

Draft List of Local Heritage Assets in Tillingham



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Planning Policy

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MALDON DISTRICT
COUNCIL

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. The District Council is developing a List of Local Heritage Assets to identify and celebrate these locally important buildings. Inclusion on the Register 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 Register of Local Heritage Assets. As with the national list 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

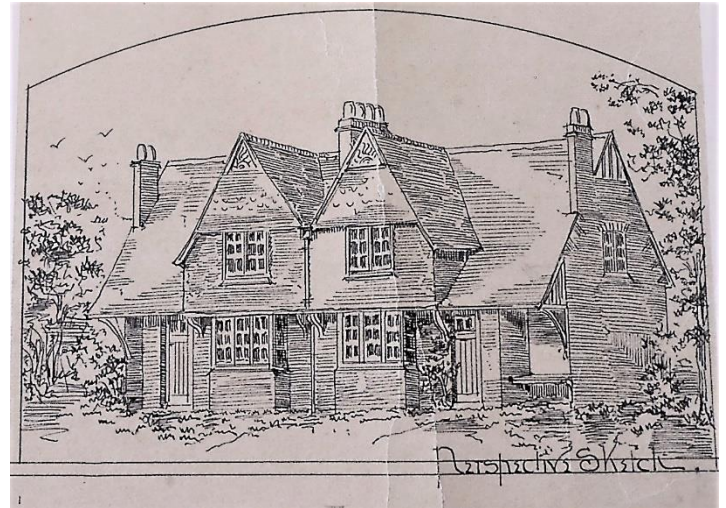
2. Historic Interest

- 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 Tillingham which have been identified as meeting the above criteria.



Brook Road, Nos 1 & 3

Photograph taken June 2014

Sketch by F. Chancellor, architect, 1881

Description

This pair of brick cottages was designed in 1881 by the County architect, Frederick Chancellor, for the Dean and Chapter of St Paul's Cathedral. The cottages have clay-tiled roofs with low, oversailing eaves to the front. In the middle of the front roof slope is a pair of large, tile-clad dormer windows above square ground-floor bay windows. The cottages are well preserved, retaining timber windows, doors and bargeboards. This is one of three pairs of houses of the same type in the village centre, all included on the local list. Two further pairs of the same type, outside the village, on Marsh Road are excluded from the local list because they have been very altered.

Significance

These are highly attractive Victorian cottages, designed by a notable architect, displaying good quality materials and detailing. They are a fine example of the move to provide healthier, more modern, accommodation in rural areas during the later 19th century. The building makes a very positive contribution to the character and appearance of the Tillingham Conservation Area.



Brook Road, Nos. 2 & 4

Left-hand photograph taken July 2008

Right-hand photograph reproduced with permission from Kevin Bruce

Description

This timber-framed and weatherboarded house was built early in the 19th century. It is 1 ½ storeys in height with a clay-tiled gambrel roof. A single-storey brewhouse / bakehouse is attached at the southern end. There is an old water pump fixed to the front elevation of the house. The windows were historically multi-paned sliding sashes but are now modern uPVC casements.

Significance

Despite the replacement windows, this building has local architectural interest as a reasonably well-preserved early-19th-century vernacular house. It is a good example of the white weather-boarded buildings that are typical in the village. It makes a positive contribution to the character of the Tillingham Conservation Area.



Marsh Road, Tile Cottage

Left-hand photograph taken March 2015

Right-hand photograph reproduced with permission from Kevin Bruce

Description

This tiny cottage was probably built very shortly after 1812, which is the date that the 'waste of the manor' roadside plot on which it stands was enclosed (Kevin Bruce research of Manor Court Rolls at ERO). It is a 1 ½ storey house with a gambrel roof and a gable-end chimney stack. Its walls are timber-framed and weatherboarded except for the front elevation which is of brick. Originally it had just one ground-floor room and one first-floor room, a plan-form known as '1-cell'. Between 1914 and 1938 the cottage was occupied by Weymouth Nunn Moul, who features in the old photograph above. He was as a fisherman, wildfowler and long-shore man (Bruce, 1981).

Significance

Although the house has been altered, its historic form remains legible and it is a good example of a small Georgian cottage. One-cell cottages in terraced form are common, whereas detached 1-cell cottages are quite rare.



North Street, Tillingham Hall

Left-hand photograph taken April 2012

Right-hand photograph reproduced with permission from Kevin Bruce

Description

Tillingham Hall was probably the only medieval house in the village centre, other than the Cap and Feathers. It was the principal manor house, belonging to the Dean and Chapter of St Paul's. However, the house was completely rebuilt in the late-19th century. The building's composition is emphatically asymmetrical, presenting a busy mixture of gables, projecting windows, bold chimneys, brick, tile, tile-hanging and mock timber-framing.

Significance

This is a striking example of the Victorian Domestic Revival style, displaying high quality materials and detailing.



