

# LANGFORD

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Essex County Council



MALDON DISTRICT  
COUNCIL

Front Page: Sketch of Langford Mill

This document was produced by Essex County Council for Maldon District Council.

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## 1. INTRODUCTION

Maldon District Council commissioned Essex County Council to prepare the Conservation Area Appraisal and Review in 2005. The research and fieldwork were carried out between April and May 2006.

Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. (Planning (Listed Buildings and Conservation Areas) Act 1990). They were introduced by the Civic Amenities Act of 1967. Local Authorities have a duty to designate Conservation Areas, to formulate policies for their preservation and enhancement, and to keep them under review.

Designation of a Conservation Area extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees. Local Authorities will also formulate policies in their local plans or local development frameworks to preserve the character of their Conservation Areas. However, designation does not prevent any change within Conservation Areas and they will be subject to many different pressures (good and bad) that will affect their character and appearance.

Government Planning Policy Guidance 15, *Planning and the Historic Environment*, emphasises that the character of Conservation Areas derives not simply from the quality of individual buildings, but also depends on 'the historic layout of property boundaries and thoroughfares; on a particular "mix" of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements; shop fronts; street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of space between buildings' (para. 4.2).

The Conservation Area in Langford was first designated on 21 January 1985. It covers the area around the crossing over the river Blackwater where the main historic buildings (including the church, mill and Hall) are located. The Langford Conservation Area also adjoins the Chelmer and Blackwater Navigation Conservation Area designated on 20 November 1991, the northern boundary of which here follows the line of the Maldon Road.

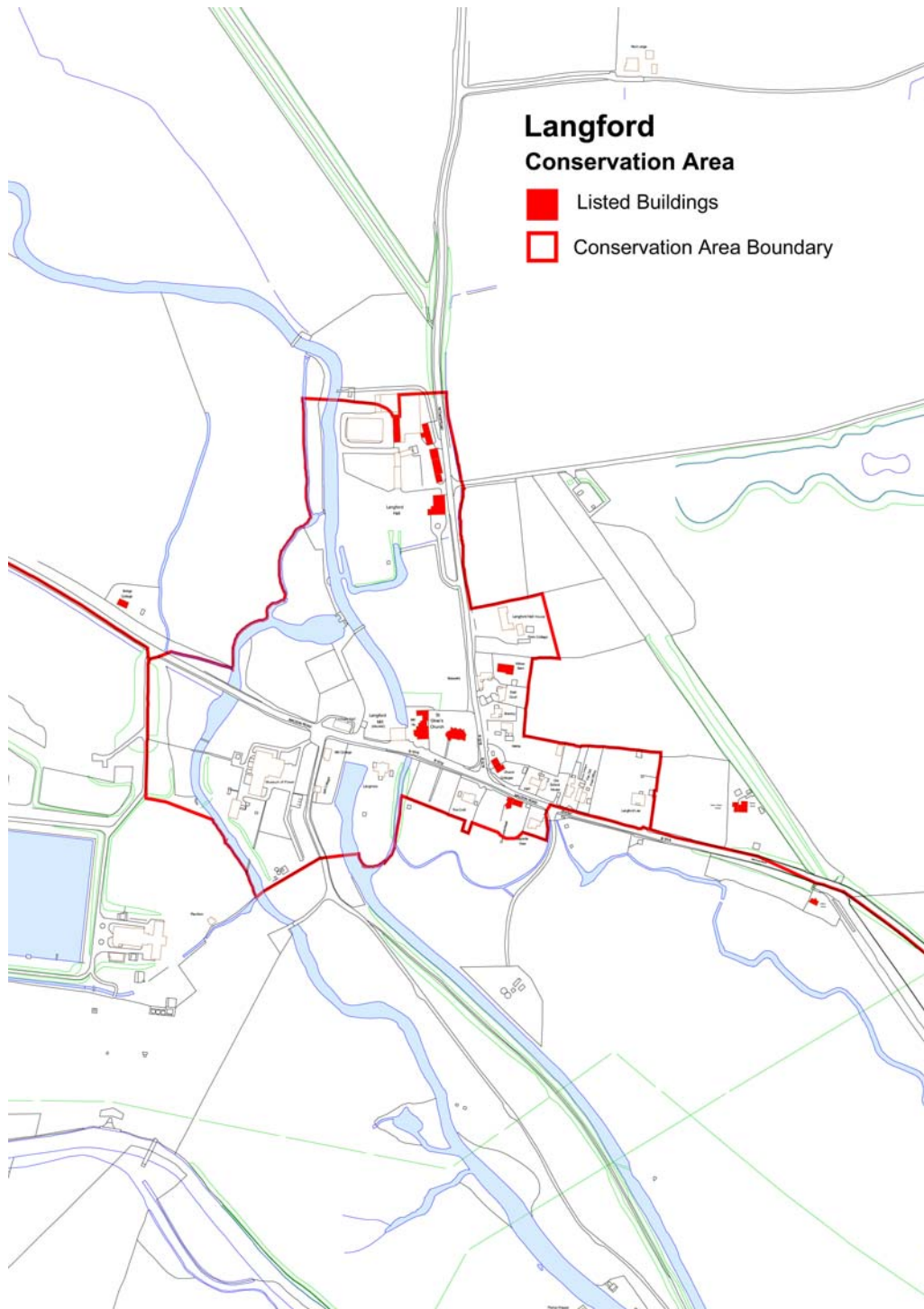
The Conservation Area is centred on the Maldon Road, (Langford, of course, means 'long ford'), and its junction with the Witham Road. The northward extension of the Conservation Area along the Witham Road encloses Langford Hall and its farm buildings. A second water channel, the Langford Cut, passes beneath the Maldon Road by the mill. St Giles church stands on the corner of the road junction.

There are ten listed buildings within the Conservation Area (including single entries for groups of buildings). All are grade II listed, except for the grade II\* church of St Giles. There is one Scheduled Ancient Monument within the Conservation Area, the Langford Water Pumping Station, now the Museum of Power (Scheduled Ancient Monument, County no. 220). There is a public right of way along the track which runs down the eastern side of the Museum of Power to the Chelmer and Blackwater Navigation at Beeleigh.

The appraisal provides a brief development history of the current settlement. This is followed by a description of the Conservation Area and an assessment of its character. The contribution of different elements to its character is identified through detailed street by street analysis.

## 2. CHARACTER STATEMENT

The character of Langford has been determined by its location at the joining of the river Blackwater and the river Chelmer, (Chelmer and Blackwater Navigation) its medieval layout, vernacular buildings, local materials and agricultural economy and straggle of roadside settlement.



**Fig. 1 Langford Conservation Area**

### **3. ORIGINS AND DEVELOPMENT**

#### **3.1 Location and landscape setting**

Langford is located just to the north of Maldon. The parish straddles the river Blackwater which runs north-west to south-east to its junction with the river Chelmer. The Chelmer, and then the Chelmer and Blackwater Navigation, form the southern boundary of the parish, dividing it from Woodham Walter and Maldon. The settlement comprises a scatter of houses round the T-junction formed by the B1018 which runs north to Wickham Bishops and Witham, and the east-west Maldon Road (B1018 and B1019).

The Conservation Area is situated on flat ground just above the 5m contour in the floodplain of the two rivers which here is about 700m wide. The geology is typically mixed, mainly comprising alluvium above gravels giving light soils.

Langford is just to the west of the important late Iron and early Roman settlement at Heybridge. The Maldon Road is likely to be an ancient routeway leading to that settlement. Existing evidence for early occupation in the Langford area is slight, doubtless reflecting limited archaeological activity, as this part of Essex is known to have been extensively settled and farmed from at least the Bronze Age onwards (ECC 1996). An early Bronze Age beaker has been found east of the Conservation Area closer to Heybridge in excavations on the Langford Road. North of the Maldon Road there are cropmarks representing prehistoric settlement, whilst south of it some Neolithic or Bronze Age flint, and Middle Iron Age features, were found in excavations on the former waterworks site. In 1888 when quarrying gravel for the conservation of the railway embankment at Langford junction, late Iron Age and Romano-British pottery and coins were discovered.

#### **3.2 Historical development**

Langford derives its name from the “Long Ford” which the Saxons had to negotiate. It is recorded in the Domesday Book (1086) as “Langheforda”. There was only one manor in Langford, that of Langford Hall. Its ownership is traced by Morant (1768, vol.1, 380). From the 14<sup>th</sup> century it belonged to the powerful Bouchier family, who had property interests in the Maldon area, and who in the 15<sup>th</sup> century became earls of Essex. In the 16<sup>th</sup> century, it passed to the Smyth family of Cressing Temple. In Morant’s time it belonged to the Wascombe family.

Thomas of Langford who was born in the village and became a Dominican friar in the Priory at Chelmsford, was one of the best known theologians in the early 14<sup>th</sup> century (Jarvis, 1990).

Although in the Middle Ages there may have been more houses round the church and manor, Langford today gives the impression of being a typical Essex example of dispersed settlement, with no real central cluster of buildings, and instead a scatter of houses along the main roads and at outlying farmsteads. Aside from Langford Manor, until the 20<sup>th</sup> century homes were low key vernacular cottages for agricultural workers and until the 20<sup>th</sup> century contained no other affordable homes.

The population has remained relatively stable at between 2-300, and generally around 200, from 1801 to the present day. This is surprising in view of the industrial developments which have taken place in the area of the road and river junctions from the 18<sup>th</sup> century, and which might have been expected to give rise to a denser settlement pattern with the recognisable village centre.

