield architecture” (Nash, 2010). Maldon District Council has emphasised the importance of this building in its response to the Bradwell B Power Station Stage One Consultation.



Photograph taken 20<sup>th</sup> January 2020



Undated old photograph reproduced with permission from Kevin Bruce

## BRADWELL-ON-SEA

### Pear Tree Cottage, Bradwell Bay WWII Airfield

Designation:	Local List
Priority:	<b>G</b> – This building is on the site of the proposed Bradwell B Nuclear Power Station, and faces demolition if the development goes ahead.
Condition:	<b>Good</b> – The building appears to be in sound condition
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	This pair of late-Georgian cottages was built to house agricultural workers at Weymarks Farm. It was converted into a single dwelling in the 20 <sup>th</sup> century. The building is 1 ½ storeys in height with a clay-tiled gambrel roof. The roof sweeps down in ‘cat-slide’ form at the back over rear lean-tos. Apart from replacement windows, the cottages appear to be well preserved. They are a good example of Georgian agricultural workers’ cottages servicing an isolated farm. Maldon District Council has emphasised the importance of this building in its response to the Bradwell B Power Station Stage One Consultation.



*Undated old photograph reproduced with permission from Kevin Bruce*



*Photograph taken by Neil Bonner  
November 2021*

## **BRADWELL-ON-SEA**

### **Tower near St Peter's Chapel associated with the Dengie Firing and Bombing Range**

Designation:	Non-designated heritage asset
Priority:	<b>C</b> - Slow decay. No solution agreed.
Condition:	<b>Poor</b> – The building has not been actively maintained for some time. It is slowly decaying. The stairs were removed within the last 20 years.
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	A Firing and Bombing Range was created in 1937 on the marshes south east of St Peter's Chapel. The range had an accompanying airfield which in 1941 was redeveloped as RAF Bradwell Bay. The bombing range continued as a training facility into the 1960s by the RAF and USAF. The range was overlooked by three towers. The one near St Peter's Chapel is the only one to survive, known as the 'bearing station'. The Tower is a valuable survival of the bombing range, a feature reflecting the threat posed by the rise of Naziism in Germany from the mid-1930s. All other features of the bombing range have been removed. The RAF Bradwell Bay Preservation Group hopes to see the building repaired and an interpretation board set up. The group is approaching the landowner and intends to explore grant funding and recruiting a volunteer workforce to repair the structure.



*North elevation of original wing, 18<sup>th</sup> August 2021*



*West elevation of original wing,  
8<sup>th</sup> of September 2021*

## BURNHAM-ON-CROUCH

### Creeksea Place

Designation:	Grade II* listed
Priority:	<b>F</b> – Major repair scheme completed in 2021 but further works required to put whole building back into use.
Condition:	<b>Fair</b> – Recent repair works have hugely improved the condition and prospects of the building. However, further investment is needed to make the upper rooms in the north wing habitable. The condition of the north-west wing needs a careful review as roofs and chimneys are in a poor condition.
Date registered:	1993
Ownership:	Private
For Sale:	No
Summary:	This substantial Elizabethan house was derelict for many years, resulting in long-term deterioration of the building's fabric. Grants from Historic England in 2020 and 2021 funded repairs to the oldest part of the building including re-roofing, re-pointing, major timber-repairs, re-glazing windows, internal re-plastering and restoration of historic panelling. The repairs won the Building Conservation category of the 2021 Maldon Conservation and Design Awards. In 2021 minor alterations, involving the removal of 20th-century partitions, were carried out to enable the future use of the interior by wedding guests, although investment is needed to make these rooms habitable. The condition of the north-west wing needs a careful review as roofs and chimneys are in a poor condition.



*Photograph taken 27<sup>th</sup> of February 2020*

## BURNHAM-ON-CROUCH

### Cemetery chapel

Designation:	Non-designated heritage asset
Priority:	<b>A</b> - Immediate risk of further rapid deterioration. No solution agreed.
Condition:	<b>Poor</b> – Slipped slates have resulted in holes in the roof and the rainwater goods are defective.
Date registered:	2022
Ownership:	Maldon District Council
For Sale:	No
Summary:	The Burnham-on-Crouch cemetery chapel was built in 1894. It is a gothic-style building with walls constructed of Kentish Ragstone and Caen stone dressings and roofs clad in natural slate with decorative clay ridge tiles. It has a small octagonal tower on its north-west corner which was topped by a spire until its removal in the late-20 <sup>th</sup> century. The building has not been used for many years and would require substantial refurbishment to bring it back into use. Options for reusing the building are currently being explored. Interim repairs to the roof and rainwater goods, to make the building more weathertight, could help delay more serious problems developing.



## BURNHAM-ON-CROUCH

*Photograph taken 14<sup>th</sup> September 2020*

### King's Wharf Jetty

Designation:	Non-designated heritage asset within the Burnham Conservation Area
Priority:	<b>A</b> - Immediate risk of further rapid deterioration. No solution agreed.
Condition:	<b>Poor</b> – The structure is heavily decayed in places
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	This jetty dates from beginning of the 20 <sup>th</sup> century. It was associated with William King and Sons Boatyard, established in 1901. The boatyard immediately to the west of the jetty eventually fell out of use and was redeveloped for housing in the late 1980s and early 1990s. In 2006 the boundary of the Burnham-on-Crouch Conservation Area was extended beyond the present seawall to the line of the low tide mark in an effort to protect the jetties and cranes which are a valuable part of the town's maritime character. At the encouragement of local resident John Boyce, the Kings residential management company has now acquired the section of foreshore including the old King's jetty. Mr Boyce has set up a heritage company to restore the jetty, and this company is currently negotiating a lease with the management company. A team of volunteers has been assembled and sources of grant funding to repair the structure are being actively investigated.



