

DRAFT

PURLEIGH

Conservation Area Review and Character Appraisal



Essex County Council



MALDON DISTRICT
COUNCIL

Front cover illustration: The Bell and The Old Gate House, Purleigh.

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It was prepared by Karen Fielder, MA, PGDip of Essex
County Council Historic Buildings and Conservation
Section.

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1. INTRODUCTION

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.

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 visual 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).

Purleigh is a large rural parish in Maldon District, about four miles south of the town of Maldon. The conservation area encompasses the historic church, rectory, former manor house and farm that constituted a historic focus for settlement in the parish. It also includes an important ancient moated mound to the south, which is designated a scheduled monument. Situated on a distinctive wooded hill from which there are panoramic views, the conservation area is a prominent local landmark. The conservation area has considerable historic and landscape charm, and remains tranquil and unspoilt.

The conservation area at Purleigh was first designated in December 1975 since when there have been no revisions to the boundaries.

Designation of a conservation area places firmer planning controls over certain types of development, including extensions, boundary treatments, the demolition of unlisted buildings and works to trees. However, it does not prevent any change to the area and it may be subject to many different pressures (good and bad) that will affect its character and appearance. Although Purleigh is a remote village, it faces continuing pressure for change, including for new housing. There is also ongoing pressure for 'modernisation' and 'improvement' of existing buildings, where alterations could result in considerable loss of character. Many of these works can be carried out as permitted development within the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Maldon District Council commissioned Essex County Council to prepare the conservation area appraisal and review and the research and fieldwork were carried out in March 2007.

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

Any issues which may affect the protection of character will be highlighted and opportunities for enhancement identified. This appraisal also considers alterations to the boundary of the conservation area. The appendix includes a Building Assessment table, a basic survey of specific features of individual buildings, identifying modern alterations which may be out of keeping with the character of the Conservation Area.

2. CHARACTER STATEMENT

Purleigh Conservation Area encompasses a historic settlement area focussed on the ancient principal manor of the parish. At its core lies the church of All Saints, 14th century in origin but largely restored in the 1890s, and the adjacent picturesque Victorian rectory. Purleigh Hall and its associated farmstead are important elements in the historic and rural character of the conservation area, representing what remains of the manorial farm. At the southern end of the conservation area is Purleigh Mount, a copse-covered mound with associated earthworks that is an ancient feature in the landscape. Its original purpose is a matter of speculation; it may have originated as a Norman motte and bailey castle but full archaeological analysis has yet to be carried out to establish its significance. The small settlement is isolated from the modern village and other historic hamlets in the parish by its hill top setting. Perched on a distinctive wooded hill in the gently undulating landscape, the conservation area is an important local landmark, with the church tower prominent in distant views. From the top of the hill, there are frequent far-reaching panoramic views across open countryside. Quiet rural lanes climb steeply up to the historic settlement which apart from the principal buildings consists of a small number of houses and cottages, the old parish school room and the 15th century pub, the Bell. The built environment is varied and informal, with many periods represented and some new properties well integrated into the historic context. The traditional palette of materials includes soft red brick, weatherboard and plain clay tiles which add warmth, colour and texture to the street scene. Hedges and trees contribute to a soft, green and rural character. The whole settlement represents a well-preserved, coherent survival of an ancient church/hall manorial complex, which is characteristic of the historic settlement pattern in much of Essex.

3. STATUTORY PROTECTION WITHIN THE CONSERVATION AREA (Fig. 1)

There are seven buildings within the conservation area boundary listed as being of special architectural or historic interest. All are grade II listed, except for the grade I listed church. There is one scheduled ancient monument within the conservation area, a moated mound known as Purleigh Mount.

There are two public rights of way within the conservation area, one of which follows St Peter's Way, a long distance route between Bradwell-on-Sea and Chipping Ongar. Other paths lead away from the boundary of the conservation area. These paths are marked on *Fig. 1*.

The conservation area falls within a special landscape area (SLA), identified by Maldon District in the Replacement Local Plan as being of special landscape value making an important contribution to the District's natural heritage and which should be protected. Proposals that would result in the loss of trees which make a valuable contribution to the character or appearance of the area will be resisted. There is one Tree Preservation Order within the conservation area, covering a sycamore tree in the grounds of Eveleigh House. Other trees enjoy protection in as much as anyone carrying out works to a tree in a conservation area must give written notification to the local planning department at least six weeks beforehand.

