

# Maldon District Heritage at Risk Register 2017



August 2017

Planning Policy

01621 854 477

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



MALDON DISTRICT  
COUNCIL

## 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 first section of this document provides an update on some of the efforts that have been made in recent years to improve the fate of our most vulnerable historic buildings. While there have been several notable successes, certain buildings remain at risk of deterioration.

The second section of this 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. Buildings are not open to the public unless stated.



Fig. 1 – Gorwell Hall Barn in 2006



Fig. 2 – Gorwell Hall Barn in 2016



Fig. 3 – Interior of Southminster Hall Barn, restored and converted to a brewery in 2015-16



Fig. 4 – a new house at Noaks Cross, Great Braxted. A legal agreement between the owner and the Council requires the repair of the adjacent barn within one year of the completion of the house. The repair of the barn is currently underway.

## Heritage at risk update

Looking back over the past few years at the fate of historic buildings at risk, we find a mixed picture. Several heritage assets in the Maldon District remain vulnerable to deterioration, but there have also been some notable success stories.

For many years, redundant farm buildings have made up a large proportion of the District's 'heritage at risk'. Changes in agricultural practice have left numerous historic farm buildings in a vacant and vulnerable condition. The late-Georgian threshing barn at Gorwell Hall in Tollesbury is an example that had deteriorated to the extent that it was at serious risk of collapse (Fig. 1). This barn was rescued by converting it to a house (Fig. 2). While residential conversion can save a barn from decline, it can also have a considerable impact upon the building's character. The complete replacement of external weatherboarding, the insertion of windows, the interruption of a barn's open internal volume by mezzanine floors and partitions, and the domestication of the surroundings are all works that, cumulatively, can undermine the qualities which make historic farm buildings special. The conversion of the 18<sup>th</sup>-century barn at Southminster Hall Farm to a brewery was in many ways more sympathetic than a residential conversion, and this was acknowledged by an accolade in the 2016 Conservation and Design Awards (Fig. 3). At Noak's Cross, Great Braxted, permission was granted for a new house adjacent to the grade II listed redundant barn, subject to a legal agreement between the owner and the Council ensuring that the barn is repaired following completion of the house (Fig. 4). The benefit of this approach is that the barn itself is subject to minimal alteration, but the new house has caused a marked change to the listed building's setting.

Throughout 2016 and 2017, Stow Maries Great War Aerodrome – one of the District's highest-profile heritage sites – has seen the repair and stabilisation of several of its grade II\* listed buildings. This work has been enabled by grant funding from WREN and Historic England, and has been made easier through a Heritage Partnership Agreement between Maldon District Council and the Trust which manages this site. The Royal Engineers' Workshop, the Motor Transport Shed, the Fuel Store and the iconic Water Tower have all recently been completely repaired and can now be removed from the at-risk register (Fig. 5).

Unlike Stow Maries Aerodrome, most privately owned buildings are not eligible for grant funding and sometimes alternative, inventive means of financing essential repair are required. The estimated cost of repairing the 4 mile-long, early 19<sup>th</sup>-century wall which surrounds Braxted Park was over a million pounds. Following negotiation with the Council this work is currently being funded by a scheme of enabling development in the form of 14 houses on the edge of the village. Already over a third of the wall's length has been repaired and is set to be completed well ahead of the target date. The repairs carried out so far, using traditional hot-lime techniques, are of an exemplary standard (Fig. 6).



Fig. 5 – The Water Tower at Stow Maries Aerodrome was repaired in 2017



Fig. 6 – The repair of Braxted Park Wall is being funded by enabling development

Regrettably, there are instances where efforts to rescue historic buildings have not been successful. The detached Victorian conservatory at Down Hall, Bradwell-on-Sea – which had been on the at-risk register since 1991 – has now almost completely collapsed (Figs 7 and 8). This building was in a poor condition when it was first designated a listed building, and despite the efforts of the Mid-Essex Building Preservation Trust a viable new use has never been found for the building. The conservatory is now being considered by Historic England for de-listing. The collapse of one of the Women’s Hostels at Stow Maries Aerodrome during the strong winds of November 2015 was particularly disappointing, although it served to highlight the fragility of these buildings (which, of course, were never intended to last as long as they have) and galvanised the Trust to install structural shoring throughout the site. It is intended to rebuild this collapsed building in replica using the salvaged material as part of the overall restoration of the Aerodrome.