Langford Mill was an important feature of the centre of the settlement. It was rebuilt in 1776 by the Lord of the Manor, Nicholas Westcombe. In 1792 he obtained parliamentary approval for the excavation of the Langford Cut providing a navigable link from the mill to the Chelmer and thus the sea (Benham 1976, 52; Chaplin 1999). The Cut was soon linked to the Chelmer and Blackwater Navigation, approved by an Act of Parliament in 1793. There was a wharf and granaries close to the mill. In 1863, 8,318 sacks of flour were sent downstream to London. Steam power was added to the mill, but in 1879 it was burnt down in a tremendous fire. Rebuilt in brick as it is today, the mill was bought by the Southend Waterworks Company in 1924 which removed the machinery and installed an extraction pump.

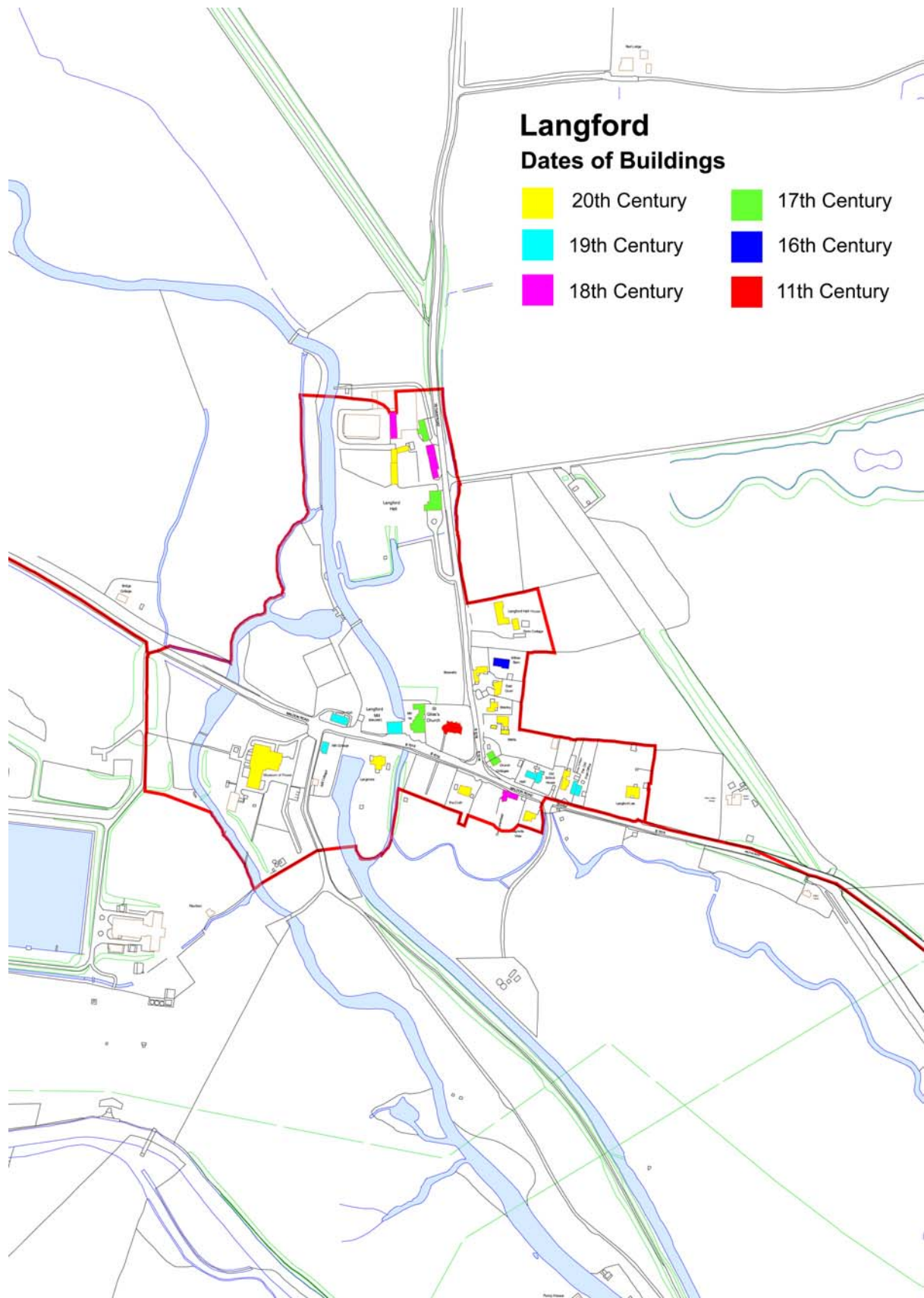
The railway arrived in 1848, Langford and Ulting Halt being opened on the Witham to Maldon line. It closed in 1966 and the line has been partially filled in.

A later but also important development in Langford was the waterworks pumping station, now the Museum of Power and a Scheduled Ancient Monument. It came into operation in 1927 and occupies a 3 acre site south of the Maldon Road adjacent to the rivers Chelmer and Blackwater. It supplied treated water to the Southend area until 1963 when it was replaced by a plant to the north-west.

Today, Langford has no shop, public house or school. The National School built in 1874 for 40 pupils was already closed by 1921 as numbers had fallen too low. It has remained very much rural and agricultural in character.

The residential development included 20<sup>th</sup> century detached homes which maintained the loose rural character of the village.

St Giles is a very small church, and something of a curiosity, having once had apses at the east and west ends. The eastern one was squared off in the Middle Ages. The church was substantially rebuilt in the restoration of 1881 when most of it was faced in squared blocks of Kentish Rag. The western apse was untouched, its special character having been apparently respected in this work. In 2003, 20<sup>th</sup> century cement render on the apse was removed and replaced in lime, presenting an opportunity to examine its fabric. The wall is built of ferricrete, roughly coursed large blocks with one or two pieces of flint. The small round-arched Norman windows seem to be contemporary with the apse wall, indicating that this unusual apse is probably Norman, and not Saxon as has been speculated (Laver 1909; Pevsner, 1965).



**Fig. 2 Dates of buildings**

### 3.3 Cartographic evidence

The earliest surviving cartographic evidence for the settlement of any clarity is the Chapman & Andre map of 1777 (fig.3). This shows the building forms and gives a good indication of the extent and pattern of development.

The first relatively accurate maps are of the 19<sup>th</sup> century, the tithe map of 1839 and the ordnance survey maps of 1874 and 1897. The tithe map and second edition OS map can be compared in figs. 4 and 5.

The maps show that there has been a considerable amount of 20<sup>th</sup> infill to the village.

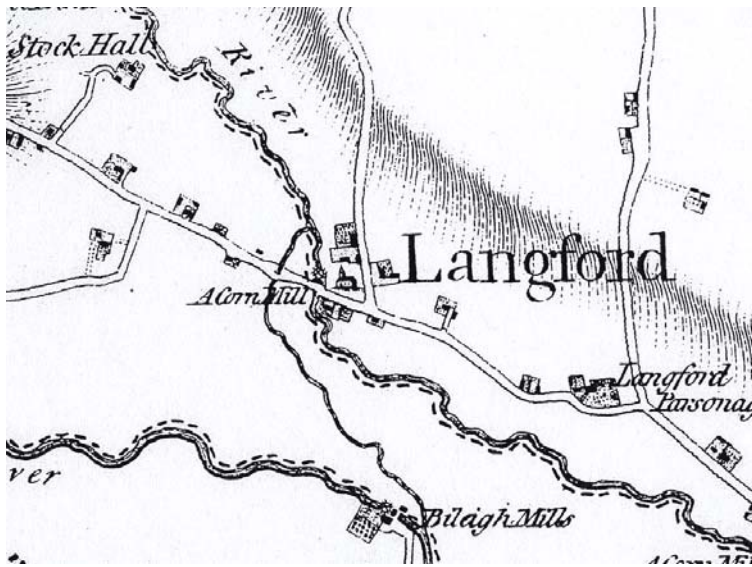


Fig. 3 1777



Fig. 4 1839

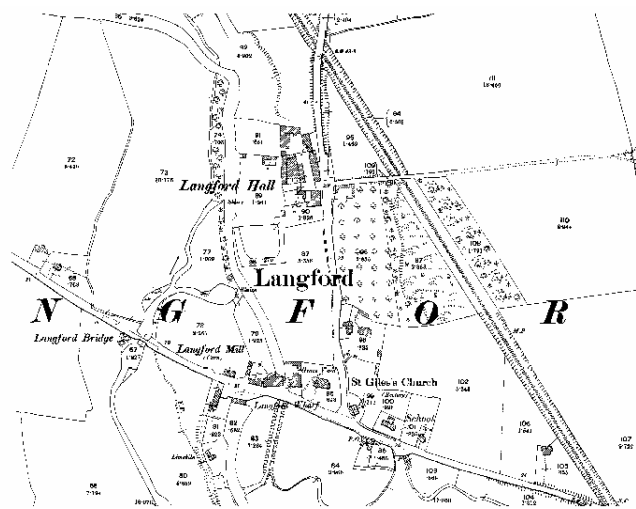


Fig. 5 1897

#### 4. MATERIALS AND DETAILING

Traditional materials and detailing make a significant contribution to the character of the local area.

On pre 19<sup>th</sup> century buildings in the Conservation Area there are an even mix of brick and render finishes. Brick is the predominant walling finish on the 20<sup>th</sup> century buildings. There are weather boarded finishes to the barns and outbuildings at the hall and also the one residentially converted barn in the village.



**Fig. 6 Brick finish**



**Fig. 7 Render finish**



**Fig. 8 Weather Board finish**

There is a variety of traditional roof forms, gable being the predominant. The historic brick, rendered and boarded houses have handmade red plain tiled roof covering with a roof pitch of between 45 and 50 degrees. These are cambered to give a varied and textured finish. There are two brick buildings which have natural slate roofs, the single storey village hall, converted from a cow shed and a boarded barn at the hall. Slate becomes more common from the 19<sup>th</sup> century and is used at a lower pitch of between 35 and 40 degrees.