4. PLANNING AND PLANNING POLICIES

Designation of a conservation area places firmer planning controls over certain types of development, including demolition of existing properties and works to trees. The Local Planning Authority is required to achieve high standards of design and appropriateness for all new building works and extensions within the designated area.

Designation is not intended to prevent change, but to ensure that necessary change does not damage the essential character which designation was intended to preserve. The issue of 'character' is one of great importance which needs to be fully understood and its implications fully acted upon. Works carried out as 'permitted development', and thus not subject to planning control, have the potential to erode the character of the conservation area. Those carrying out such works need to be aware of this risk and of their general public duty to avoid causing damage to the character of the conservation area.

Maldon's Replacement Local Plan was adopted in November 2005. The Built Environment objectives contained in it aim to achieve good design, the protection of listed buildings, the harmonisation of new build with existing buildings and their surroundings to avoid erosion of historic character, the preservation and enhancement of conservation areas, and the promotion of sustainable development (policies BE1, BE12-16). Other policies concerning controls in conservation areas are M/BE/17 (Protection), M/BE/16 (Advertisements), M/BE/18 (Demolition), M/BE/19 (Development), M/BE/27 (Satellite dishes). Protection for Listed Buildings is contained in M/BE/20 (Demolition), M/BE/21 (Change of Use), M/BE/22 (Curtilage), M/BE/16 (Advertisements), M/BE/27 (Satellite dishes). Archaeological sites are subject to M/BE/23 (Protection).

The Replacement Local Plan aims to combine sensitive stewardship of the District's natural and built resources with economic regeneration and growth. As a rural area the District's most important assets are the countryside and the coast. To safeguard these assets the Local Plan requires development to be concentrated within defined settlement development boundaries, to ensure that best use is made of existing public services and infrastructure whilst protecting the countryside. Parts of the Purleigh conservation area fall within a defined settlement development boundary within which new development will be directed (Policy M/S/1).

The Replacement Local Plan recognises the importance of the District's landscape with policies that set out to protect its character. In particular, permission will not normally be given for development within Special Landscape Areas unless its location, siting, design, materials and landscaping conserve or restore the character of the area in which the development is proposed (Policy M/CC/6).

5. LOCATION AND LANDSCAPE SETTING

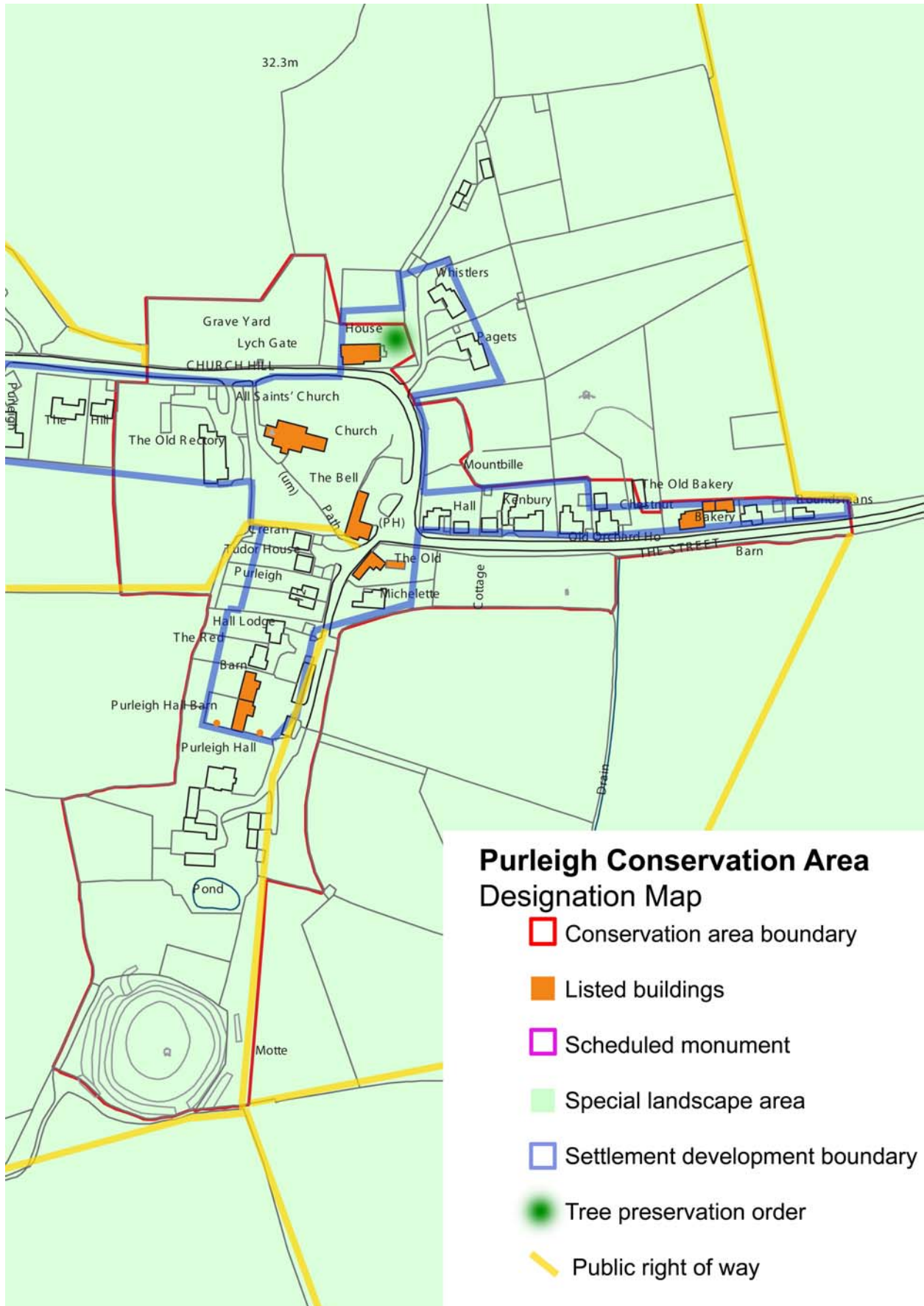
Purleigh is a relatively remote rural parish located about four miles south of the town of Maldon on the Dengie peninsula. The village lies off the B1010, which is the main access road between Maldon and Burnham. The main village of Purleigh lies to the west of the conservation area, at the foot of Purleigh Hill.