North Street, Barn

Photograph taken 2014

Description

This timber-framed and weatherboarded former agricultural building, with a pantile roof, was built early in the 19th century as a stable with a hayloft above it. It also had a brick forge to the rear and a loose box on its southern flank. The rear of the building was rebuilt in brick in the mid-19th century and a new forge was erected. A brick outshot was built on the northern side whose purpose is unclear but may have been a privy and coal store. Following a period of dereliction, the building was converted to a house in 2014.

Significance

This building is of architectural interest as an early-19th century stable. It contributes positively to the rural character of the Tillingham Conservation Area.



North Street, No.23

Left-hand photograph taken 2008

Right-hand photograph – showing the house and the adjacent carpenter's workshop and yard – reproduced with permission from Kevin Bruce

Description

This house was built between 1874 and 1897. It was built and occupied by the Collins family who were carpenters responsible for erecting several weatherboarded houses in the village. It is single-storeyed, timber-framed and weatherboarded with a hipped slate roof. It has multi-paned, sliding sash windows and a six-panel front door. The associated carpenter's workshop and yard have been replaced with a modern house (No. 23a).

Significance

This is a good example of the vernacular, white weather-boarded buildings typical in the village. It is notable for its distinctive form and modest scale. It makes a very positive contribution to the character of the Tillingham Conservation Area.



North Street, No. 30, Lime Tree Cottage

Photograph taken September 2019

Description

Lime Tree Cottage is a 2-storey painted brick house, originally built in the late-18th century but substantially refurbished early in the 19th century. Its roof is covered with clay Roman tiles and at the rear the roof sweeps down in 'catslide' form over a single-storey lean-to. On its front elevation there are several Victorian painted-timber sliding-sash windows and a 6-panel painted-timber front door. The house is depicted on a map of 1799, and inside there are old fireplaces with timber lintels, which are characteristic of the 18th century. The front roofslope is much less steeply pitched than the rear roofslope, suggesting the house was originally 1½ storeys in height until early in the 19th-century when the front wall was heightened to a full 2 storeys.

Significance

Lime Tree Cottage is a good example of a late-Georgian vernacular house. It makes a positive contribution to the character of the Tillingham Conservation Area.



South Street, Nos. 2 & 4

Photograph taken January 2019

Description

This pair of brick cottages was designed in 1881 by the County architect, Frederick Chancellor, for the Dean and Chapter of St Paul's Cathedral. The cottages have clay-tiled roofs with low, oversailing eaves to the front. In the middle of the front roof slope is a pair of large, tile-clad dormer windows above square ground-floor bay windows. This is one of three pairs of houses of the same type in the village centre, all included on the local list. Two further pairs of the same type, outside the village, on Marsh Road are excluded from the parish list because they have been very altered.

Significance

These are highly attractive Victorian cottages, designed by a notable architect, displaying good quality materials and detailing. They are a fine example of the move to provide healthier, more modern, accommodation in rural areas during the later 19th century. The building makes a very positive contribution to the character and appearance of the Tillingham Conservation Area.



South Street, Chapel

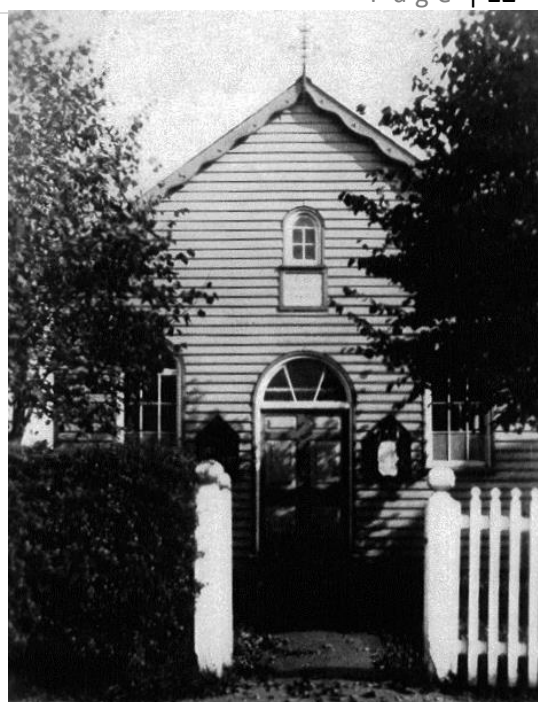
Photograph taken 2008

Description

This Congregational Chapel was built in 1868 after the earlier barn meeting house burnt down. It is constructed of red brick with yellow brick embellishments and a slate roof. The windows and doors have pointed-arched heads. It comprises a large chapel room with wooden pews and a meeting room at the rear. It closed in 2018.

Significance

This is a good example of a Victorian Congregational Chapel, built using good quality materials and detailing. The chapel forms an impressive, attractive building in the street scene making a positive contribution to the character of the Tillingham Conservation Area.