Roofscape interest is provided by some substantial red chimney stacks and on the more modern houses dormer windows are often built into the roof. The roofscape is dominated by the mill and the mill house, as prominent roadside buildings.



**Fig. 9 Gable roof**

Openings in brick buildings have cambered or gauged arches such as those in Langford Hall. Brick bonding is most commonly in Flemish bond but always historically in a solid wall construction a traditional bond is used rather than stretcher bond which is monotonous by comparison and can be seen on the many modern buildings in the Conservation Area.



**Fig. 10 English bond brick detail on village hall below a sawtooth course at the eaves.**

Windows vary with a traditional style of vertically sliding sashes or symmetrical flush casements in the historic buildings and an increasing number of plastic replacements in the modern buildings which harm the appearance of the area due to their flat lifeless appearance and crude alien detailing.



**Fig. 11 Traditional window**



**Fig. 12 UPVC window**



**Fig. 13 Village roofscape**

Boundary treatments make a significant impact on the area, with a mix of natural hedges, trees and picket fences lining the main through road, low brick walls surrounding modern bungalows and a variety of metal gates with brick piers surrounding larger modern and historic houses.



**Fig. 14 Traditional boundary treatment**

The main roads and paths through the village are all tarmac but have retained some of the traditional granite kerb stones which keep some of the rural character of the Conservation Area.

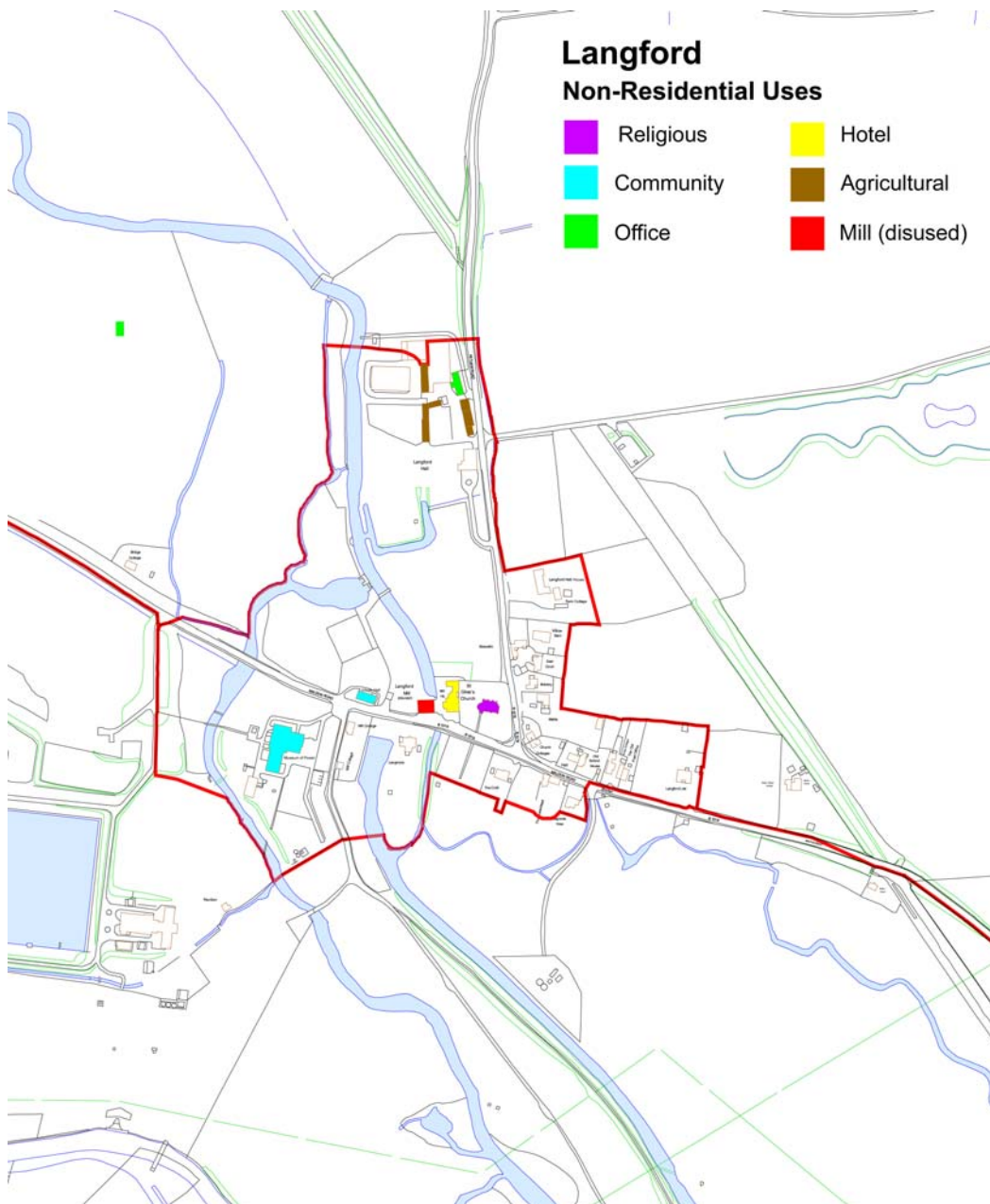


***Fig. 15 Granite kerb stones***

## 5. USES

Residential use is predominant. There is no shop, pub, doctor's surgery, fire station or school in Langford. Local facilities are the tea room at the museum when it is open. Community uses are the church, museum and village hall (Inkpen Downie won Maldon and District Conservation and Design Award 1996 for "conversion of former farm building to village hall at Langford"). The present commercial uses are in listed barns at the hall, one is converted for office use and one is used for small businesses. The hall remains a working farm so agricultural use is still very strong.

In the 19<sup>th</sup> century there was more industrial activity relating to the mill, river and the railway.



**Fig. 16 Non-residential uses**

## 6. SPATIAL INTERRELATIONSHIPS, VIEWS AND CHARACTER ZONES

Important open space in Langford includes the museum grounds, where wildlife has been allowed to take over the water company's municipal gardens. Visitors to the museum are encouraged to walk the grounds. There is also the lane leading to the golf club, which goes past Beeleigh weir and lock and runs alongside Langford Cut. Open space and traditional yew trees in the churchyard give a strong green character to the centre of the Conservation Area. The open space, and willow trees beside the river Blackwater running from Langford Bridge to Langford Hall form the boundary to the Conservation Area.

Public open space is around the museum (entry to the grounds and tea room is free), the churchyards, the footpath running alongside the lane and Cut leading to Beeleigh weir and lock and the car park and grounds to the village hall.



**Fig. 17 Aerial photograph showing conservation area**

## 7. AREA ANALYSIS

There are a range of buildings from the unique 11<sup>th</sup> century St Giles church to the 20<sup>th</sup> century brick pumping station and many 20<sup>th</sup> century infill buildings between.

There is a significant amount of open space between buildings and with the meeting of the two rivers, water is a predominant feature of the Conservation Area.

Each building has been assessed and its contribution to the appearance and character of the Conservation Area has been graded. This system aims to provide a guide to aid the planning process. The criteria for the grading is as follows:

1. Listed and unlisted buildings which make a significant positive contribution to the special character of the Conservation Area.
2. Listed and unlisted buildings which make a positive contribution through design, age, materials, siting, detailing or use, but have incurred alterations that do not relate well to the special character of the Conservation Area.
3. Buildings which have a neutral effect on the Conservation Area
4. Buildings which have a negative impact on the Conservation Area

The character of the building is also derived from the significant amount of open space between buildings. The following paragraphs will define the special character of the village, by aid of description and visual annotation.

The Conservation Area consists of the two main streets through the village, Maldon Road and Witham Road. The description runs west to east.