*Local resident John Boyce who has set up a heritage company of volunteers to restore King's Wharf Jetty*



*An early-20<sup>th</sup>-century photograph of King's Wharf Jetty (on the left) and King's boatyard (on the right).  
Reproduced with kind permission from Burnham Museum.*



*Photographs of bricklayer John Shelley on 25<sup>th</sup> November 2021, slaking lime on the left and rebuilding a collapsed section of wall on the right*

## GREAT BRAXTED

### Wall surrounding the Braxted Park Estate

Designation:	Grade II listed
Priority:	<b>F</b> – Currently undergoing repair
Condition:	<b>Poor</b> - The wall has suffered general deterioration, as well as occasional damage by vehicles on the road-side section and theft of coping bricks.
Date registered:	2011
Ownership:	Private
For Sale:	No
Summary:	Early-19 <sup>th</sup> century wall, approximately four and a half miles long, enclosing the Braxted Park Estate. The cost of repairing the wall (estimated at £1.25m) is being funded by a scheme of enabling development in the form of 14 new houses on the edge of the village. The repair work – initially undertaken by Bakers of Danbury but latterly by John Shelley – commenced in 2016. The initial target to complete the work by 2021 was unavoidably missed due to Covid-related shutdowns and further wall collapses. The owner believes sufficient funds remain from the original enabling development and from internally generated funds going forward to complete all remaining as well as ongoing and future repairs occasioned by collisions and recent collapses. The estate has committed to and resourced that outcome by retaining the services of a permanent conservation bricklayer.



*Collision damage April 2021*



*The same section of wall in October 2021 following skilful repair by John Shelley*



*Photograph taken 5<sup>th</sup> of February 2020*

## HEYBRIDGE BASIN

### United Reformed Church, Basin Road

Designation:	Within the Heybridge Basin Conservation Area
Priority:	<b>A</b>
Condition:	<b>Very bad</b> - The building has been redundant for many years and is in an increasingly dilapidated state. There are signs that much of the timber-frame structure has become severely decayed.
Date registered:	2010
Ownership:	Private
For Sale:	No
Summary:	This Victorian building is a good example of a vernacular weatherboarded chapel and a significant landmark in the conservation area. Planning applications in 2008 and 2017 to convert the building to a restaurant were refused. The option of residential conversion is complicated by the fact the building is situated in a flood zone. In early 2020, Rob Deering – a local roofer and conservation student – made a repair to the leaking roof valley free of charge, with permission from the owners. Following a recommendation by the Council's Conservation and Heritage Specialist, the owner boarded up the openings and cleared the rubbish from the interior. The owners also offered to sell for £200,000. Heybridge Basin has recently established its own Parish Council, and it has been suggested that the chapel could become the parish council offices / village hall / heritage centre / café. The Conservation and Heritage Specialist has provided advice on grant funding etc.



*The leaking roof valley of the Heybridge Basin URC Chapel being inspected by structural engineer Ed Morton on behalf of SAVE Britain's Heritage, 5<sup>th</sup> of February 2020*



*The interior of the vestry of the URC Chapel, 5<sup>th</sup> February 2020*



*Rofer Rob Deering, who repaired the leaking valley of the URC Chapel free-of-charge in February 2020*



*Photograph taken 9<sup>th</sup> of March 2021*

## HEYBRIDGE

### Woodfield Cottages

Designation:	Conservation Area due to be designated in January 2022
Priority:	<b>C</b>
Condition:	<b>Poor</b> – Erosion of character due to high volume alterations and some properties in a poor condition
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	Built in 1873 as homes for the employees of Bentall's Agricultural Works, the 41 single-storey cottages are a pioneering example of mass-concrete construction. Remarkably, until 1918, the cottages and outhouses had flat roofs and were known as the 'Flat Tops'. Although the cottages were designated as grade II listed buildings in 1971, several have been altered in ways that detract from their traditional character and some have fallen into a poor state of repair. Recent designation as a conservation area has created the opportunity for Maldon District Council to enter into a Conservation Area Partnership Agreement with Historic England, through which grant funding could be made available to owners for works which enhance the character of the area. A recently established Local Listed Building Consent Order will grant automatic consent for selected types of alteration, making it easier for owners of Woodfield Cottages to carry out sympathetic and restorative alterations.



*Photograph of Woodfield Cottages taken March 2021 at the east end of the south row*



*A mock-up from the conservation area appraisal illustrating opportunities for enhancement at the entrance to the south row of Woodfield Cottages, including a replacement fence, reinstated low boundary wall and new sash windows and front door to No. 116.*