The landscape setting of the conservation area is an important feature of its special character, the quality of which is recognised by designation as a Special Landscape Area. Purleigh is set in gently undulating arable farmland, which at times forms low hills. The conservation area is located on a pronounced hill, averaging 45m AOD, which is clearly visible in the surrounding countryside. The elevated position allows expansive views out to the surrounding landscape, and there are also important views up to the conservation area where the church tower is a prominent landmark. These open views are sensitive to change, as new development could potentially be visually intrusive.

The field pattern comprises medium to large scale fields, which in places are the result of extensive hedge loss in recent times. The pattern to the east retains evidence of a Roman rectilinear pattern which has largely been lost to the west (Potter, 1996). Hedges and shelter belts, copses and occasional hedgerow trees are visible in the surrounding countryside. Elms were more common prior to their devastation by Dutch Elm disease in the 1970s. The retention of historic hedgerows is important to protecting the wider setting of the conservation area, and reinstatement of these historic landscape features should be considered.

The B1010 and the B1018 carry most of the local traffic, but otherwise the roads around Purleigh comprise quiet country lanes often following historic field boundaries, some leading to historic farmsteads. The landscape is characterised by a sparse arrangement of small-scale settlements and farmsteads linked by lanes and footpaths.

Fig. 1 Purleigh conservation area designation map.



6. ORIGINS AND DEVELOPMENT

Local author Steven Potter has written extensively on the history of Purleigh. His work has been invaluable in compiling this summary of the origins and history of the settlement, and a list of the titles used is included in the bibliography.

The landscape around Purleigh was well farmed by the Roman period, with a rectilinear pattern of fields established. Evidence of the Roman landscape survives in the field pattern and layout of roads and lanes in the wider area. Archaeological evidence for Roman settlement at Purleigh is limited, although there have been occasional finds of Roman brick, tile and pottery (EHER 7710, 7931).

The Domesday survey gives an indication of Purleigh at the end of the Saxon period. Purleigh was well settled by this time, with seven manors and extensive woodland. Landowners included Edeva, Guthmund and other freemen. Purleigh is referred to as *Purlai*. The origins of the name are unclear; Reaney suggests the name derives from *pur* meaning bittern or snipe, birds that were once more common in Essex prior to marshland draining (1935, 222). Morant, however, suggests the name may be derived from Purlieu, meaning the border of a forest to which certain hunting rights prevailed.

