

List of Local Heritage Assets in Purleigh



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Planning Policy

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Introduction

The Maldon District contains over a thousand nationally listed buildings, which are protected by law. It has also been recognised that there are many historic buildings which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Maldon District Council is developing Parish Lists of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on a 'local list' does not of itself bring any additional consent requirements over and above the existing requirement for planning permission, but it does mean that a building's heritage significance will be a material consideration in the planning process. The following criteria have been developed to help identify those buildings which merit inclusion on the Parish Lists of Local Heritage Assets. As with the national lists the word 'building' can apply to any type of permanent structure.

1. Age and integrity

- a. All buildings which retain a significant degree of pre-1840 architectural character in terms of form, materials and stylistic detailing or for which there is realistic potential for restoration of that character.
- b. 1840-1880 buildings that are reasonably complete and of good local architectural and historic interest
- c. 1880-1945 buildings that are substantially complete and of very good local architectural and historic interest
- d. Post-1945 buildings that are wholly complete and of an outstanding level of local architectural and historic interest
- e. Buildings which are valued as rare examples of a particular type

2. Historic Interest

- a. Historic association with important national or local historical figures, architects, events or industry
- b. Social or communal importance: relating to structures perceived as a source of local identity and cohesion. (This might include important commemorative structures such as war memorials or places of worship).

3. Architectural Interest

- a. Important examples of a past type or style
- b. Quality materials, detailing and workmanship
- c. Buildings which display technological innovation
- d. Group Value: Buildings whose local importance derives from their visual relationship with other important buildings in a village or town setting or where they make an important contribution to an historic skyline.
- e. Buildings which make a positive contribution to an attractive rural setting
- f. Sustainability: Buildings which can be easily adapted for continuing use due to robust construction or quality materials

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



Birchwood Road, Bay Cottage

Photograph taken 17th July 2018

Description

A single-storey timber-framed cottage built in 1833, facing the junction between Birchwood Road and Chimney Lane. The original cottage is that part with the tallest roof. The roof is covered with clay tiles and there is a central ridgeline chimney stack. The building is now rendered but old photographs show that it was formerly clad in weatherboarding. Small rear and side extensions in a similar style were added in the 20th century. The windows are 21st-century uPVC casements. The cottage is known to have been built in 1833, utilising eight elm trees which had been growing on the site (Potter, 1994, p. 33 and Essex Record Office: D/DHh M116, Court Book of Walton's Manor, courts held on 27th May and 10th December 1833).

Significance

This is a reasonably well-preserved example of an early-19th-century roadside cottage. It is a picturesque feature on the road junction. The historical evidence for the date of construction and the number of trees used to build it amplify the cottage's significance.



Birchwood Road, Thatched Cottage

Photograph taken November 2016

Description

An early-19th-century, single-storey, timber-framed and rendered cottage with a hipped thatch-covered roof. This is the last survivor of four similar cottages built here on a strip of roadside enclosure between 1832 and 1841 (Essex Record Office: D/P 197/28/4, D/F 21/6 pages 63-64, and D/F 21/9 page 44). A larger house was recently constructed to the rear of the site, with the cottage retained as an annexe.

Significance

This is a reasonably well-preserved example of an early-19th-century, thatched, roadside cottage. It is a picturesque feature on this rural lane. It is relatively rare for such tiny thatched cottages to survive, although Purleigh has two other examples which are grade II listed (Penn Cottage and Fir Tree Cottage, both on Hackman's Lane).



Birchwood Road, Fingerpost at junction with Chimney Lane

Photograph taken 17th July 2018

Description

An early-20th-century cast-iron finger post, painted black and white.

Significance

A good quality and attractive example of early street furniture



Burnham Road, Round Bush Farm house

Photograph taken November 2016

Description

A farmhouse built c.1869, of yellow stock bricks with white brick dressings. It has a hipped, slate-covered roof with projecting eaves supported by shaped brackets. It was built for the Governors of Charterhouse. The architect was G E Pritchett, and the contract with the builder, Ebenezer Saunders, is dated 27th March 1869 (London Metropolitan Archives: Acc/1876/MP3/88).

Significance

This is a good example of a four-square Victorian farmhouse, designed by an architect. It is of a handsome design with quality materials and detailing and is well preserved.



Chelmsford Road, Greenvale

Photograph taken February 2019

Description

A timber-framed, 2-storey house built c.1808 (Essex Record Office: D/DU 377/2, Le Howe manor court rolls, court held 24th November 1808). Its roof is covered with clay peg tiles and at the rear continues down in 'cat-slide' form to a lower eaves level. The house is depicted in old photographs as being rendered but it is now clad in timber weatherboarding painted black. There is a central, ridge-line chimney stack. The front door is placed centrally, opening onto a lobby in front of the stack.