*Photograph taken 11<sup>th</sup> of February 2020*

## HEYBRIDGE

### 127 Woodfield Cottages, Broad Street Green

Designation: Grade II listed and within a conservation area

Priority: **A**

Condition: **Poor** – Blocked gutters, slipped roof slates, render falling off

Date registered: 2022

Ownership: Private

For Sale: No

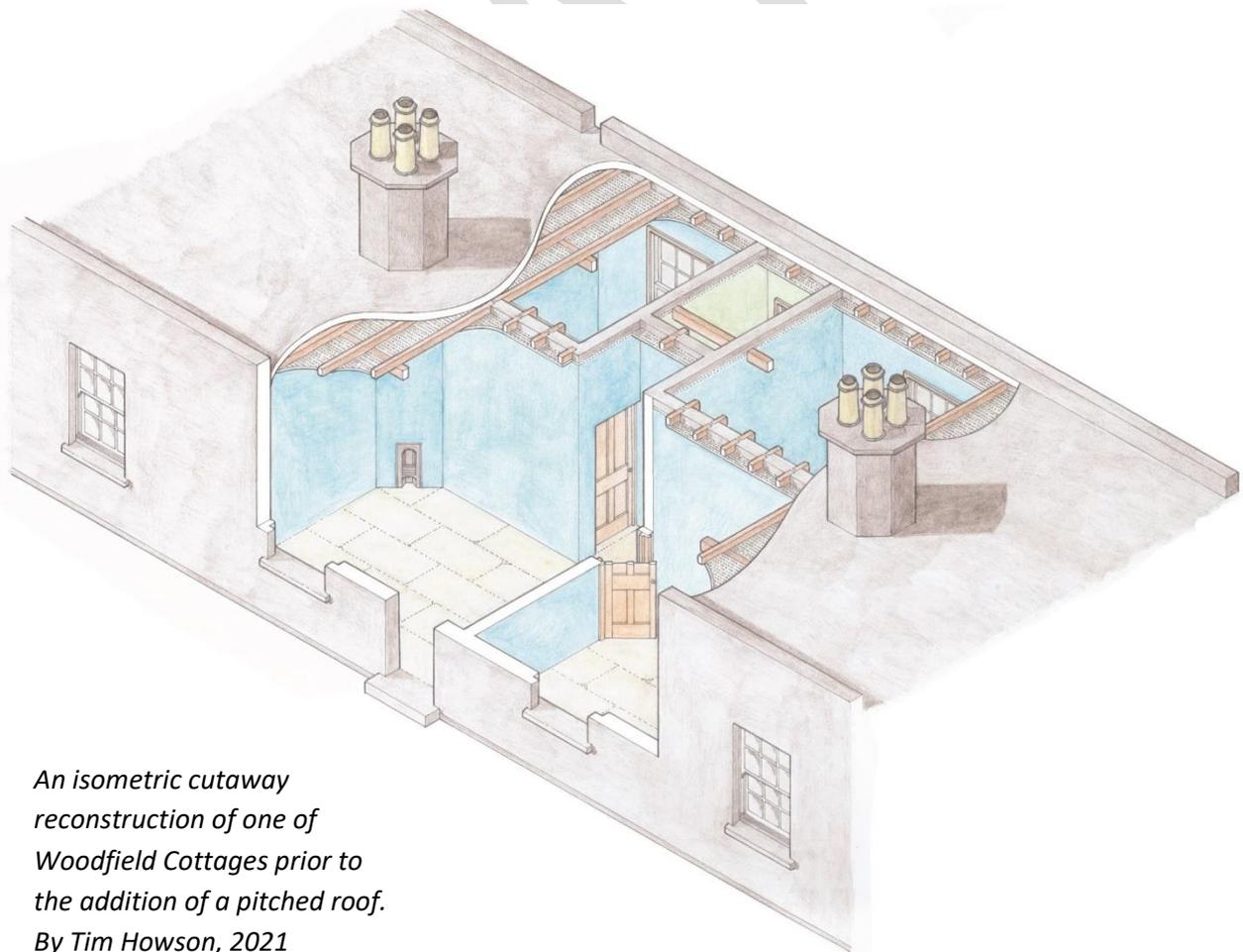
Summary: This property is redundant and has not been actively maintained for some time. Following the threat by Maldon District Council of an Urgent Works Notice, the owner has instructed a builder to make repairs to the roof and guttering. The urgent works are limited to the minimum necessary to make the buildings on the property weathertight and safe. There are other issues at the property which will need to be addressed in due course including the poor condition of the shared access lane in front of the cottage, the overgrown garden and generally unkempt appearance of the buildings, all of which is having an adverse effect on the amenity of the area.



*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.*



*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.*



*An isometric cutaway reconstruction of one of Woodfield Cottages prior to the addition of a pitched roof.  
By Tim Howson, 2021*



Photograph taken 14<sup>th</sup> September 2020



Undated old photograph

## LANGFORD

### Homestead and General Stores, Maldon Road

Designation:	Listed grade II and within the Langford Conservation Area
Priority:	<b>D</b> – Severely decayed windows and doors, temporary repair to roof. Solution agreed but not yet implemented
Condition:	<b>Fair</b> – The building, which is now two properties, is structurally sound but lacks maintenance and redecoration. A temporary emergency repair carried out to the roof in 2015 is now defective. The front wall received a coat of white paint in 2018 but the windows remain in an extremely poor condition. The building is an eyesore in the conservation area. The General Stores is currently occupied but Homestead is vacant.
Date registered:	2017
Ownership:	Private
For Sale:	No
Summary:	The list description dates the house to the 18 <sup>th</sup> century, but it actually incorporates the remains of a small late-medieval hall house. Listed building consent was granted in late 2016 to refurbish the building, including replacement windows and re-tiling the roof. The owners have been in ongoing dialogue with the Council's enforcement team and the Conservation and Heritage Specialist. At the time of writing both properties have recently been sold subject to contract.