By the time of the survey in 1086 owners included Eustace, Count of Boulogne, and Hugh de Montfort, and there were 44 households. Subsequent to the survey the land fragmented into further manors and farmsteads, of which Purleigh Hall was the principal manor. The date of the first church at Purleigh is not known, but there was a church by the 12th century. The present structure dates from the 14th century with later additions. It is possible that Purleigh Mount had its origins at this time as an adulterine motte and bailey castle, built at the time of the civil war in the reign of Stephen (1135-54). The medieval economy was based on agriculture, principally arable, shifting to greater emphasis on pasture in the 16th century.

The Chapman and André map of Essex of 1777 is a good indication of the medieval settlement at Purleigh (Fig. 2). This shows the dispersed pattern of settlement in the area, with scattered farmsteads. Woodland is an important feature. The hill top settlement based on the church and hall can be seen, with the street pattern as it appears today.

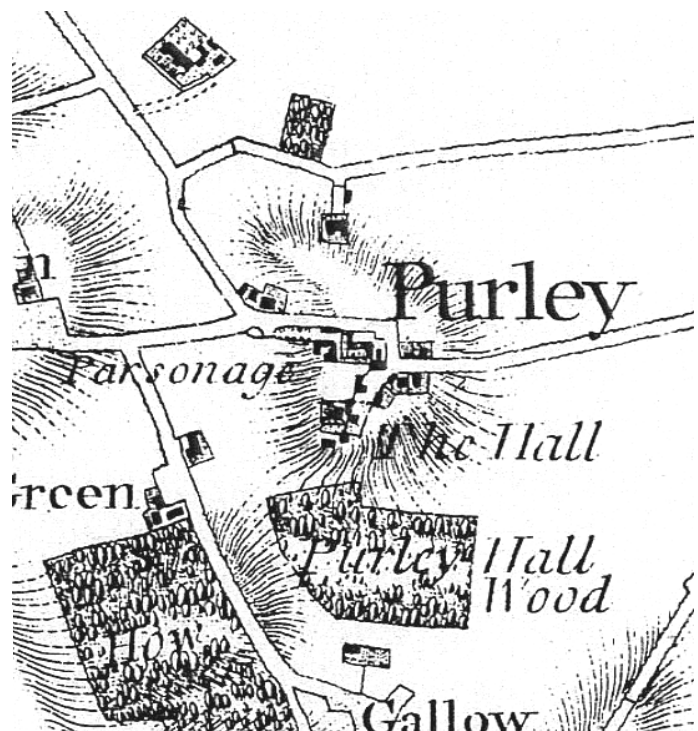


Fig. 2 Chapman and André map of Essex, 1777.

In the late 16th and early 17th century the population was rising within the parish (Potter 1986). This increase in population was accompanied by a diversifying of skills and trades represented, beyond those which were required to support the agricultural activities of the farm. These included a tailor, butcher, baker, victualler and potters. Manorial lords were prepared to allow additional settlement on common land, leading to the creation of hamlets within the parish of Purleigh. However at Purleigh Hall manor, where there was only a small amount of common, rights of grazing were limited to tenements bordering the common and no further encroachment was allowed. The settlement therefore changed little during this time, and remained essentially a small church/hall/farm complex with a few labourers' cottages and a smithy. A rectory was built on the site of the existing Old Rectory by the beginning of the 17th century.

In the early 18th century the population dropped, but rose again after the mid 18th century until 1841 when the population peaked at 1213. The population increase resulted in building along roadside verges within the parish. The 1846 tithe map shows the extent of the settlement on Purleigh Hill at this time, with cottages, shops and workshops extending further east along The Street in the form of ribbon development along the northern verge (*Fig. 3*). It remained, however, a small scale and isolated settlement, albeit with more of a village character. A grocer's shop (now The Old Gate House) opened there in 1759, and a new smithy was established early in the 18th century (*Fig. 4*). By the 1830s several tenements on The Street were converted into a bakery for use by parishioners. A school opened early in the 19th century opposite the church (now Eveleigh House), which was extended with new classrooms in 1817 and 1872. A post office trade directory of 1855 indicates the commercial premises within the wider parish by that time, including a number of shoemakers, a grocer and draper, beer retailers, bakers, a tailor etc. The First Edition OS map of 1874 gives a more detailed picture of the Victorian hill top settlement (*Fig. 5*).