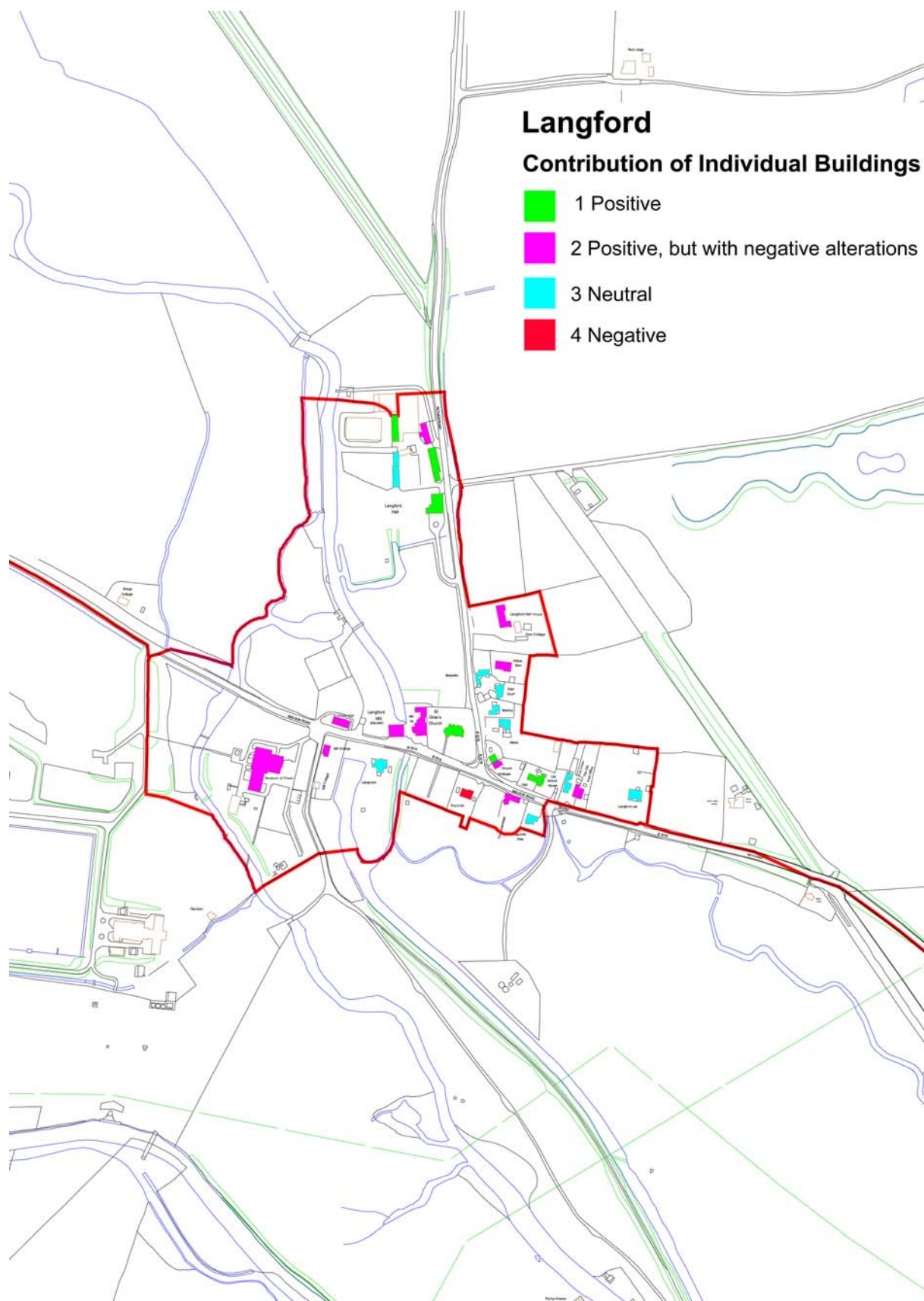


Fig. 18 The contribution of individual buildings to the character of the Conservation Area

## 8. EVALUATION OF THE CONTRIBUTION OF INDIVIDUAL BUILDINGS TO THE CONSERVATION AREA

### 8.1 Maldon Road

We enter the Conservation area from the west just before Langford Bridge. Langford Bridge (circa 1797), over the Chelmer and Blackwater Navigation was built by John Rennie of red brick with stone coping. *(in 1857 Langford Bridge was described by the County Surveyor as a timber structure of considerable span. Its condition was then good. It was restored in 1878/9 and about 1913 replaced by the present concrete bridge.* The bridge is a feature of the Conservation Area. The approach into the Conservation Area is very rural with agricultural fields and hedging on both sides of the road giving a strong green character. Maldon Road is derived by an arrangement of detached houses set back from the road.



**Fig. 19 Langford bridge**

There are four buildings that dominate Maldon Road, The Museum of Power, 1929, The Mill, 1879, the Mill House, of 17<sup>th</sup> century origin, and the Church of St Giles, of 11<sup>th</sup> century origin. Other buildings which contribute to the historic character of views within the Conservation Area include Church Cottages and the Old School House. In between these buildings there are a mix of 20<sup>th</sup> century bungalows and one and a half storey houses set back from the road in their own well established gardens.

To the south side of the road stands **The Museum of Power**, the impressive yellow stock brick building in its own seven acres of picturesque grounds. Langford Water Pumping Station, (scheduled ancient monument county number 220) opened in 1929. The steam pumps supplied treated water to the Southend area up until the 1960s. The buildings and engine became a Scheduled Ancient Monument in 1986. It is now The Museum of Power and is open to the public. The grounds originally had municipal planting, as was the policy of the water company, but now it is run as a museum the mature trees and shrubs are carefully managed for the benefit of the wildlife. Picnics and riverside walks through the wild flowers are encouraged. The museum is financially supported by the Essex and Suffolk Water Company. Sadly for security reasons four years ago the museum had to install high chain link fence and gates to the front boundary and high security railings to the east boundary, which although necessary have a negative impact on the Conservation Area.



**Fig. 20** *Museum of Power*



**Fig. 21** *Security fence surrounding the Museum of Power*

Continuing along Maldon Road (north side) we have the simple form of the single storey 19<sup>th</sup> century brick built **village hall**. This converted cow shed is built of nicely detailed English bond brickwork and has a slate roof. It contributes well to the variety of historic building types found within the village. The high number of roof vents and roof lights and heavy window details unfortunately detract from its appearance. The hall has mature well kept grounds to the rear, leading to open farmland and the River Blackwater. To the side of the village hall is a substantial tarmac car parking area and a front boundary of post and rail fence to the roadside appropriate for its rural setting. This is the only off road parking in the village. The hall is well used as a childrens playgroup as well as other village functions. The hall has only a narrow grass verge separating it from the main Maldon Road so has a building line close to the road edge which continues east with the Mill.



**Fig. 22 Village hall**

Opposite the village hall (south side) is **Mill Cottage**. This is a pretty 19<sup>th</sup> century Flemish bond with burnt headers traditional brick cottage with two prominent chimneys. Its brickwork is of good quality with Flemish bond with burnt headers. The front boundary has a small picket fence and a low brick wall. It sits in a well established garden and is an attractive beginning to the Conservation Area.

To the west boundary of the cottage is a single track lane leading to the golf club and Beeleigh Weir. A security fence provides a somewhat harsh boundary to the pumping station. A modern garage with up and over opening panelled doors gives little regard for the traditional character of the setting of Mill Cottage.



**Fig. 23 Mill cottage**



**Fig. 24 Garage at mill cottage**

The lane running between the museum and Mill Cottage is well used by golfers, and dog walkers, but not well maintained. It has an open green space to both sides of the lane lined with willow trees, but this is inaccessible due to large ditches that have been dug to stop travellers from parking. This may be necessary, but along with the problem of fly tipping along the lane, it ruins the appearance of the green open space that could be more appealing to walkers and tourists visiting the museum. At the entrance to this lane there is a set of gates to the museum. This is not an entrance for the public to use but does have numerous board signs advertising events and opening times of the museum. These are not sympathetic and create visual clutter to the Conservation Area.



**Fig. 25 Signage at Museum of Power**



**Fig. 26 View along lane towards Beeleigh Weir**

On the north side of Maldon Road is **Langford Mill**, a large 4 storey building built in 1879 to a design by the eminent architect Frederick Chancellor (ERO, D/F8.310 - 320), comprising red Flemish bond brickwork to the lower floors and yellow stock bricks to the upper floors. The lucam is of white weatherboard and the building is generally in good condition although not in use. This is a landmark building on the approach into the village and spoilt only by the windows having been replaced with UPVC which does nothing to preserve or enhance the character of the Conservation Area. The view from the rear of the mill showing the river, established trees and open farmland unfortunately cannot be seen from the road.



**Fig. 27 Langford Mill**

**Langmere** (south side) is a 20<sup>th</sup> century, one and a half storey house, built of modern brick in stretcher bond with a concrete pantile roof. It is set back from the road behind well established trees and hedging. It has a tarmac drive to the side and gravel to the front of the house. An overlarge flat roof dormer dominates the roof space. Despite the non traditional materials and details, the impact it has on the Conservation Area is reduced by the set back location of the house. The established rear garden runs alongside Langford Cut which runs to Beeleigh Weir.



**Fig. 28 Langmere**

At this point in Maldon Road, Langford Cut runs under the road to the mill. New railings and a low brick wall edge the footpath. These are aesthetically pleasing and fit in nicely to the street scene.



**Fig. 29 Railings and wall above Langford Cut**

**Mill House** (north side) is next to the mill and a very prominent building on the Maldon Road. It is now a hotel. The building is 17<sup>th</sup> century that has a later 18<sup>th</sup> and 19<sup>th</sup> century front range. It is grade II listed and in an important position between the mill and the church. While the rear of the building is timber framed, the front appears to have originally been in brick, but it has been rough rendered between the red brick pilasters, giving the building a peculiar appearance despite the balanced architectural proportions. The hard standing at the front of the building is tarmac with a low boundary brick wall and good traditional railings above. At the rear there is a mature garden with views of open countryside, the River Blackwater through to Langford Hall.



**Fig. 30 Mill House Hotel**

The road is then flanked with churchyards to north and south. To the north is the **Church of St Giles**, at the centre of the village and the Conservation Area. The front boundary to the church is a picket fence with care taken on the detailing. The rear boundary is post and rail fence with sycamores planted to the front. There are good views across to Langford Hall from this point, and historic visual link between the church and the manor. Sadly some poor repairs have been made to the church that spoil its aesthetics, machined red plain tiles have been used on the roof which gives a much too uniform and untraditional look. Also some unsympathetic stone repairs have been made to the walls of the church. The graveyard immediately surrounding the church is closed to new burials but across the road on the south side the graveyard is still in use. The line of established yew trees in the graveyard are very traditional and a pleasing feature that gives a strong green character to the centre of the Conservation Area. There could be more care taken with the upkeep and maintenance of both graveyards.



**Fig. 31 Church of St Giles**



**Fig. 32 Churchyard picket fence and yew trees**

On the south side in a prominent position opposite the junction with Witham Road is **The Croft**. This is a 20<sup>th</sup> century one and a half storey house that has had extensions to both sides. It presents three gables to the road. This building form is rather overbearing in such a sensitive position, at this main road junction at the centre of the village, the Conservation Area and directly opposite the church. The house is rendered with exposed mock timbers, a large double garage of similar design and an overpowering amount of windows. The only softening effect is that there is an established hedge to the front roadside boundary with quite a wide grass verge which slightly softens the impact the house has on the Conservation Area. The house and garden are well maintained.