## MALDON

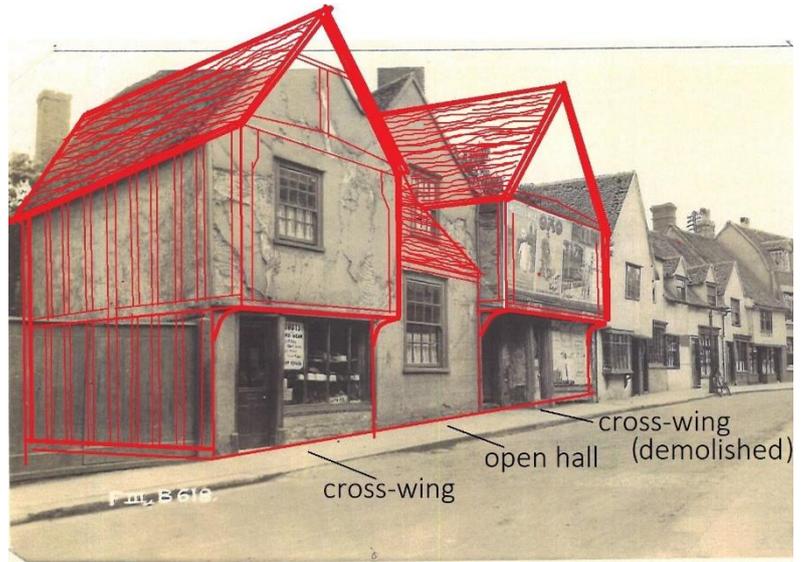
*Photograph taken 1<sup>st</sup> of August 2019*

### Police Station

Designation:	Locally listed building in the Maldon Conservation Area
Priority:	<b>E</b> - Fair condition, but no user identified
Condition:	<b>Fair</b> - Structurally sound but lacking general maintenance.
Date registered:	2022
Ownership:	Private
For Sale:	Yes, at the time of writing (November 2021).
Summary	This police station was built in 1913 to designs by the County Architect F. Whitmore. The building has considerable local interest as a well-preserved early-20th-century police station of very good architectural quality. It is an important building, occupying a prominent position at an entrance to the High Street. It has been redundant since July 2017. A planning application to convert the building into five apartments was dismissed at appeal in 2021 (Maldon ref. FUL/MAL/20/00270) due to the permanent loss of the building as a place of employment or as a community use. The design of the scheme was deemed acceptable in terms of its impact on the locally listed building and character of the conservation area. The building is being marketed for sale at the time of writing (November 2021).



Photograph taken 29<sup>th</sup> March 2021



Photograph taken July 1920 over which the form of the medieval building has been sketched in red

## MALDON

### 20 High Street

Designation:	Grade II listed building in the Maldon Conservation Area
Priority:	<b>C</b> - Slow decay. Considerable areas of timber decay. The roof valley with No. 20a appears to be leaking. No solution agreed.
Condition:	<b>Fair</b> - Structurally sound but lacking general maintenance.
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary	No. 20 High Street is a medieval timber-framed building which from at least the 16 <sup>th</sup> century was an inn known as the Saracen's Head. The building has been vacant since 2019. Planning and Listed Building Consent applications to convert the building into three residential units and a shop are being considered at the time of writing (refs FUL/MAL/21/01064 and LBC/MAL/21/01065).