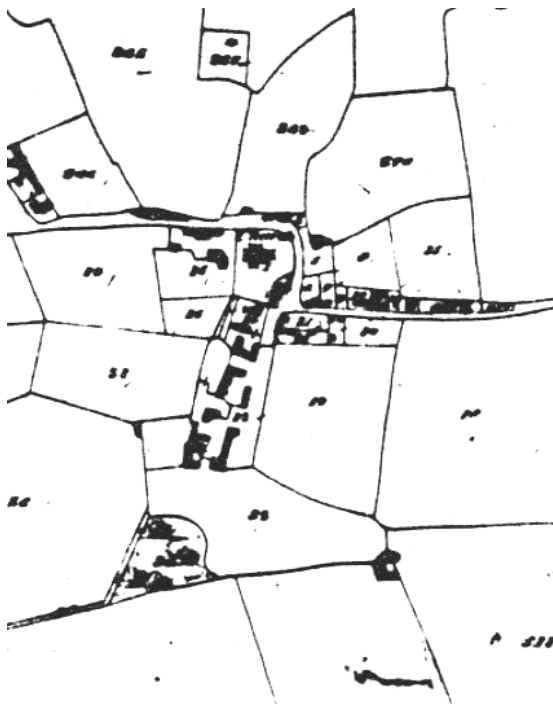


Fig. 3 Tithe map, 1846



Fig. 4 The Bell (right) and the 18th century shop (left, now The Old Gate House), c.1900, ERO T/P 514/5.

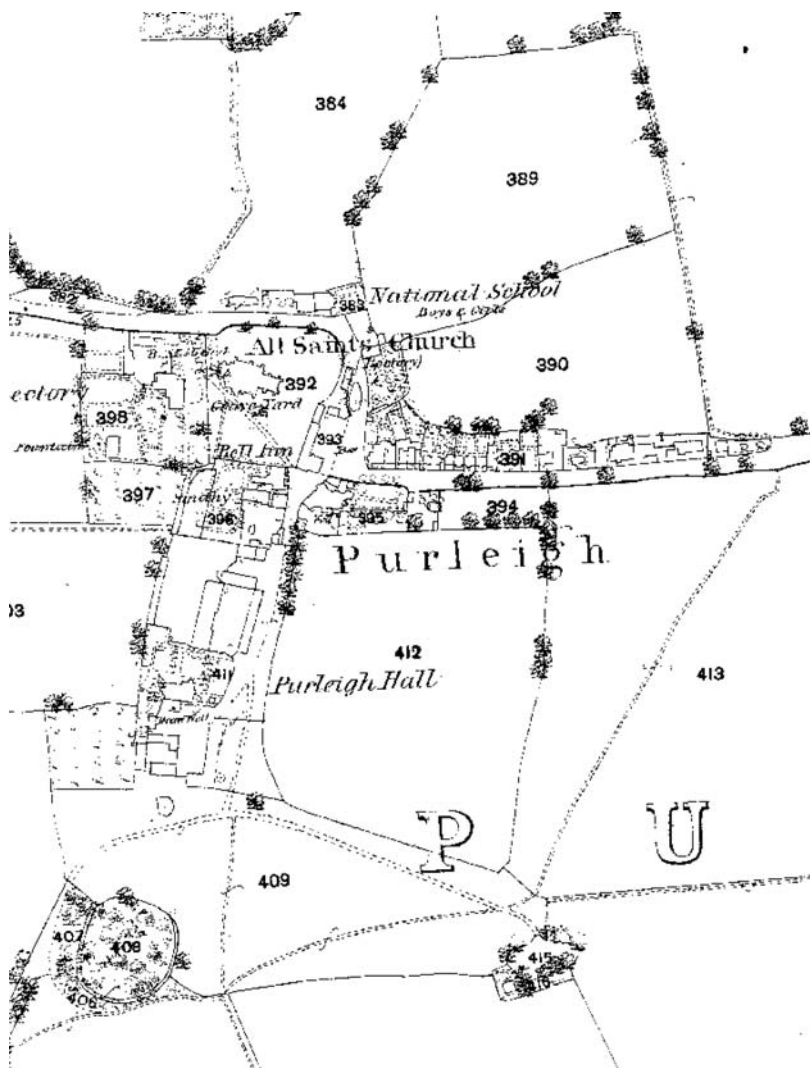


Fig. 5 1st edition OS map. 1873.