Significance

This handsome house has been recognised as 'probably the best surviving example (externally) of what was once a very common style of local architecture' (Potter, p. 38).



Chelmsford Road, New Hall former cattle building

Photograph undated

Description

An aisled cattle barn built c.1868, of red brick with stock brick dressings. The principal elevation presents a wide gable with a large arched central entrance flanked by smaller doorways. The interior is understood to be well preserved with much of the timber-framed structure surviving *in-tact*. It was designed by Frederick Chancellor (Bettley and Pevsner, 2008, 630). At the time of writing, it is used as a wedding venue.

Significance

This is a good and well preserved example of a High-Victorian cattle barn, designed by a renowned architect. Other examples in the Maldon District of this type of building survive at Little Braxted Hall Farm (also designed by Chancellor) and Beckingham Hall Farm, Tolleshunt Major. Chancellor was also responsible for the design of The Old Rectory, Church Hill (1883).



Chelmsford Road, Queenside

Photograph taken February 2010

Description

A timber-framed, 2-storey house, built in the mid-19th century as a pair of cottages, converted into a single dwelling in the 20th century. This house is absent from the 1846 tithe map (Essex Record Office: D/CT 277) but is shown on the 1874 OS map. The builder, Robert Kemp, (whose daughter subsequently owned it) retired and sold his business in 1862 (Chelmsford Chronicle 2nd May 1862, page 1) which narrows the house's construction to 1846 – 1862 (Steven Potter *pers. comm.*). The house is clad in black weatherboarding. Its roof is hipped, has a 'cat-slide' section to the rear and is covered in old clay peg tiles. It has a central ridge-line chimney stack.

Significance

Despite some alteration, this house preserves its historic form and character, and is an attractive feature in the street-scene.



Cold Norton Road, Crofton

Photograph taken November 2016

Description

A rendered, 2-storey house with a hipped slate roof. It has a 'four-square' plan with large windows and low pitched slated roofs. The chimneys are of stock brick. The house was described as 'newly built' in April 1864, so it was presumably built during 1863-64 (Chelmsford Chronicle 22nd April 1864, page 2). The porch is a recent attachment.

Significance

This house is a classic and (externally) well-preserved example of a mid-19th-century 'four-square' house.



Cold Norton Road, Roselawn

Photograph taken November 2016

Description

A 2-storey house built in 1904-5 on 'plot land'. It is constructed of stock brick with red brick dressings and moulded stone window lintel and front door surround. Canted bay windows flank the central recessed front door. It has hipped slate roofs and flank-wall chimney stacks and timber sash windows.

Significance

Houses built on plot-land sites were normally quite modest, but this is quite a grand and impressive architect-designed house, built as a country retreat by a London builder (Essex Record Office: D/RMa Pb2/314). It is well preserved with good quality materials and detailing.



Hackman's Lane, Fox and Hounds Public House

Photograph taken November 2016

Description

The Fox and Hounds was described as a 'newly erected beer house' in 1863 (Chelmsford Chronicle 3rd April 1863, page 2). The original main part of the building is of 2 storeys, constructed of red brick and a hipped slate-covered roof, punctuated by a symmetrically placed pair of chimney stacks. It has a symmetrical front elevation composed of multi-paned, timber sash windows and a central front door. The modern, single-storey side extensions respect the materials and balanced design of the original.

Significance

This is a well-preserved example of a purpose-built pub dating from the mid-19th century. It is an attractive community building positioned prominently on a bend in the road.



Hackman's Lane, Colony House

Photograph taken 17th July 2018

Description

A 2-storey house built in 1899, of rendered brick walls and clay pantile roofs. The front 2-storey range is original but the bay windows and veranda are later.

Significance

While this house is attractive, its principal interest is historical rather than architectural. It was built in 1899 by members of the 'Purleigh Colony'; 'a religious group of Englishmen and Russians who based their 'back-to-the-land' lifestyle' on the teachings of Tolstoy (Potter, p. 35 and Essex Record Office: D/RMa Pb2/69). The colony remained at the property, where they farmed 10 acres of land, until 1904. One of the colonists described the house as a 'six-roomed brick cottage' which they built from bricks they had fired themselves on the land (Hardy, 1975, p. 189). The Colony also established a printing press at Hill Farm, Mill Hill.



Hackman's Lane, Fingerpost

Photograph taken November 2001

Description

A cast-iron fingerpost dating from the early-20th century

Significance

An attractive and good-quality example of traditional highway signage



Hackman's Lane, Old Whitmans Cottage

Photograph taken May 2018

Description

A Georgian timber-framed and weatherboarded building, with a half-hipped gambrel roof covered with clay tiles. When this house was assessed for statutory listing in 1985, the listing inspector (John McCann) wrote to Purleigh's local historian (Steven Potter) to say that it represents a converted 18th-century wagon lodge and granary.