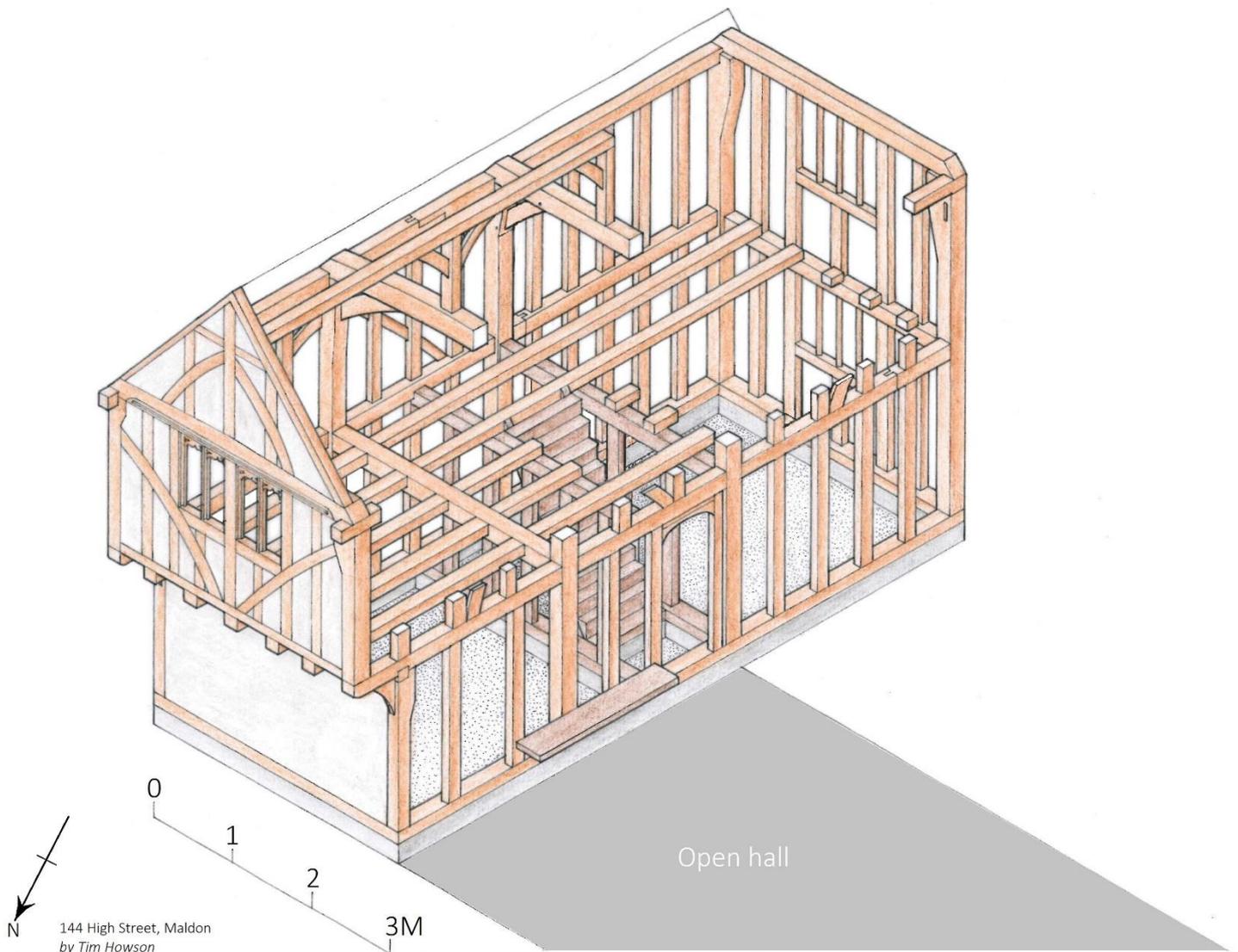


## MALDON

*Photograph taken 1<sup>st</sup> June 2021*

### 144 and 144A High Street

Designation:	Listed grade II and within the Maldon Conservation Area		
Priority:	<b>C</b> - Slow deterioration. No solution agreed.		
Condition:	<b>Poor</b> - The first-floor windows, render and parts of the timber-framed structure require repair. Otherwise the building is wind and weathertight.		
Date registered:	1986		
Ownership:	Private	For Sale:	No
Summary:	<p>This medieval and later timber-framed building has a long planning and enforcement history. Most of the ground-floor rooms have been refurbished and are in use, but the first-floor rooms remain derelict and in a poor condition. In response to concerns raised by the Conservation and Heritage Specialist in 2018, the trustees which own the building made repairs to failing areas of lime render. The render – which needs a limewash finish – has since developed further cracks with small areas having fallen off the building. The rear corner of the building is currently propped internally by ‘strongboys’ due to timber decay in this area. A concrete slab incorporating a drainage gully and manhole has recently been cast adjacent to the base of the rear gable wall. The cast-iron rainwater pipe above has broken away, allowing stormwater to discharge directly against the face of the wall and into the surrounding ground. In 2021 an application to replace a Georgian sash window with studwork was refused due to lack of structural justification and the harm it would cause to the building’s significance (ref. LBC/MAL/21/00200).</p>		



*A cutaway isometric drawing by Tim Howson of the cross-wing at 144 and 144A High Street, showing aspects of its original design insofar as they can be deduced from evidence in the building*



*Photograph taken 24<sup>th</sup> November 2021*

## MALDON

### 50 Market Hill

Designation:	Listed grade II and within the Maldon Conservation Area
Priority:	<b>E</b> – Seemingly in fair condition, but it has been vacant for over a decade with no indication that will be put back into use soon
Condition:	<b>Fair</b> – Apparently structurally sound and weathertight but lacking active maintenance. The boarded-up windows and scruffy site detract from the character of the listed building and the conservation area.
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	This mid-19th-century house has been vacant for many years now. In 2005 listed building consent was granted for an additional dwelling on the site, but planning permission for the same scheme was refused due to lack of adequate parking provision. In 2008 Maldon District Council served an Urgent Works Notice requiring the then owner to repair a hole in the roof. The owner failed to comply, so the Council undertook the repair work itself and reclaimed the expense from the owner. In 2016 the Council's Conservation and Heritage Specialist held a site meeting with the current owner, providing advice on the options available, in an effort to encourage them to put the building back into use. The owner has no immediate plans to complete refurbishment of the building (as per telephone conversation 23/11/2021). The front gutter has broken and the site is becoming increasingly overgrown.



Photograph taken 20<sup>th</sup> July 2020



Photograph of medieval timber framing and wattle and daub taken 6<sup>th</sup> of November 2020

## MALDON

### 4 Silver Street

Designation:	Grade II* listed and within the Maldon Conservation Area
Priority:	<b>C</b> - Slow decay. No solution agreed.
Condition:	<b>Poor</b> – The building has been vacant for several years. Investigation in 2020 uncovered extensive timber decay. Long-term leaks to the roof valley were discovered but urgent roof repairs undertaken by the current owner appear to have resolved the issue. The interior remains very damp. The building requires considerable investment to repair and refurbish it.
Date registered:	2022
Ownership:	Private
For Sale:	No
Summary:	This house was recently discovered to date from c.1400, retaining many important early architectural features. It is one of the oldest and most valuable historic houses in the town. Listed building consent for refurbishment was refused in June 2021 due to concerns around certain aspects of the scheme. A revised scheme, amended to overcome the reasons for refusal, is awaiting determination at the time of writing (November 2021).