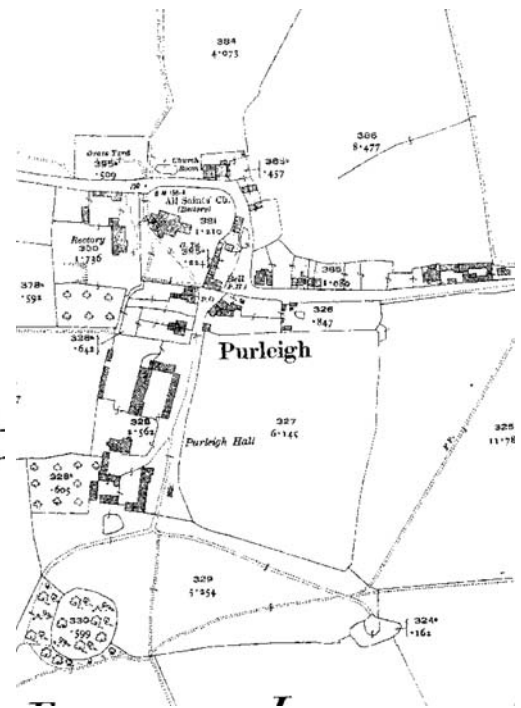
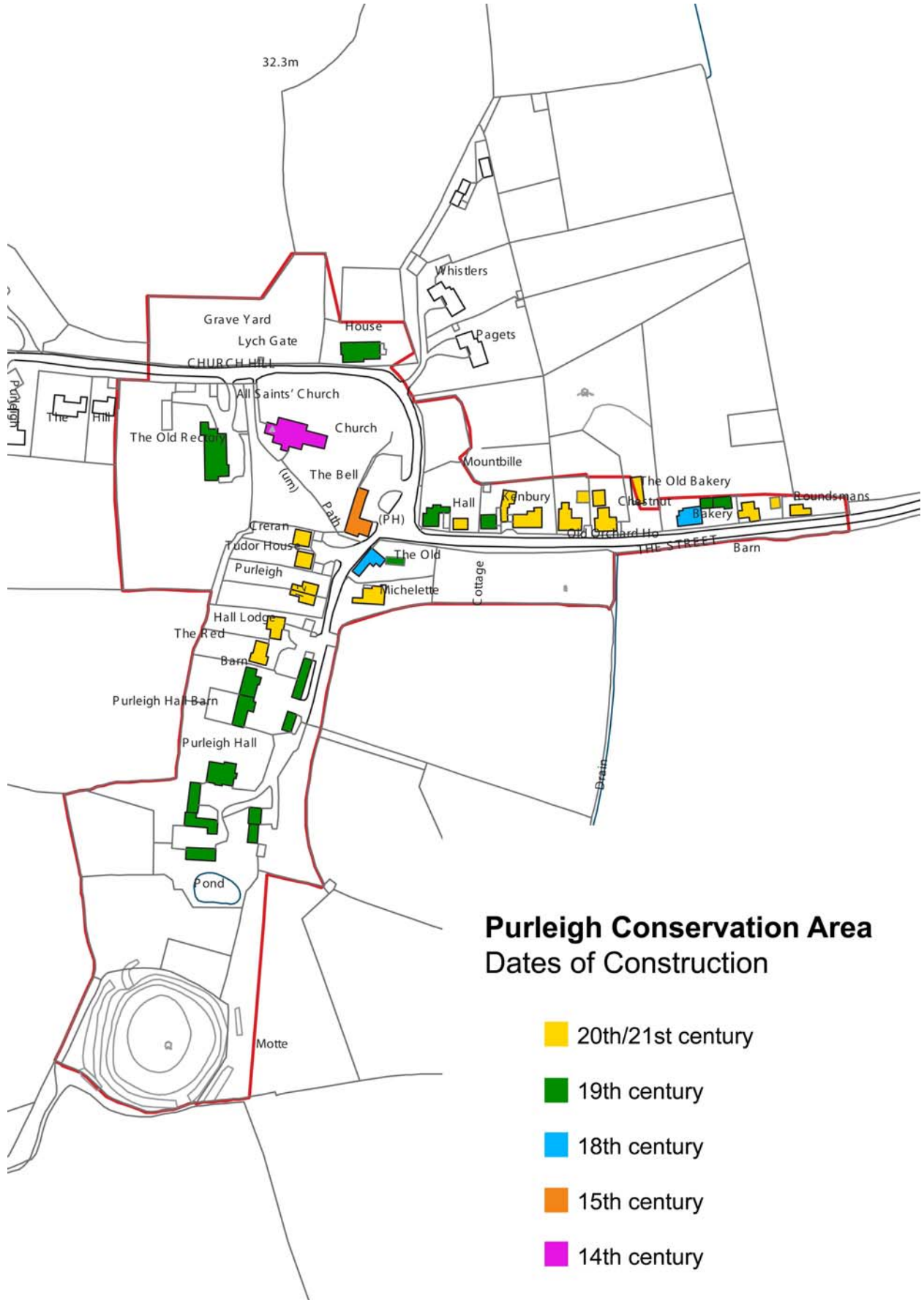