**Fig. 33 The Croft**

The **Homestead** (south side) is an early 18<sup>th</sup> century building and grade II listed. It was once the village shop with an attached cottage. In 1987 it changed its use to fully residential. This is a vernacular building of rendered timber frame with handmade red plain clay tiles on the roof that reflect the local character, but it is in a very poor condition. The Homestead is unavoidably noticeable at the roadside. This is a listed building and is sadly the poorest maintained building in the Conservation Area. Tiles are missing from the roof and the windows and doors need urgent repair. Maintenance is also needed to the overgrown conifers in the space between The Croft and The Homestead. This building is an ideal enhancement opportunity as it is becoming a strong candidate for Historic Buildings at Risk register.

The traditional post box to the side of the Homestead is a feature within the Conservation Area that should remain.



**Fig. 34 The Homestead**

**Magnolia View** (south side) makes no positive contribution to the special character and appearance of the Conservation Area. It is a 20<sup>th</sup> century brick and rendered bungalow and set back from the road by way of a tarmac hard standing behind a timber farm gate. The recently erected traditional style weather boarded double garage gives a traditional element to a very modern designed bungalow. The boundary to Magnolia View has hedge to the front and close boarded fence to the side.



**Fig. 35 Magnolia View**

There is a significant space between buildings at this point along Maldon Road, a gateway shows a vista through to open farmland. There are significant spaces between all the buildings on the south side of the Maldon Road.



**Fig. 36 Vista to open farmland**

The Conservation Area ends on the south side of Maldon Road just beyond Magnolia View. At this point there are views out of the Conservation Area to open fields at the rear of the property and also views along Maldon road to the railway bridge.

On the approach into Langford Conservation Area from the east along Maldon Road (north side) is a paddock with field shelter that separates Station Bridge Cottage and Langford Lee. An established hedge with a traditional post and rail fence is the boundary treatment for the paddock. A mixture of post and rail and close boarded fence separates the paddock from the garden at Langford Lee. **Langford Lee** is a 20<sup>th</sup> century one and a half storey house that has a recent double garage extension with accommodation above to the east of the house. The brickwork has not been matched well to the house and the difference is very noticeable. This does not give a pleasing look on entering the Conservation Area from the east. The front garden is open to the road with established trees dotted about. The house would benefit from a front boundary hedge to help soften the three gabled building form that faces the road and the spreading footprint of the building caused in part by a large timber decking area that has also been erected to the west of the house.



**Fig. 37 Langford Lee**

**The Old Post Office** (north side) is a 19<sup>th</sup> century house, unlisted but with many traditional features, such as the rendered exterior, the hand made plain clay tiles on the steeply pitched roof, the red brick chimney and the picket fence to one boundary. Unfortunately these traditional features are mixed with numerous negative features. These comprise of the modern block paving to the driveway, the low brick wall to the front boundary constructed in stretcher bond, the poorly designed single garage to the side with its slack roof and metal up and over door, and the replacement UPVC windows and doors.



**Fig. 38 The Old Post Office**

**Chesterton** follows the Old Post Office (north side). This is a 20<sup>th</sup> century house with concrete plain tiles on the roof, and unique to Langford, hanging tiles to the first floor with render below to the ground floor. The front of the house is hidden from the road by a very high conifer hedge, but the side view is more traditional and can be seen over the timber picket fence and open timber farm style gates to the gravel driveway. Chesterton also retains its timber windows and doors.



**Fig. 39 Chesterton**

There is a traditional, old fashioned concrete garage with painted timber side opening doors between Chesterton and the Old School House next door, which gives character to the Conservation Area and also a break between the two different styles of buildings.



**Fig. 40 Garage between Chesterton and the Old School House**

**The Old School House** on the Maldon Road provides considerable visual interest despite being set back from the road behind an established hedge. It was built by the architect Frederick Chancellor in 1870/74 (ERO,D/F8.632) and contains good quality traditional brick detailing with Flemish bond brickwork, substantial red brick chimneys and a belfry. This house is not listed but is a very positive contribution to the character and appearance of the Conservation Area.

On the footpath in front of the Old School House there is a wooden bench where at one time would have been pleasant to sit, before there was the present volume of heavy traffic thundering through the village on route to the A12.



**Fig. 41 The Old School House**

## 8.2 Witham Road

Witham Road from the junction with Maldon road has views to Langford Hall which stands at the northern edge of the Conservation Area. Leading to the hall are a mix of 20<sup>th</sup> century detached bungalows and larger houses along with a 16<sup>th</sup>/17<sup>th</sup> century barn once belonging to Langford Hall and now converted to a house.

At the junction of Maldon and Witham Roads and opposite the church is a pair of traditionally built cottages, **1 & 2 Witham Road** known as **Church Cottages**. The cottages are 17<sup>th</sup>/18<sup>th</sup> century and grade II listed. They are externally rendered with hand made red plain clay tiles on the roof. The front boundary to the road is a low painted traditional picket fence. There is a 1960s style single garage to number 2 which is of very poor design and has a negative impact on the Conservation Area. Church Cottages are in a very prominent position in the centre of the Conservation Area, on the village's main road junction and opposite the church.

**See Figs. 7 & 14 Church Cottages**

Following Church Cottages on Witham Road (east side) is **Melita**, a 20<sup>th</sup> century yellow stock brick built bungalow. Melita is modern in style, but its impact is lessened by being set back from the road in an established garden setting. It has a gravel driveway, concrete tiles on the roof and a flat roof garage with a timber up and over door. There are timber casement windows to the property and the grass verge to the front boundary is well kept.



**Fig. 42 Melita**

**Brierley** (east side) is a 20<sup>th</sup> century traditional style two storey house. The exterior is rough cast render, with red plain tiles on the roof. The house is set back from the road with an open lawn to the road with low hedging to the front boundary. The windows are UPVC but the front door and the garage door remain timber. Aside from the windows this modern but traditional style house sits comfortably within the Conservation Area.



**Fig. 43 Brierley**

Boswells, White Gables and Willows barn are three buildings sitting around a gravel courtyard, once a farmyard belonging to Langford Hall.

**White Gables** sits next door to Brierley. This is a large 20<sup>th</sup> century two storey house based on traditional forms with timber windows and a weather boarded gable feature to the front. A detached double garage sits between the house and the road, its half hips unfortunately too small to be truly traditional. Both house and garage are roofed in machined red plain tiles. Unfortunately the design of the two dormer windows at the front of the house gives a very cramped appearance to the front elevation.



**Fig. 44 White Gables**

**Boswells** is another modern large red brick building built at the same time as White Gables when Willows barn and the farmyard were developed. Like White Gables the double garage for Boswells is to the roadside making a brick boundary wall to the road. The garage has pantiles on the roof but the house has machined red plain tiles giving an appropriate hierarchy in appearance. Boswells has a design feature of a weather boarded dormer window to the front. The courtyard has a low boundary stretcher bond brick wall and a picket fence that link the three buildings together.



**Fig. 45 Boswells**

It is unfortunate that more care was not taken with the materials and details used to build these two modern houses within the setting of a 16<sup>th</sup>/17<sup>th</sup> century grade II listed barn.

**Willows barn** was originally part of a farmyard belonging to Langford Hall until it was converted to a house. It is a timber framed barn of 16<sup>th</sup> century origin clad in weatherboard. The barn has left and right outshuts to the front, the left of which is tiled using pantiles while the rest of the roof is covered with hand made red clay tiles. The residential barn conversion is quite sympathetic with limited extra openings being allowed. A low brick wall separates the barn from the other two houses within the courtyard.



**Fig. 46 Willows barn**

There is an overgrown green area between Willows barn and Langford House. Although untidy the space gives an important break between the group of three houses around the courtyard and Langford House.

**Langford House** is a large detached 20<sup>th</sup> century house built in the traditional form. It has a plain red tile roof with well proportioned dormer windows inserted, a rendered exterior and a gravel driveway. The only negative design feature of this building is the asymmetric stained timber windows with faux leaded lights. The house is set back from the road in its own well established garden with hedge for the front boundary and brick piers and metal gates to the road.



**Fig. 47 Langford House**

The Conservation Area boundary runs alongside Langford House so this is the last building on the eastern side of Witham Road within the Conservation Area.

Langford Hall and its listed traditionally built farm buildings are on the western side of Witham Road and the last group of buildings within the Conservation Area at the northern edge. This group makes a significant contribution to the Conservation Area.

Leading to the hall along Witham Road from the church there is a boundary of beech hedging and estate railings. There is a rear access gravel driveway to the hall with timber gates to the road. Views are of the open grounds that spread from the church to the hall including the remains of a moat with established weeping willows surrounding it. Post and rail fence separates the field from the hall itself. This provides an important traditional rural view within the Conservation Area.

**Langford Hall** is an impressive grade II listed building with an 18<sup>th</sup> century red brick façade and gauged brick arches to the windows. The three gabled dormers in the roof give this two storey building the extra height it needs to make it a very prominent building at the most northern point of the village. Estate railings protect the hall from the Witham Road and a red brick traditional bond wall separate the hall from its outbuildings.



**Fig. 48 Langford Hall**

The 18<sup>th</sup>/19<sup>th</sup> century **stables** are grade II listed with their back to the road just north of the hall. This is a single storey traditional outbuilding, timber framed and weather boarded with handmade red clay plain tiles on the roof.

Linked by a single storey brick built outbuilding is the grade II listed **cartlodge** with loft over. This is 18<sup>th</sup>/19<sup>th</sup> century, timber framed and vertically boarded rear wall now completely covered with vegetation. The loft area has been plastered at a later date.



*Fig. 49 Range of outbuildings*

The grade II listed 17<sup>th</sup> century **barn** follows fronting the roadside. This five bay barn is timber framed and weather boarded and is now converted to office use. This is the only building to depart from the historic traditional character of the group, in the number of new windows to the roadside elevation.