Significance

This is an attractive and well cared for Georgian building, displaying quality materials and detailing.



Howe Green Road, Chapel Cottage

Photograph taken November 2016

Description

Built as congregational chapel in 1852. Charles Clarke, the builder, bought the vacant plot of land on 6th March 1852 (Essex Record Office: D/DU 377/7, Le Howe manor court book, court held 29th October 1853). On 19th April 1852 he insured the chapel (D/F 21/13 page 98, insurance policy). It remained in use as a chapel until 1970, after which it was subsequently converted to a private dwelling (Potter, p. 56). It is a simple timber-framed and weatherboarded building roofed in slate.

Significance

A decent example of a mid-19th-century, vernacular, weatherboarded chapel, its appearance little altered by its conversion to a house



Howe Green Road, Dovecote

Photograph taken November 2016

Description

A timber-framed, 1 ½ storey cottage built in 1808 (Essex Record Office: D/DU 377/2, Le Howe manor court rolls, court held 24th November 1808). The right-hand end is an extension of 1913. The house has a gambrel roof covered with clay peg tiles and two original red-brick chimney stacks. The walls are partly rendered and partly clad in timber weatherboarding. The windows are mostly modern, of timber with lead glazing. The house was built by a farm labourer called John Sallows, who lived there with his family until the 1850s (Potter, p. 56). The plot is a narrow strip of land adjoining the road, which is highly typical of cottage development on 'manorial waste'.

Significance

This is a picturesque example of a vernacular Georgian cottage. Its interest is augmented by the historical evidence for the status of the individual who first built and occupied it.



Howe Green Road, Little Le Howe

Photograph taken November 2016



Description

This house was built in the 17th century as a 1 ½ storey cottage on the edge of Howe Green common. Its original form has been eroded by substantial extensions, but the timber-framed structure of the original house is understood to survive reasonably *in-tact*.

Significance

Bearing in mind the degree of modern alteration, the significance of this house relates primarily to its 17th-century timber-framed structure.



Maldon Road, The Old Police Station and Courthouse

Photograph taken May 2018

Description

Two red-brick houses with hipped slate-covered roofs. One of the houses was built as police station in 1843 (Essex Record Office: Q/SO 38 page 19) and the other as a court house in 1850 (Q/APb 12).

Significance

Although these buildings have been quite altered, their original form and design remains legible. The police station was built in 1843 and is of some historical interest as one of the first Essex police stations built under the 1839 Rural Constabulary Act. When it was built, it served the whole of the Dengie Hundred.



Mill Hill, Hill Farm

Photograph taken November 2016



Description

A modest, 2-storey farmhouse dating from the late-18th century. The house is timber framed and rendered, with the roof of the original main part of the building covered with clay peg tiles. It has flank-wall chimney stacks and sash windows. There is a 2-storey rebuild to the rear and a single-storey lean-to addition to the front, both dating from the 20th century.

Significance

This house preserves its essential form as a modest, late 18th-century farmhouse. It is also of some historical interest as in the early-20th century the radical 'Purleigh Colony' established a printing press here, where it published translations of the writings of Tolstoy and copies of an anarchist magazine called *The New Order* (Hardy, p. 190). The Colony was based at Colony House, Hackman's Lane.



The Glebe, K6 Telephone Kiosk (approved by P & L Committee)

Photograph taken May 2012

Description

A mid-20th-century, red K6 telephone kiosk.

Significance

An important local feature within view of the Purleigh Conservation Area



Roundbush Road, Lower Barn Farm, Barn and adjoining Shelter Shed

Photograph taken 2010

Description

This threshing barn and adjoining shelter shed was built in the third quarter of the 19th century of red brick. The brickwork of both buildings is corbeled out just below the eaves. The barn is embellished with simple pilasters. The barn has a hipped roof covered with slates. The shelter shed has a hipped roof covered with clay pantiles. A barn was constructed on the site between 1792 and 1797 (ERO: D/DHh M114 and D/DHn T23/5). The barn was described in 1866 as “lately rebuilt” and it is possible that the replacement barn reused bricks from the earlier barn (ERO: D/DHn T23/13).

Significance

These buildings are reasonably complete Victorian farm buildings of good architectural character, deploying quality materials and detailing. The buildings are a prominent and positive feature on a bend in the road.

Sources

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

Essex Record Office

Hardy, D.: *Alternative Communities in Nineteenth Century England* (1979)

Potter, S.: *Purleigh's Past in Old Photographs* (Purleigh Parish Council, 1994)

Preparation of the Register of local heritage assets for Purleigh has been greatly assisted by the input of Steven Potter, local historian.