Fig. 6 3rd edition OS map, 1922.

The settlement remained relatively unchanged by the time of the 3rd edition OS map of 1922, and by 1901 the population had fallen from its mid-19th century peak to 737 (Fig. 6). However from the 1920s new housing estates began to be developed within the parish bringing an increase in the population, which now stands at around 1150, living in around 460 households. New housing was generally built on agricultural fields to the west of the settlement on Purleigh Hill. Within the old hill top settlement Purleigh Hall farm was considerably reduced in acreage and used principally for horses. Some traditional farm buildings survive to the south, remaining in their original use, but the historic double barn was converted for residential use in the 1980s and two new houses have been built within the farmstead complex. The former parish school has also been converted for residential use, and there is a primary school elsewhere in the village which opened in 1915. Other new housing has been built along The Street, but the settlement remains small scale. The area is popular with walkers, there being a good network of local footpaths and beautiful countryside, and the Bell is also an attraction with its picturesque hill-top setting.

The built environment of Purleigh conservation area today reflects its origins and development, with buildings of many periods represented. The map below (Fig. 7) indicates the estimated date of construction of buildings in the conservation area.

Fig. 7 Map showing earliest dates of buildings.



7. TOWNSCAPE

The relationship between unity and variety is an important factor in the character of historic settlements. Over-unified places are dull and monotonous and too much variety means visual anarchy. Historic towns and villages embody the right balance and this is an important part of their charm.

Townscape is the art of public space, where buildings are arranged to provide a stimulating environment. The 'unity' element is formed by the interlinking thoroughfares which bind a settlement together. An attractive place has a variety of enclosed spaces, like outdoor rooms, joined to form continuous routes.

The topography of Purleigh is an important element in the special character of the conservation area, with the relationship between buildings, streets, spaces and views combining to create an attractive townscape. The conservation area sits on top of Purleigh Hill, and the main access roads are quiet country lanes, Church Hill and The Street, that form a continuous route running east-west, dog-legging around the eastern edge of the churchyard. Church Hill is a narrow lane with no pedestrian footpath that rises steeply away from the modern village to the west, climbing up towards the church. The church tower and the Old Rectory form a picturesque and historically significant pairing (there having been a rectory on the site for around 400 years), which features in views up the hill from the west. From the bottom of Church Hill these views are disrupted by the modern development at Fairfields, and this would benefit from some further planting around its western edge to soften its appearance in the landscape (*Fig. 8*). However Church Hill is generally an attractive country lane bordered by trees and hedges that contribute to its rural character. From the top of the hill there are good views back across the village as the lane descends (*Fig. 9*).



Fig. 8 View east from the bottom of Church Hill, with Fairfields in front of the rectory and church.



Fig. 9 Church Hill looking west.

From the top of Church Hill the view opens up to the north across the graveyard, which is accessed via a Victorian lych gate and is enclosed by hedging and iron estate railings. This area represents an extension to the churchyard added at the end of the 19th century and extended again in the 1930s. The graveyard is open and laid to grass, and from within there are uninterrupted views to New Hall vineyard and beyond as the hill slopes steeply away. On the south side the road edge is enclosed by a historic brick wall and old iron railings enclosing the grounds of the old rectory. The rectory itself is almost hidden behind tall planting. The church and churchyard are also screened by the trees and hedging that form their boundary.

Where The Street takes on a north-south alignment to skirt the churchyard, Eveleigh House (the former school and schoolmaster's house) is a picturesque incident in the townscape, occupying a prominent position in views north up The Street and in views from the graveyard (*Fig. 10*). The road edge is bordered by hedge and grass verges that contribute to the rural character. An undeveloped field on the east side of the road permits expansive views to the east.



Fig. 10 Eveleigh House looking north.