*Fig. 50 Barn converted to office use*

The last listed outbuilding that is part of Langford Hall is an 18<sup>th</sup>/19<sup>th</sup> century grade II listed **barn**. This barn is timber framed and weatherboarded and has a grey slate roof. It is set back from the road in the centre of the farmyard.



***Fig. 51 Barn still in farm use***

All of the above outbuildings form part of the farmyard complex. There have been a variety of additional modern farm buildings built to accommodate modern farming methods, but some of the traditional farm buildings have been incorporated into this and are still being used as part of the working farm.

## 9. MANAGEMENT PROPOSALS

### 9.1 Public open space

The public open space surrounding the Museum of Power is well maintained and managed in a way to include wildlife gardens and walks. Staff and volunteers at the museum have worked hard with help from the Essex Wildlife Trust to protect the once municipal gardens that have become a haven for wildlife. Forty five native varieties of wild flowers have been found to date

**The proposal is to continue with the successful wildlife and maintenance programme.**

Visitors to the museum could also benefit from the public right of way to the side of the museum leading to Beeleigh weir and lock. This is a strong green open space leading from Langford Conservation Area into the Chelmer and Blackwater Navigation Conservation Area. Willows are planted to both sides, but unfortunately it does suffer from fly tippers and presumably in the past gypsies, as ditches have been dug to deter vehicles from driving on the grass area. **The proposal is to make more of this green open space by regularly clearing away rubbish from fly tipping and overflowing rubbish bins, to make this a more inviting area to visitors.**

The area around the church is good, with traditional trees and boundaries. **The proposal is to improve the maintenance of the grass areas and the trees to both churchyards to enhance this important green space which is at the centre of the Conservation Area.**

### 9.2 Building maintenance and advertisements

General building maintenance throughout the Conservation Area is good. The one problem building is The Homestead on the Maldon Road just past the junction with the Witham Road. This building is in urgent need of repair, to the roof windows and doors. **The proposal is that this building be eligible for a Maldon District Council enhancement scheme and should be added to the Essex County Council's Historic Buildings at Risk register.**

The only problems with advertisements within the Conservation Area are the signs erected at the museum gates at the entrance to the lane leading to the golf club and Beeleigh weir which advertise forthcoming events. The permanent signage at the museum is sympathetic to the Conservation Area, but the temporary signage through the summer months is not, and creates clutter. **The proposal is for limited signage to reduce the clutter at the entrance to the lane leading to the golf club and Beeleigh weir.**

### 9.3 Boundary treatment

Boundary treatment throughout the village is generally sympathetic to the Conservation Area and in many cases traditional. A mix of hedge, picket fence, post and rail, brick walls and railings are used. If a modern close boarded fence has been used it is generally to the side or rear of the property.

Langford Lee, Maldon Road, north side has at present no boundary treatment to the road. **It is proposed that a hedge is planted to the roadside that would soften the impact that this building has on the Conservation Area by its spreading footprint and over dominant garage.**

The museum security fencing is unfortunate, but necessary. **The proposal is to soften the impact the fence has by planting a traditional hedge along its length.**

#### **9.4 Services**

Above ground electricity and telephone cables and associated poles make a considerable intrusion into the Conservation Area. **It is proposed that their relocation below ground is encouraged.**

#### **9.5 Traffic calming**

Traffic calming measures have to be put in place through Langford. At present there is a 40 mile an hour limit in operation throughout the village, although there are signs to recommend that traffic slows to 30 miles an hour whilst crossing the railway bridge. The main Maldon Road takes traffic through Langford to join the A12 at Hatfield Peverel and heavy goods vehicles continually pass through, as they are directed to from the roundabout on the Maldon bypass. As Maldon road is relatively straight, traffic does not slow enough to compensate for pedestrians using the footpath. At present it is unsafe for pedestrians to cross from one side of the road to the other. Entering the village on the Witham road where there is no footpath, the national speed limit applies whilst going past Langford Hall. The 40 mile an hour limit does not come into operation until shortly before the junction with the Maldon road. Driving out from the Witham Road onto the Maldon Road is dangerous as visibility is limited and traffic is so fast.

**It is proposed that the speed limit should come down to 30 miles an hour through the village of Langford, with the signage on the Witham road put back to before Langford Hall. This would then take in all the buildings along Witham road. Signage on Maldon road from the east should be 30 miles an hour from the Maldon side of the railway bridge and coming in from the west should be situated on the Hatfield Peverel side of Langford bridge. This would slow traffic before reaching the village hall where a childrens nursery operates. Other traffic calming should also be considered, e.g. gated entrance on the verge, resurfacing at each end of the village, resurfacing at the road junction in the Conservation Area.**



**Fig. 52** Speed signage from Witham Road



**Fig. 53** Speed signage from Maldon Road (east)

## 9.6 Locally listed buildings

Currently Maldon District Council do not hold a list of buildings of local interest that are not listed in their own right. There are two buildings within the Langford Conservation Area that were designed by the eminent architect Frederick Chancellor, Langford Mill 1879, and the Old School House 1870-74.

**It is proposed that the Old School House and Langford Mill should be considered either for full listing or to be included on a “local list” if one were to be adopted by the Local Authority.**

## 9.7 Boundary changes

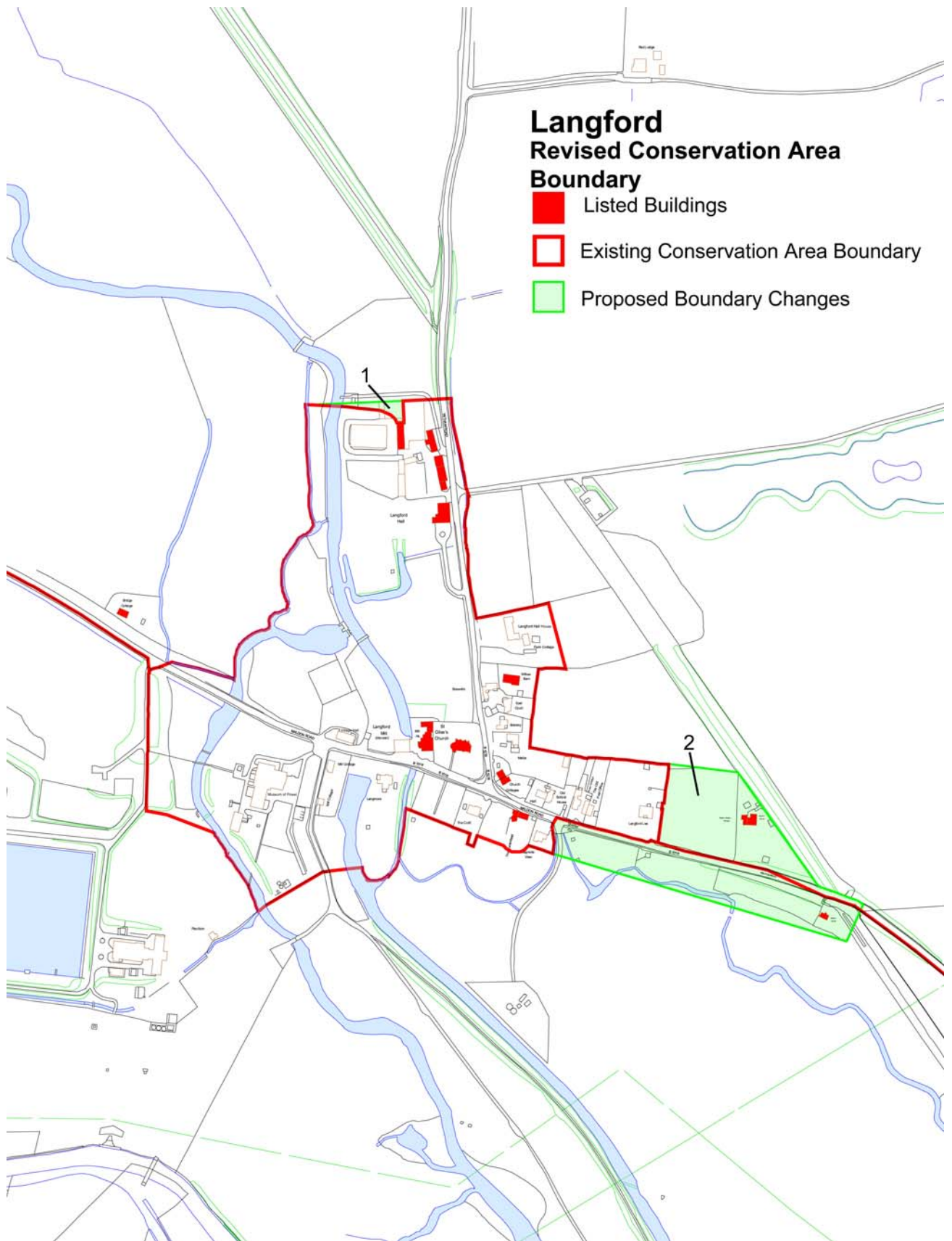
The proposed changes to the Conservation Area boundary are set out below and are also shown on the following map (**Fig. 54**):

### 1. Witham Road

To extend the Conservation Area to the north to form a straight line and incorporate all buildings at Langford Hall, rather than at present dividing a building in two.

### 2. Maldon Road

To extend to the railway bridge to include Railway Cottage and Station Bridge Cottage and Garden House which share the character of the Conservation Area in recognition of the significance of the green space provided by the paddock. The bridges at either ends of the Conservation Area make logical boundaries to the Conservation Area.



**Fig. 54 Revised Conservation Area boundary**

## 9.8 Additional planning controls

The greatest threat to Conservation Area character and appearance appears to be their gradual erosion by minor changes, most of which do not currently require planning permission. The benefit of the planning process is that it can ensure proper care and thought is given to their impact and to more sympathetic alternatives, before these changes take place.