There remain buildings which are stubbornly problematic. The location of the Waterside Granary at Tollesbury has made finding a viable new use for this grade II listed building very difficult. The locally listed Victorian former United Reform Church in Heybridge Basin remains empty and increasingly dilapidated; the option of residential conversion is complicated due to flood risk and a restaurant use has been refused permission because of the nuisance this would cause neighbouring residents. Even where permission is granted for residential conversion, there is no guarantee it will be implemented, as in the case of the locally listed Peculiar People’s Chapel which remains empty despite permissions for residential conversion granted in 2010 and 2015.



Fig. 7 – Down Hall Conservatory,  
Bradwell-on-Sea, in 2002



Fig. 8 – Down Hall Conservatory,  
Bradwell-on-Sea, in 2017

There are, however, cases where – against the odds and in spite of the lack of grant availability – owners will go above and beyond to ensure the sympathetic restoration of a building largely because they have been inspired by its importance. A devastating fire in late 2014 revealed that the King’s Head in Bradwell-on-Sea is much older than previously thought. Although it is not listed, the new owner has

restored this medieval building to an exceptionally high standard. This is a building which could so easily have been lost and it is thanks to the commitment of the owner that so much of its ancient fabric has been saved (Figs 9 and 10).

Proactive measures are being taken to secure the future of grade II\* listed Creeksea Place, which has been on the 'at risk' register since 1993. With financial assistance from Historic England the owners have now employed a heritage consultant with whom they are developing a strategy to fund the necessary repairs and finally get the building removed from the 'at risk' register.

Five new properties are being added to the register, bringing this year's total to 21. The aim is that, through close monitoring of these sites and dialogue with owners and stakeholders, inventive solutions will be found to secure the future of our heritage at risk.



Fig. 9 – The King's Head, Bradwell-on-Sea, in September 2014



Fig. 10 – The King's Head, Bradwell-on-Sea, in April 2017

## 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.

### 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.



## BRADWELL-ON-SEA

### Bacons Barn, Bacons Chase

Designation:	Grade II listed
Priority:	<b>A</b> - Immediate risk of further rapid deterioration. 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. Areas of missing cladding mean that it is not satisfactorily weathertight.
Date registered:	2004
Ownership:	Private
For Sale:	No
Summary:	Redundant Georgian farm building. There have been discussions and written correspondence in 2017 between the owner and the conservation officer on how to best secure the future of the barn.



## BURNHAM-ON-CROUCH

### Creeksea Place

Designation: Grade II\* listed

Priority: **E** - This substantial house was derelict for many years, resulting in long-term deterioration of the building's structure. Localised leaks caused parts of the Tudor roof structure to decay. Following grant aid from English Heritage (now Historic England) the roof structure was supported by a system of timber shores and props which remain in place on each floor.

Condition: **Poor** – The building is weathertight. But internally, historic panelling and plaster finishes remain in a decayed and vulnerable condition.

Date registered: 1993

Ownership: Private

For Sale: No

Summary: This building incorporates the remains of an important 16<sup>th</sup>-century brick mansion. For the past decade the current owners have used the Victorian part of the building as a wedding venue with the aim of funding repair works to the Tudor ranges. This has enabled ongoing maintenance of the roof to prevent leaks and the restoration of a panelled room on the ground floor in 2008. However, the large cost of repairing the roof has meant that no progress has yet been made in this respect. The owners have now employed a heritage consultant with whom they are developing a strategy to fund the necessary repairs and finally get the building removed from the 'at risk' register. In 2017 positive meetings have taken place with Historic England, the Country Houses Foundation and subsequently with LEADER to assess potential grant funding.