*A photograph of 4 Silver Street in June 2020 with the form of the medieval house sketched over it in red*



*A reconstruction drawing of the house c.1500 by Tim Howson*



*A cutaway reconstruction drawing of 4 Silver Street showing the interior of the open hall in the medieval period. The base of the original hearth was discovered in 2020 as well as fixings for a fabric wall hanging.*



Photograph taken 28<sup>th</sup> of November 2017



Interior showing the recently restored fireplace and new laths awaiting lime plaster. 10<sup>th</sup> of August 2021

## PURLEIGH

### Eastcroft, Fambridge Road, Purleigh

Designation:	Listed grade II
Priority:	F - Repair scheme in progress.
Condition:	<b>Sound</b> – The building is empty. Its roof and timber-framed structure has recently been repaired.
Date registered:	2017
Ownership:	Private
For Sale:	No
Summary:	A timber-framed cottage, known from documentary evidence to have been built in 1799. The lead-glazed windows are original and a rare survival. The building became derelict in 2013 and its condition rapidly declined. Following negotiations with the Conservation and Heritage Specialist the house was repaired and stabilised. Permission was subsequently granted for a rear extension, which is nearly complete. Windows are being repaired off site and will be reinstated once the refurbishment of the interior is complete. The walls have been lined internally with new laths awaiting lime plaster. Completion of the repair work has been delayed several times. Recently a different builder has taken on responsibility for completion of the work.



Photograph taken 20<sup>th</sup> of January 2016

## SOUTHMINSTER

### Pandole Wood

Designation:	Scheduled monument
Priority:	<b>C</b> - Slow decay. No solution agreed.
Condition:	<b>Poor</b> – The monument is being gradually eroded by motorcyclists using the earthworks as a scrambling track.
Date registered:	2017
Ownership:	Private
For Sale:	No
Summary:	This scheduled monument comprises substantial earthworks thought to represent an enclosure of late Iron Age or Roman date. A management plan was developed in dialogue with Historic England and the landowner which would have addressed many of the problems, but was dependent upon funding from a nearby housing development which was refused planning permission in 2016.



*Photograph taken 10<sup>th</sup> of September 2018*

## SOUTHMINSTER

### Former grain-drying unit, Southminster Hall Farm

Designation:	Grade II listed
Priority:	<b>C</b> - Slow decay. No solution agreed.
Condition:	<b>Very bad</b> - Many years ago the main roofs were covered by a form of felt, which quickly failed and led to the deterioration of the timber structure.
Date registered:	2004
Ownership:	Private
For Sale:	No
Summary:	This redundant late-19 <sup>th</sup> -century brick-built grain drying unit is situated in the middle of a working farmyard. Over the past decade, there have been various efforts to find a new viable use for the building. A feasibility study was prepared by the Mid Essex Historic Buildings Trust, with financial assistance from Maldon District Council and input from students on the MSc Building Conservation Course at Anglia Ruskin University. A report by the structural engineer Edward Morton in 2013 found that, due to extensive decay, little if any of the original roof or floor structures would be salvageable.



*Photograph taken 8<sup>th</sup> of April 2021*

## SOUTHMINSTER

### Southminster Police Station

Designation:	Grade II listed in September 2020
Priority:	<b>E</b> – In fair condition, but vacant with no user identified.
Condition:	<b>Fair</b> - Structurally sound, but needing minor repairs and lacking general maintenance.
Date registered:	2022
Ownership:	Private
For sale:	Yes, at the time of writing (November 2021)
Summary:	This complex of brick buildings was erected in 1901 as a police station, magistrates court, coach house and a house for a superintendent and a married constable. It was designed by the County Architect of the time, Frank Whitmore. The police station closed in 2016 and the site has been vacant since. The complex was listed at grade II on the 18 <sup>th</sup> of September 2020 following an application to Historic England by the Council's Conservation and Heritage Specialist. Applications to redevelop the site for housing were withdrawn following concerns about the impact on the listed building. The site is being marketed for sale at the time of writing (November 2021).

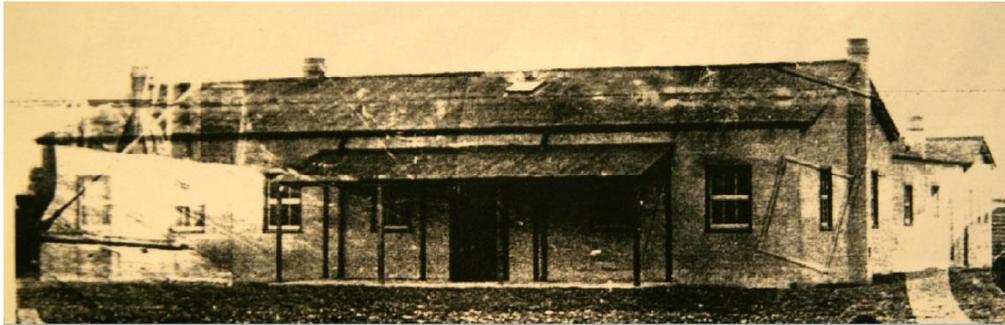


*Photograph taken 9<sup>th</sup> of June 2017*

## STOW MARIES AERODROME

### Officers' Mess Annex

Designation:	Grade II* listed and in the Stow Maries Aerodrome Conservation Area.
Priority:	<b>C</b> - Slow decay. No solution agreed.
Condition:	<b>Very bad</b> – Following collapse of the roof structure the end walls have been shored up.
Date registered:	2012
Ownership:	Private
For Sale:	No
Summary:	One of twenty-four original buildings remaining at Stow Maries World War One Aerodrome. Following collapse, the materials were recorded and the salvageable timber trusses put into storage. It is the long-term aim of the Aerodrome Trust to reconstruct the building.