The Local Planning Authority can bring many of these changes within the remit of the planning system, with the use of Article 4(2) controls. Changes and alterations have begun to take place within the Conservation Area to a damaging extent; traditional details, window types, doors, materials, boundary treatments all play an important role in defining the character of the area. It is proposed that article 4(2) directions are sought to control the following works within the Conservation Area:

- *Alteration of a dwelling house affecting windows, doors or other openings to the front and side elevations including the insertion of dormer or other windows in the roof and the change of roof materials.*
- *The application of any form of cladding or rendering to the external walls and front and side elevations.*
- *The erection or construction of a porch outside the front or side door of a dwelling house.*
- *The erection or construction of any fences, walls, gates or other forms of enclosure to the front or sides of a dwelling house.*
- *The construction within the curtilage of a dwelling house of a vehicle hard standing incidental to the dwelling house.*
- *The painting of the exterior of any wall of a dwelling house with a different colour.*

Where additional planning controls are imposed it is important to make it clear to residents that existing listed building controls are far more stringent, so that there are no misunderstandings regarding the control of works. These controls would ensure that a visible discrepancy does not evolve between the listed and unlisted buildings, and that quality is maintained throughout the whole of the Conservation Area.

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## 11. APPENDICES

### 11.1 Listed buildings in the Conservation Area

TL 80 NW	LANGFORD	HATFIELD ROAD (north side)
3/12		
30.12.59		Church of St. Giles
GV		II*

Parish church. C11/C12. Chancel and Nave originally with east and west apses. C14/C15 east apse demolished and square extension added to Chancel. Circa 1880, when extensive restorations were carried out by Edward Browning, including added North Aisle, South Porch, North East Bell Tower. Plastered walls of flint rubble and puddingstone limestone dressings. Dressed stone to Chancel, N aisle and bell turret. Red plain tiled roofs with stone coping to gables. Shingles to bell turret. Chancel east wall with moulded band above and below 3 graduated lancet windows. Circular window to gable. Moulded plinth. Angle buttresses. Rusticated quoins to bell tower. Square panel with sunk moulded quatrefoil to S, E and N faces. Timber sounding louvres of moulded 2 lights to each face. Weathervane finial. South wall. Stone faced Chancel with moulded plinth and band. Buttress at Chancel division, plastered wall to Nave and apse carries through to north wall of apse. One small lancet and one small square headed window to Chancel. 2 C19 2 light windows with 2 centred heads and labels. C19 gabled open porch with stone plinth, timber supports forming a 2 centred arch entrance. Clock over and bargeboards to gable. Internal side seats. Circa 1100 N doorway with plain jambs, round arch and chamfered imposts. Vertically boarded door with strap hinges. 3 c.1100 small round headed windows to W apse. C19 N aisle dressed stone facing, moulded plinth. 4 buttresses. Small c.1100 reset round headed window to W wall. Three 2 light cinquefoiled windows with square heads and moulded labels, one of which is C15 restored and reset. N vertically boarded door, with segmental pointed arch under a square head and moulded label. Interior. Chancel and Nave roofs boarded, ribbed and barrel vaulted. Moulded and crenellated wall plates. No Chancel arch but corbels support moulded wall posts, moulded rood beam with traceried spandrels. Side tracery over. C13 double piscina in Chancel with shouldered head and round drains. Stoup of uncertain date in Nave with 2 centred head and C19 cill. Circa 1950 carved panelling to carved and painted C19 reredos. C19 stained glass to E windows. C19 circular stone pulpit, moulded circular base and stem, fleuron and ball flower moulding to cornice and soffit. C19 coloured tiling to floors. N arcade of 2 segmental pointed arches, moulded capitals and bases to sunk chamfered columns. C19 panelling to W wall of organ chamber. Sanctus stained glass to N windows. C15 plain octagonal font with chamfered base and rings to stem. Line of former eastern apse in the Chancel wall. Although heavily restored C19 the Church is outstanding for the western apse believed to be the only one surviving in Britain. RCHM 1.

TL 80 NW	LANGFORD	HATFIELD ROAD (north side)
3/11		
		Mill House and attached railings enclosing front garden
GV		II

Mill House, now a home for elderly persons. C17 origin with C18/C19 front range. The rear ranges timber framed, hipped red tiled roofs. The front range, rough rendered with red brick angle pilasters, 2 bands and moulded and dentilled eaves cornice. Hipped grey slate roof. Left red brick chimney stack with yellow panelled chimney pots. 3 storeys. 3 window range to first and second storeys of small paned vertically sliding sashes, those to first floor tripartite. Ground floor right and left C18 bow windows with moulded capitals and bases to surrounds and mullions. Central door half glazed with side margins and lower panel, pilasters with moulded capitals and bases, red brick round headed arch with keystone. To left a single storey extension with red tiled roof hipped to left. Bowed railings with double and single gates, quarter and full height rails with ornate arrow heads. Internal features include stick balusters to staircase, panelled doors with moulded architraves. Good group value with Mill and Church.



TL 80 NW

LANGFORD

Witham ROAD

3/18

Barn adjoining road and  
approx. 60 metres north  
of Langford Hall

GV

II

Barn. C17 with later inserted loft floor. Timber framed and weatherboarded. Red plain tiled roof. Central gabled midstrey to farmyard, this with upper window of 4 lights. Similar windows to road face. Now 2 storeys. 5 bays. Through bracing to walls, jowled storey posts, arched braces to tie beams, with some inserted hanging knees. Double joggled side purlin roof. Collars to principal rafters. Good of its type and part of the farmyard complex.

TL 80 NW

LANGFORD

Witham ROAD

3/14

20.12.83

Barn on opposite side of  
road and approx. 200  
metres south east of  
Langford Hall (~~formerly listed  
under Witham Road~~)

GV

II

Barn. C16/C17. Timber framed and weatherboarded. Corrugated asbestos clad roof. Brick plinth. Gabled midstrey. Right and left forward outshots, that to left a 3 bay open cartlodge, the right weatherboarded with vertically boarded door and shutters. 5 bays. Arched braces to tie beams. Through bracing to walls. Jowled storey posts to central bay. Side purlin roof with collars.

TL 80 NW

LANGFORD

Witham ROAD

3/15

10.1.53

Langford Hall

GV

II

House. C17 or earlier with circa 1700 and 1748 red and black brick facade. Hipped red plain tiled roof with 3 gabled dormers. 3 red brick chimney stacks. 2 storeys and attics. The brickwork symmetrical with the 3 centre bays breaking forward. L-plan. Modillioned eaves cornice. 2:3:1 window range of small paned vertically sliding sashes. Gauged brick arches. Fine central doorway, columns of Tuscan order, but triglyphs and metopes to frieze, dentilled and moulded flat canopy, reveal panels. 2 panelled door with glazing bars to top lights. The E face adjoins the road and is of 6 window range of mainly diamond leaded cross transoms, some with original hinges. Interior features include panelled dado to entrance hall, a 4 panelled door with semi-circular light over, moulded surround, frieze and canopy leads to the dogleg staircase with moulded handrail and turned balusters, panelled newel, panelling to walls. Moulded wainscot and architraves to 4 panelled doors. Servants bells intact. At one time the home of Lord Byron. Remains of moat to SW. RCHM 2.

TL 80 NW	LANGFORD	Witham ROAD
3/16		Stable adjoining road approx. 30 metres north of Langford Hall
GV		II
<p>Stable originally used by carthorses. C18/C19. Timber framed and weatherboarded. Red plain tiled roof of side purlin with ridgeboard construction. Single storey. Central vertically boarded door to stockyard. Through bracing to walls. Original mangers. Part of the farmyard complex.</p>		
<hr/>		
TL 80 NW	LANGFORD	MALDON ROAD
3/20		General Stores and Homestead (formerly listed as House and Shop opposite School)
30.12.59		
GV		II
<p>Shop and attached cottage. Early C18 features. Timber framed and plastered. Red plain tiled roof. Right red brick chimney stack. Square attached rear chimney stack. 2 storeys and attics. 5 window range to first floor of 3 light casements. Transoms to centre lights. 5 window range to ground floor including C19 bay shop window with glazing bars and casements with transoms. C20 shop door with top light, pentice board over. 2 doors to right, one C20 glazed, that to far right of 2 panels and 2 lights, moulded surround pentice board over. Small rear wings include a bake house. Single storey, weatherboarded and red pantiled extension to left.</p>		
<hr/>		
TL 80 NW	LANGFORD	MALDON ROAD
3/21		Station Bridge Cottage and Garden House.
GV		II
<p>House now 2 dwellings. C17 or earlier with later alterations and additions. Timber framed and plastered. Red plain tiled roof with central feature gable. Central red brick chimney stack. 2 storeys and attics. Wings at rear. 3 window range of mainly 3 light casements with transoms. Vertically boarded door, moulded surround and frieze, flat canopy over. Inglenook fireplace.</p>		
<hr/>		
TL 80 NW	LANGFORD	MALDON ROAD
3/22		Railway Cottage
-		II
<p>Cottage. Circa 1840. Painted brick facade. Hipped red plain tiled roof. Right and left red brick chimney stacks. 2 storeys. 2 window range of C19 2 light casements with centre transoms. Central enclosed red tiled porch, board door. Interior features include Klompjie brick floor. All vertically boarded doors with original ironmongery. Original staircase. Brick segmental arched fireplace with iron soffit tie. Cast iron fireplace to bedroom. Original bake oven to right return. Good of its type.</p>		