South Street, Peculiar People's Chapel

Left-hand photograph taken August 2019

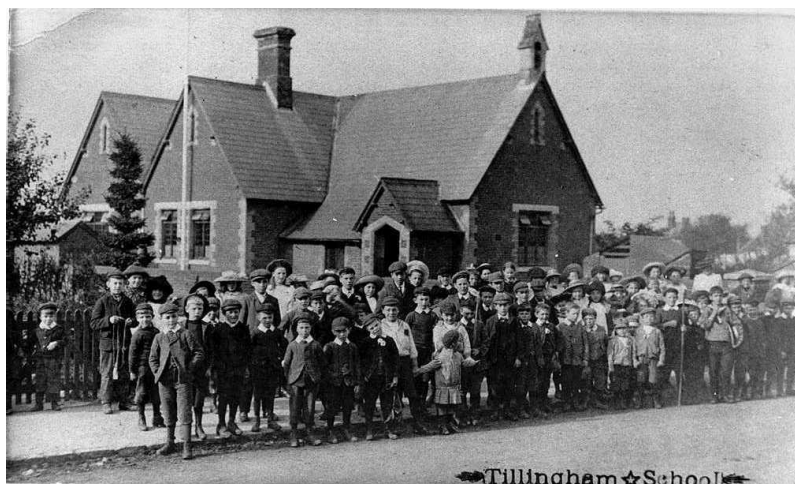
Right-hand reproduced, with permission, from the Kevin Bruce Collection.

Description

This timber-framed chapel was built in 1897 by local builder Benjamin Rooda for £249.10.6d. It was built for the Essex-based sect known as the Peculiar People. The original weatherboard cladding survives beneath 20th-century pebble-dash render. The gabled front elevation has simple arch-headed windows and doors with top-opening fanlights.

Significance

Aesthetically, this modest and well preserved 19th-century chapel makes an important contribution to the special character of the Tillingham Conservation Area. It has local historic interest as one of only four Peculiar People chapels in the Maldon District, others being at Steeple (Grade II listed) and Little Totham. The fourth Peculiar People chapel is at 40 South Street, Tillingham, built in the 1870s, which became the home of a church elder when the congregation moved to the new chapel (40 South Street is not included on the local list due to the level of alteration).



The Square, St Nicholas' Church of England (VC) Primary School

Left-hand photograph taken 2008

Right-hand photograph reproduced with permission from Kevin Bruce

Description

This National School was designed by Wild Stammers of Southminster in 1860 and built in 1861. It was funded by public subscription. It is built of red brick with grey brick embellishments and has slate-clad pitched roofs.

Significance

The building is a good example of a Victorian village school, deploying good quality materials. It also has local historic, communal and social value.



Tillingham Road, The Limes

Left-hand photograph taken June 2014

Right-hand photograph reproduced with permission from Kevin Bruce

Description

This grand house is thought to have been built for the village Doctor in the 18th century and remained the village surgery until 1906. It is constructed of brick, two storeys in height, the front range have a slate-clad mansard roof. The attic storey was for servants' quarters, two of whom can be seen at a window in the old photograph above.

Significance

This house has local architectural interest as a well-preserved Georgian house of good quality materials and detailing.



Vicarage Lane, Nos. 2 & 4

Photograph taken July 2008

Description

This pair of brick cottages was designed in 1881 by the County architect, Frederick Chancellor, for the Dean and Chapter of St Paul's Cathedral. The cottages have clay-tiled roofs with low, oversailing eaves to the front. In the middle of the front roof slope is a pair of large, tile-clad dormer windows above square ground-floor bay windows. This is one of three pairs of houses of the same type in the village centre, all included on the local list. Two further pairs of the same type, outside the village, on Marsh Road are excluded from the local list because they have been very altered.

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Vicarage Lane, The Old Vicarage

Left-hand photograph taken 2008

Engraving of 1790 showing the medieval vicarage, reproduced with permission from Kevin Bruce

Description

This two-storey rendered brick house dates from the mid-19th century but replicates the basic form of the medieval vicarage which it replaced (depicted above in the engraving of 1790). Like its medieval predecessor the house has a cross-wing at the right-hand (western) end. The roofs are clad in clay tiles. There are hood moulds over the sash windows on the front elevation.

Significance

This is a well-preserved example of a mid-19th century vicarage of good local architectural and historic interest. It makes a very positive contribution to the character of the conservation area.



Vicarage Lane, Clifton

Photograph taken November 2016

Description

Clifton is a mid-19th century thatched cottage. It is timber-framed and rough-cast rendered with cosmetic battens applied externally in imitation of exposed timber framing. The roof is half-hipped with 'eyebrow' dormer windows on the eastern slope.

Significance

This is a picturesque Victorian cottage which shares group value with the adjacent grade II listed Thatched Cottage.



Vicarage Lane, Village Hall

Left-hand photograph taken July 2008

Right-hand photograph taken on the 28th of September 1927 when the hall was officially opened by the Dean of St Paul's, reproduced with permission from Kevin Bruce.

Description

Tillingham Parish Hall was opened in 1927 by the Dean of St Paul's. It is a timber-framed building clad in corrugated iron. The architect was W. Stammers of Southminster and the contractors were C. M. Collins and Sons, carpenters who operated out of the yard at No. 23 North Street.

Significance

This is a good example of an early-20th century corrugated iron building, contributing positive architectural variety to the Tillingham Conservation Area. It also has historic, social and communal interest.

Sources

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