*The south elevation of the Officers' Mess during WWI*



*The south elevation of the Officers' Mess in March 2016*

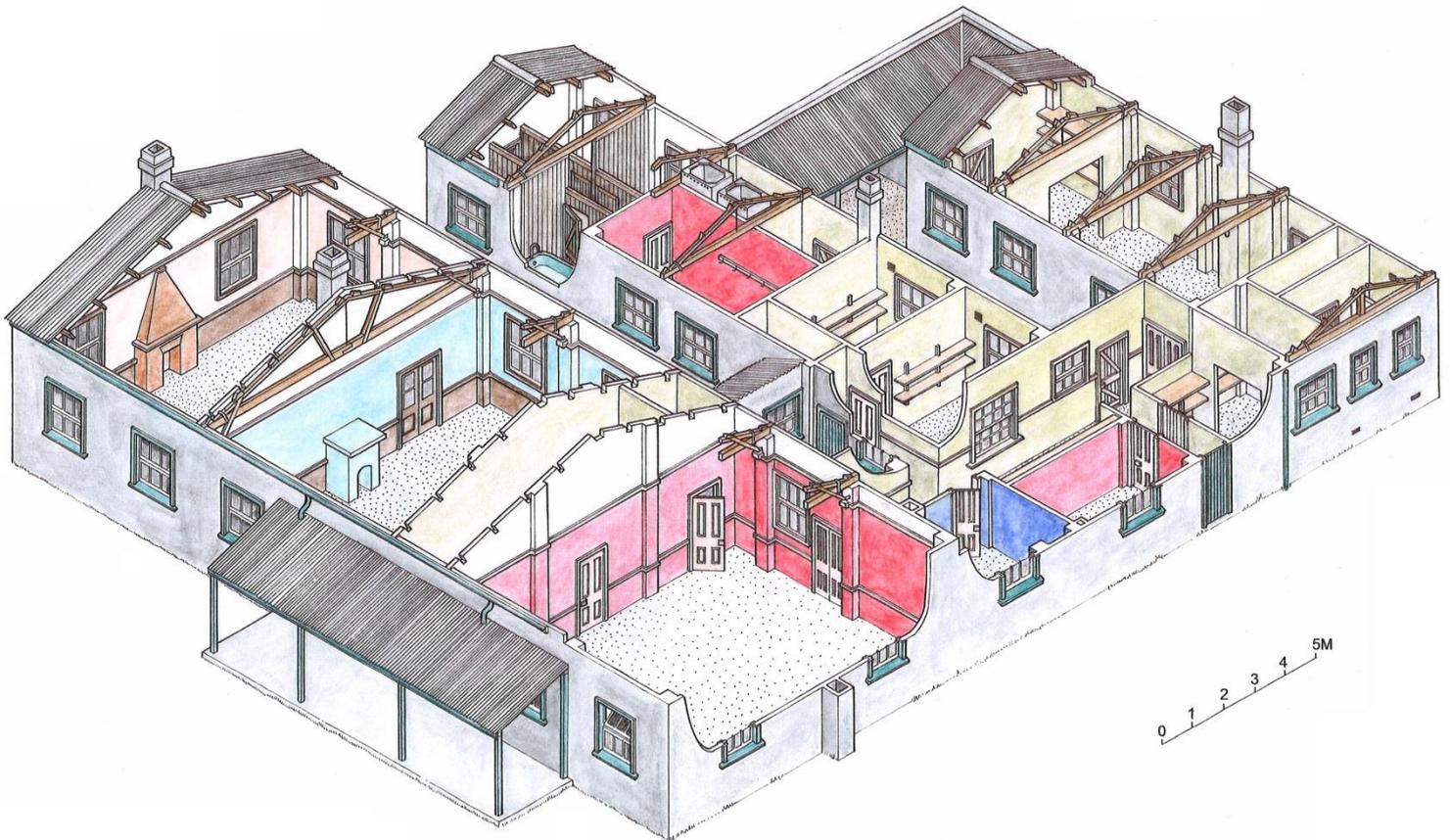


*The south elevation of the Officers' Mess on 1<sup>st</sup> May 2019*

## STOW MARIES AERODROME

### Officers' Mess

Designation:	Grade II* listed and in the Stow Maries Aerodrome Conservation Area.
Priority:	<b>E</b> – Major repairs to the roof, walls windows and rainwater goods completed in recent years with grant assistance from Historic England. The building is in sound condition but requires considerable internal renovation to put it back into use.
Condition:	<b>Fair</b> – Grant funding from Historic England and WREN has recently enabled the repair of the roof, and the reinstatement of windows
Date registered:	2012
Ownership:	Private
For Sale:	No
Summary:	This E-shaped complex is the largest original building to survive at Stow Maries World War One Aerodrome. Only two other Royal Flying Corps Officers' Messes are listed in this country. The interior is remarkably unaltered with a good survival of internal fixtures and fittings.



*Isometric cutaway reconstruction of the Officers' Mess at Stow Maries Aerodrome, illustrating the original paint scheme established by paint analysis undertaken in 2018.*

*Drawing by Tim Howson.*



*Photograph taken 29<sup>th</sup> of November 2016*

## STOW MARIES AERODROME

### Officers' Quarters

- Designation:** Grade II\* and in the Stow Maries Aerodrome Conservation Area.
- Priority:** **E** – In recent years steelwork has been introduced to stabilise the walls of these buildings, thereby addressing the imminent risk of collapse.
- Condition:** **Poor** – Although now structurally stable, the windows and doors are all in extremely poor condition and the buildings require significant further investment to put them back into use.
- Date registered:** 2012
- Ownership:** Private
- For Sale:** No
- Summary:** Three of the twenty-four original buildings remaining at Stow Maries World War One Aerodrome. Each of the three parallel ranges is connected at the southern end by a block for toilets and washroom which has partially collapsed. Listed building consent was granted in 2018 for stabilisation works which have been completed with grant assistance from Historic England.