## 11.2 Essex Historic Environment Record sites in the Conservation Area

	Name	Summary	Period	Grid ref.
18529	The Witham to Maldon dismantled railway line.	Road bridge	Post Medieval	TL84000890
18954	Langford Water Treatment Works	Evaluation showing post-medieval ditch	Post Medieval	TL83350910
20292	Pillbox (destroyed), Hatfield Peveral Road, Langford	a Type FW3/22 pillbox	modern	TL83480910
38955	Langford Bridge, Chelmer and Blackwater Navigation	Bridge c.1797.	Post Medieval	TL84030836
38961	Mill House and attached railings enclosing front garden	C17 timber framed mill house with C18/C19 front range, now home for elderly persons.	Post Medieval	TL83730903
38962	Church of St Giles	C11 or C12 parish church with C19 additions and restoration.	Medieval	TL83770902
38963	Barn on opposite side of road and approx 200m SE of Langford Hall	C16/C17 timber framed barn.	Post Medieval	TL83820909
38964	Langford Hall	C17, or earlier, timber framed house with C18 brick facade. Remains of moat to SW.	Post Medieval	TL83750925
38965	Stable adjoining road approx 30m N of Langford Hall	C18/C19 timber framed stable.	Post Medieval	TL83750928
38966	Cartlodge with loft over adjoining road approx 40m N of Langford Hall	C18/C19 timber framed cartlodge with loft over.	Post Medieval	TL83750930
38967	Barn adjoining road and approx 60m N of Langford Hall	C17 timber framed barn.	Post Medieval	TL83740933
38968	General Stores and Homestead	Early C18 timber framed building, shop and attached cottage.	Post Medieval	TL83830895
38969	Station Bridge Cottage and Garden House	C17, or earlier, timber framed house, now two dwellings.	Post Medieval	TL84060894
38970	Railway Cottage	Cottage, c.1840.	Post Medieval	TL84140885
38981	1 and 2 Witham Road	C17/C18 pair of timber framed cottages.	Post Medieval	TL83810899
38982	Barn approx 70m NW of Langford Hall	C18/C19 timber framed barn.	Post Medieval	TL83710933
40152	Brick Building, Chelmer and Blackwater Navigation	C19 single-storey brick building on Langford-Hatfield Road	Post Medieval	TL83650903

	<b>Name</b>	<b>Summary</b>	<b>Period</b>	<b>Grid ref.</b>
40153	Mill Cottage, Chelmer and Blackwater Navigation	C19 brick cottage on Langford-Hatfield Road.	Post Medieval	TL83640900
40154	Langford Mill, Chelmer and Blackwater Navigation	Brick built mill dated 1897.	Post Medieval	TL83710902
7874	Langford Hall	Homestead moat, south-west of the present 17th century and later Langford Hall (see 7875).	Medieval	TL83700930
7875	Langford Hall	Present hall is a two-storied house with red brick walls and tiled roofs..	Post Medieval	TL83700930
7876	Church of St Giles	Walls are flint and pudding-stone rubble with limestone dressings.	Medieval	TL83700900
7877	Church of St Giles	The church was drastically restored in the 19th century - the chancel was almost completely rebuilt and the north aisle, south porch and north east bell-turret were added.	Post Medieval	TL83700900
8014	Langford Water Treatment Works	Early C20 water pumping station.	modern	TL83600900

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### 11.3 Building Audit Table

The table identifies features of each building within the Conservation Area and any alterations to their front elevation which detract from the character and appearance of the Conservation Area. The survey was undertaken as a visual analysis from the public highway; there was no physical investigation to confirm or add to the information.

Shaded entries indicate a material or detail unsympathetic or out of keeping with the special character of the conservation area. Paler shaded entries indicate less damaging materials or details but which are still out of keeping with the special character.

The survey helps to show how the appearance of these buildings and their contribution to the character and appearance of the Conservation Area might be improved if more sympathetic details and materials were introduced, for the shaded entries. It also indicates, for Langford in particular, an incremental erosion of the characteristic historic features of the Conservation Area and how removal of some permitted development rights would help to preserve the character and appearance of the Conservation Area.

#### Maldon Road

Maldon Road	Date & if listed	Alterations						
		Roofs	Wall Covering	Windows	Doors	Boundary	Rainwater goods	Other
Langford Museum	C19 N SAM	Natural slate	Buff brick	Painted timber, single glazed.	Painted timber, boarded	Brick wall with stone coping Green security fence	Cast iron	
Mill Cottage	C19 N	Hand made clay plain tiles	Red brick English bond	Painted timber side opening casements	Painted timber	Low brick wall Picket fence hedge	Cast iron	Unsympathetic design of double garage
Langmore	C20 N	Concrete tiles	Red brick, stretcher bond	Painted modern single glazed.	Painted timber, half glazed	Hedge	Plastic	Over dominant flat roof dormer in roof
The Croft	C20 N	Concrete tiles	Render with applied timber	u-PVC asymmetric windows	Painted timber half glazed	Hedge	Plastic	Prominent position

Maldon Road (cont...)	Date & if listed	Alterations						
		Roofs	Wall Covering	Windows	Doors	Boundary	Rainwater goods	Other
The Homestead	C18 Y	Hand made clay plain tiles	Render	Painted timber Single glazed & shop window	Painted timber, Panelled Part glazed	Conifer Hedge	Cast iron plastic	Very poor condition. Date of 1725 on chimney
Magnolia View	C20 N	Machine made clay plain tiles	Red brick, stretcher bond	u-PVC asymmetric	u-PVC	Hedge to front close boarded fence to side	Plastic	Traditional style garage using sympathetic materials
Langford Mill	C19 N	Natural slate	Red and buff brick, English bond	uPVC	Painted timber, boarded	Brick wall with stone coping	-	Replacement u-PVC windows and not in use
Mill House	C17 Y	Hand made clay plain tiles	Painted rendered brickwork and exposed brick piers	Painted timber single glazed. vertical sliding sashes.	Painted timber, half glazed, panelled	Metal railings with gold tops on low brick wall	Cast iron	
Church Cottages 1 and 2 Witham Road	C17 Y	Hand made clay plain tiles	Render with faint pargetting	Painted timber single glazed. Side opening casements	Painted timber, boarded	Picket fence hedge	Cast iron	Unsympathetic garage to no. 2
Old School House	C19 N	Hand made clay plain tiles	Red brick Flemish bond	Painted timber casements	Painted timber, boarded	Hedge Picket fence	Cast iron and plastic	designed by local architect Frederick Chancellor
Chesterton (Rose Cottage)	C20 N	Hand made clay plain tiles	Rendered and hanging tiles	Painted timber asymmetric	Painted timber, glazed	Hedge Picket fence timber gate	Plastic	-hanging tiles unusual detail in Langford

Maldon Road (cont...)	Date & if listed	Alterations						
		Roofs	Wall Covering	Windows	Doors	Boundary	Rainwater goods	Other
The Old Post Office	C19 or earlier N	Hand made clay plain tiles	Render	u-PVC assymmetric	u-PVC	Red brick wall in stretcher bond Picket fence	Cast iron and plastic	-traditional style unsympathetic windows
Langford Lee	C20 N	Machined clay plain tiles	Red brick Stretcher bond	Painted timber single glazed. casements	Painted timber, half glazed	Hedge to side trees to front but no strong boundary	Plastic	Double garage in unsympathetic brick not matching house
Village Hall	C19 N	Natural slate	Red brick English bond	Painted timber heavy casements	Painted timber boarded	Post and rail Railings hedge	Cast iron	Unsympathetic detail on roof vents and lights

### Witham Road

Witham Road	Date and if listed	Alterations						
		Roof covering	Wall Covering	Windows	Doors	Boundary	Rainwater goods	Other
Melita	C20 N	Concrete tiles	Yellow bricks stretcher bond Weatherboard	Painted timber Modern assymmetric windows	Painted timber panelled	Hedge	Plastic	-
Brierley	C20 N	Concrete plain tiles	Render	Modern uPVC assymmetric windows	u-PVC half glazed	Hedge No front boundary?	Plastic	-
White Gables	C20 N	Machine made clay plain tiles	Weatherboard and brick	Painted timber Asymmetric windows	Painted timber panelled	Brick wall timber picket fence	Plastic	Cramped front dormer windows-
Boswells	C20 N	Machine made clay plain tiles and clay pantiles	Red brick Stretcher bond, cement pointing	Painted timber single glazed	Painted timber panelled	Brick wall	Plastic	-

Witham Road (cont...)	Date and if listed	Alterations						
		Roof covering	Wall Covering	Windows	Doors	Boundary	Rainwater goods	Other
Willow Barn	C16 Y	Hand made clay plain tiles and pantiles	Weatherboard	Painted timber	Painted timber boarded	Brick wall Overdressed by ball finial	-	Barn conversion
Langford Hall barn	C18 N	Slate	Weatherboard	Painted timber	Painted timber boarded loft doors	Farmyard complex	-	Traditional barn still in farm use
Langford Hall	C17 Y	Hand made clay plain tiles	Red brick Flemish bond	Painted timber single glazed vertical sliding sashes, mullion and transom leaded lights	Painted timber boarded	Black metal estate railings Brick wall and metal gates Post & rail to rear	Cast iron	Prominent building in Conservation Area
Langford Hall stables	C18 Y	Hand made clay plain tiles	Weatherboard			Rear elevation to road		Original farmyard complex
Langford Hall cartlodge	C18 Y	Hand made clay plain tiles	Weatherboard and render			Rear elevation to road		Original farmyard complex
Langford Hall Barn	C17 Y	Hand made clay plain tiles	Weatherboard	Painted timber	Glazed Painted timber boarded	Low timber rail to front		Converted to office use
Langford House	C20 N	Hand made clay plain tiles	Render	Brown asymmetric with faux leaded lights	Timber boarded	Hedge Metal gates	Plastic	Traditional style house spoilt by window detail