## 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.
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 houses on the edge of the village. The repair work – undertaken by Bakers of Danbury and overseen by Ed Morton – commenced in 2016, with a s.106 agreement requiring completion by 2021. Already over a third of the wall's length has been repaired and is set to be completed well ahead of the target date. The repairs carried out so far, using traditional hot-lime techniques, are of an exemplary standard.



## HEYBRIDGE BASIN

### United Reformed Church, Basin Road

Designation:	Within the Heybridge Basin Conservation Area and on the local list
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:	Dates from the mid-19 <sup>th</sup> -century expansion of Heybridge Basin, annotated as a Wesleyan Chapel on the 1875 OS map. It is a good example of a vernacular weatherboarded chapel and a significant landmark in an important position within the conservation area. Planning applications in 2008 and 2017 to convert the building to a restaurant have been refused. Maldon District Council commissioned the Mid Essex Historic Buildings Trust to undertake a Condition Survey and Feasibility Study in 2012. The option of residential conversion is complicated by the fact the building is situated in a flood zone.



## LANGFORD

### Homestead, 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 is structurally sound but lacks maintenance and redecoration. The windows are all very rotten. A temporary emergency repair carried out to the roof in 2015 is showing signs of deterioration. The building is an eyesore in the conservation area, but is currently occupied.
Date registered:	2017
Ownership:	Private
For Sale:	No
Summary:	The list description dates the house to the 18 <sup>th</sup> century, but recent investigation has established that it incorporates the remains of a small late-medieval hall house. This means the house is the oldest in the centre of Langford, and of considerable significance. Listed building consent was granted in late 2016 to refurbish the house, including replacement windows and re-tiling the roof. The owner has been in ongoing dialogue with the Council's enforcement team and the conservation officer.



## MALDON

### 1-3 High Street

Designation:	Listed grade II* and within the Maldon Conservation Area
Priority:	<b>D</b> - Slow decay. Solution agreed
Condition:	<b>Fair</b> - Ivy growth to the rear range has become excessive and risks causing this part of the building to deteriorate
Date registered:	2017
Ownership:	Private
For Sale:	No
Summary:	Nos. 1-3 High Street were first built as a hall house in the 14 <sup>th</sup> century, making it the oldest timber-framed building on Maldon High Street. Ivy growth has become excessive on the rear range which dates from the 15 <sup>th</sup> century. The new owner was alerted to the problem in July 2017, and subsequently met the conservation officer on site to discuss removal of the ivy.



## MALDON

### 1-3 High Street

Designation:	Listed grade II and within the Maldon Conservation Area
Priority:	<b>E</b> – The building is weathertight but the windows, render and parts of the timber-framed structure require repair
Condition:	<b>Poor</b> -
Date registered:	1986
Ownership:	Private
For Sale:	No
Summary:	This is a medieval hall and crosswing, later altered by the heightening of the hall, the application of render and the insertion of sash windows. 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 2009 the owners removed the render and windows without consent. In 2011, lime render was re-applied to timber frame and Georgian sash windows were reinstated in accordance with an enforcement notice served by the Council. However, the render has not been applied very well, is cracking in places, and has not been lime-washed.



## PURLEIGH

### Eastcroft, Fambridge Road, Purleigh

Designation:	Listed grade II
Priority:	<b>A</b> - Immediate risk of further rapid deterioration. No solution agreed.
Condition:	<b>Very bad</b> – The building is derelict. There are some slipped roof tiles, the rainwater goods are not operating effectively.
Date registered:	2017
Ownership:	Private
For Sale:	Yes, at time of writing
Summary:	A timber-framed cottage, known from documentary evidence to have been built in 1799 on manorial waste. The lead-glazed windows on the front elevation are original and a rare survival. The building became derelict in 2013. It is situated quite close to a busy road. In 2015 the current owner was dissuaded from submitting an application to demolish and rebuild the cottage. Ongoing discussions between the owner and the conservation officer about plans to refurbish and extend the building have become protracted and now the property has been put up for sale. The owner and the Conservation Officer are due to meet in August 2017 to discuss urgent works.