*Photograph taken January 2019*

## STOW MARIES AERODROME

### Women's Hostels

- Designation: Grade II\* and in the Stow Maries Aerodrome Conservation Area.
- Priority: D - Slow decay. Solution agreed but not yet implemented.
- Condition: The western building is **very bad** and the other is **poor**. The western block collapsed during strong winds in November 2015. This event highlighted the fragility of the buildings on the site and galvanised the Trust to install structural shoring throughout the site.
- Date registered: 2012
- Ownership: Private
- For Sale: No
- Summary: Two of the twenty-four original buildings remaining at Stow Maries World War One Aerodrome. Following collapse, the materials were recorded and the salvageable timber trusses put into storage. It is the long-term aim of the Aerodrome Trust to reconstruct the collapsed building.



*Photograph taken 2<sup>nd</sup> December 2021*

## TILLINGHAM

### Peculiar People's Chapel

Designation: On the local list and within a conservation area

Priority: D – Derelict and deteriorating.

Condition: **Poor**

Date registered: 2017

Ownership: Private

For Sale: No

Summary: Victorian timber-framed chapel built for the Peculiar People, a particular branch of non-conformity in Essex. Planning permissions were granted in 2010 and 2015 to convert the chapel to a house but these have not been implemented. The owners have been written to about the condition of the site and the building. In 2017 the site had become overgrown, but the brambles and vegetation were subsequently removed in dialogue with the Council's enforcement team.



*Photographs taken 14<sup>th</sup> June 2021*

## TOLLESBURY

### Bourchier's Barns, Back Road, Tollesbury

Designation:	Grade II listed
Priority:	D - Slow decay. Solution only partly implemented
Condition:	The threshing barn and one of the brick shelter sheds are in good condition but four of the Victorian brick buildings are in a <b>Poor</b> condition, typically exhibiting slipped roof tiles, failed guttering and areas of decayed brickwork.
Date registered:	2010
Ownership:	Private
For Sale:	No
Summary:	The site contains an attached pair of Georgian threshing barns, which are grade II listed, and five Victorian animal shelter buildings which are curtilage listed. The Georgian barns are the most significant structures on the site, but the Victorian buildings are also of considerable significance, as good quality examples of their type, reflecting the increased emphasis upon livestock farming in the later 19 <sup>th</sup> century. Permission was granted in 2013 to refurbish all the historic buildings on the site, but four of the five Victorian buildings remain in need of repair.



*Photographs taken 23<sup>rd</sup> October 2018*

## TOLLESBURY

### Byre at Bohuns Hall, Church Street

Designation:	Grade II listed
Priority:	A – Parts of the timber frame are extremely decayed.
Condition:	<b>Very bad</b>
Date registered:	2004
Ownership:	Private
For Sale:	No
Summary:	Redundant Georgian timber-framed byre. A decision to refuse residential conversion was upheld at appeal in 2011. Minor works were carried out in 2017 including cutting back ivy and the reinstatement of temporary cladding. A further proposal for residential conversion was appealed against non-determination in November 2020 (refs FUL/MAL/20/00955 and LBC/MAL/20/00956). At the time of writing the appeal has not been decided.



*Photograph taken 14<sup>th</sup> June 2021*

## TOLLESBURY

### Granary at Woodrolfe Creek, Tollesbury

Designation:	Grade II listed
Priority:	<b>C</b> - Slow decay. No solution agreed.
Condition:	<b>Poor</b> – the timber-framed structure floods regularly and is extensively decayed.
Date registered:	1995
Ownership:	Private
For Sale:	No
Summary:	A 19 <sup>th</sup> -century timber-framed granary / store. Originally 1 ½ storeys in height, the building was heightened c.1920 and the roof was replaced. In the past, options for reuse of the building have been investigated by the Mid-Essex Building Preservation Trust. It also featured on the third series of BBC's Restoration. Temporary stabilisation works – in the form of internal shoring – were undertaken with grant assistance from Maldon District Council.



*Photograph taken 16<sup>th</sup> October 2018*

## WICKHAM BISHOPS

### Timber Trestle Viaduct at Wickham Place

Designation:	Scheduled Monument
Priority:	<b>A</b> - Immediate risk of further rapid deterioration. No solution agreed.
Condition:	<b>Very bad</b> – Extensive decay has led to structural failure of parts of the viaduct.
Date registered:	2007
Ownership:	Essex County Council
For Sale:	No
Summary:	This timber trestle viaduct was built in 1847 as part of the now redundant Witham, Maldon and Braintree Railway Line. It is a very rare structure and is now a scheduled monument. The owners undertook repair work in 1995-6. The monument is now suffering extensive decay and structural failure. Essex County Council commissioned a condition survey and repair schedule of the structure in 2021. This is being used to inform options for a viable scheme of repair.



*Photograph taken 23<sup>rd</sup> June 2017*

## WOODHAM MORTIMER

### Obelisk opposite Woodham Mortimer Hall

Designation: Grade II listed

Priority: C - Slow deterioration. No solution agreed.

Condition: **Poor**

Date registered: 2012

Ownership: Private

For Sale: No

**Summary:** This obelisk was erected in 1825 by the Coopers Company to commemorate William Alexander's bequest of his estate at Woodham Mortimer. The monument has suffered from a lack of general maintenance. The railings have rusted at their base and some of the stone plinths have split. The railings also appear to have been knocked and bent. The stone monument would also benefit from general conservation. At the time of writing (November 2021) a planning application is about to be submitted for a crematorium on land to the west of the monument. The crematorium scheme will include proposals to repair the monument and re-plant the avenue of trees which flanked it until the 20<sup>th</sup> century.