## 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 for funding from a nearby housing development which was refused planning permission. The applicants for that development had appealed but have now withdrawn the appeal.



## 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 recent years, there have been various efforts to find a new viable use for this 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 the extensive decay, little if any of the original roof or floor structures would now be salvageable.



## STOW MARIES AERODROME

### Night flying store

- Designation: Grade II\* and in the Stow Maries Aerodrome Conservation Area.
- Priority: **C** - Slow decay. No solution agreed.
- Condition: **Very bad** – 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. Funding is being sought to reconstruct the building.



## STOW MARIES AERODROME

### Officers' Mess

Designation:	Grade II* and in the Stow Maries Aerodrome Conservation Area.
Priority:	F - Repair scheme in progress
Condition:	<b>Fair</b> – Grant funding from Historic England and WREN has recently enabled the repair of the roof.
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 Offices Messes are listed in this country. The interior is remarkably unaltered with a good survival of internal fixtures and fittings.



## STOW MARIES AERODROME

### Officers' Quarters

Designation:	Grade II* and in the Stow Maries Aerodrome Conservation Area.
Priority:	<b>D</b> - The buildings have been stabilised by structural shoring. There are ongoing discussions about the best way to repair the structures
Condition:	<b>Poor</b> -
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.



## STOW MARIES AERODROME

### Women's Hostels

Designation:	Grade II* and in the Stow Maries Aerodrome Conservation Area.
Priority:	<b>D</b> - Slow decay. Solution agreed but not yet implemented.
Condition:	The western building is <b>very bad</b> and the other is <b>poor</b> . 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.



## STOW MARIES AERODROME

### NCO Accommodation block

Designation:	Grade II* and in the Stow Maries Aerodrome Conservation Area.
Priority:	<b>D</b> - Slow decay. Solution agreed but not yet implemented.
Condition:	<b>Poor</b> – The building is derelict but has been stabilised by structural scaffolding. Minor repairs have recently been undertaken to the roof and guttering is soon to be installed.
Date registered:	2012
Ownership:	Private
For Sale:	No
Summary:	One of the twenty four original buildings remaining at Stow Maries World War One Aerodrome. A single building with a long corridor plan. Used for domestic purposes after the war.



## TILLINGHAM

### Peculiar People's Chapel

Designation:	On the local list and within a conservation area
Priority:	D – Derelict and deteriorating. The grounds are becoming overgrown.
Condition:	<b>Poor</b>
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.



## TOLLESBURY

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

Designation: Grade II listed

Priority: D - Slow decay. Solution only partly implemented

Condition: **Poor**

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 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, typically exhibiting slipped roof tiles, failed guttering and areas of decayed brickwork.



## TOLLESBURY

### Byre at Bohuns Hall, Church Street

Designation:	Grade II listed
Priority:	A – Areas of cladding are missing, ivy is beginning to invade the building, and 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. There are ongoing discussions between the owners and the Conservation Officer about the condition of the building.



## TOLLESBURY

### Granary at Woodrolfe Creek, Tollesbury

Designation:	Grade II listed
Priority:	C - Slow decay. No solution agreed.
Condition:	<b>Poor</b> -
Date registered:	1995
Ownership:	Private
For Sale:	No
Summary:	A 19 <sup>th</sup> -century timber-framed granary / store. 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.



## 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:	Timber trestle viaduct built in 1847 as part of the now redundant Witham, Maldon and Braintree Railway Line.



## 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: 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. The Conservation Officer has been in discussion with the land owner and the Coopers Company since 2012, but no solution has been agreed.