The open area in front of the Bell pub is an important element in the spatial character of the conservation area. The Street broadens here, creating attractive views to the Bell, and the area now provides car parking space for the pub (*Fig. 11*). This has been landscaped with grassed areas, planting and benches so that it is not visually intrusive. This open area is a historic townscape feature which provided a commercial focus for the settlement in the past, and should be preserved. Historically The Bell together with various associated buildings, some of which have now been lost, enclosed the south and west side of this space, with the village stores on the south-east corner (now The Old Gate House). The informal arrangement of historic buildings around this space creates a delightful street scene and represents a well-preserved historic core of this small settlement.



Fig. 11 The Bell and The Old Gate House, formerly village stores.

The Street narrows to a pinch point between The Bell and The Old Gate House, with views through to Hall Cottages (*Fig. 12*). South of the Old Gate House the street is informally laid out with a variety of 20th century houses, mostly occupying the site of a former smithy. This area now rather lacks coherence and identity, and does not read well as the approach to the historic farmstead. The pair of 1960s neo-Tudor houses, Creran and Tudor House make an attractive pairing but are overly suburban in this context. However there is a good view up to the church from here, where a public footpath leads through the churchyard gate and along a gravel path lined with small yew trees. The views back towards The Bell and the Old Gate House are also good.



Fig. 12 The Street, looking through to Hall Cottages.

The lane heads south towards Purleigh Hall, where the views open up within the area of the farm. The historic farmstead buildings are located on the higher ground to the west, with the landscape falling away across fields and paddocks to the east affording distant views across the Dengie peninsula. New houses built within the farmstead and the historic double barns (now converted for residential use) are set back from the west side of the lane with an extensive gravelled yard to the front. This residential complex retains the sense of enclosure which characterised its historic farm use, with a historic brick crinkle-crankle wall forming a boundary at its southern end, and two long Victorian single storey brick buildings forming the eastern boundary. There are attractive views looking north towards these buildings and beyond to The Bell, with a varied clay tile roofscape creating warmth, colour and interest in the scene, and brick walls enclosing the group (*Fig. 13*). Perched on the crest of the hill, the barns can be seen from the foot of the hill to the west. Views to the farm from the east have been screened in the past 30 years or so by trees (*Fig. 14*).



Fig. 13 Looking north, Purleigh Hall Farm, with the double barn now converted for residential use in the foreground.



Fig. 14 View to Purleigh Hall Farm from The Street looking west, pre-1983. Purleigh Hall is in the far left. This view has since become screened to a large extent by trees.

Purleigh Hall stands in an exposed setting enclosed by a low brick wall, facing east to take in the broad views across the open countryside. To the south of this is an arrangement of traditional farm buildings which retain their agricultural use and are positioned around a courtyard. A footpath continues south beyond the farmstead along the field edge with wide-ranging views east and south to reach Purleigh Mount. The path skirts the southern edge of the Mount, and the conservation area boundary follows this path. There is no access to the Mount itself, which is fenced off with wire to prevent damage by grazing animals, and there are no notices to identify it. It is densely wooded and thick with tangled scrub, with crows nesting in the tall trees on the crown (*Fig. 15*). The tranquillity and remoteness of the spot from the village contribute to the special character of this place.



Fig. 15 Purleigh Mount.

The Street heads east from The Bell, and is a narrow country lane descending the hill slope (*Fig. 16*). It is developed only along its north side with houses and cottages, and has a raised footway on this side. The southern edge is enclosed with hedging which permits views out across the countryside to the east. The south side should remain undeveloped to preserve these views and to protect the spatial character of the street. Properties on the north side are typically two storey detached houses of similar scale and eaves height. They generally face the street edge, sometimes with shallow front gardens and low front boundaries of brick walls or hedges, creating a degree of uniformity in the building line. There is a good view west up The Street where The Bell closes the view (*Fig. 17*).



Fig. 16 The Street, looking east.



Fig. 17 The Street looking west to The Bell, with Turnstone on the right.

The map below (*Fig 18*) gives an indication of some key elements in the townscape character of the conservation area, including views. It gives an indication of green hedge lines and trees that contribute to the scene, but this is in no way exclusive. The conservation area generally has a strong green and rural character, and fields, hedges, trees, gardens and verges contribute to this character throughout the area, as well as to the wider setting of the conservation area. The aerial photograph provides a good comparison of the interrelationship between streets, planting buildings and open spaces (*Fig. 19*).

Fig. 18 Townscape analysis of conservation area.

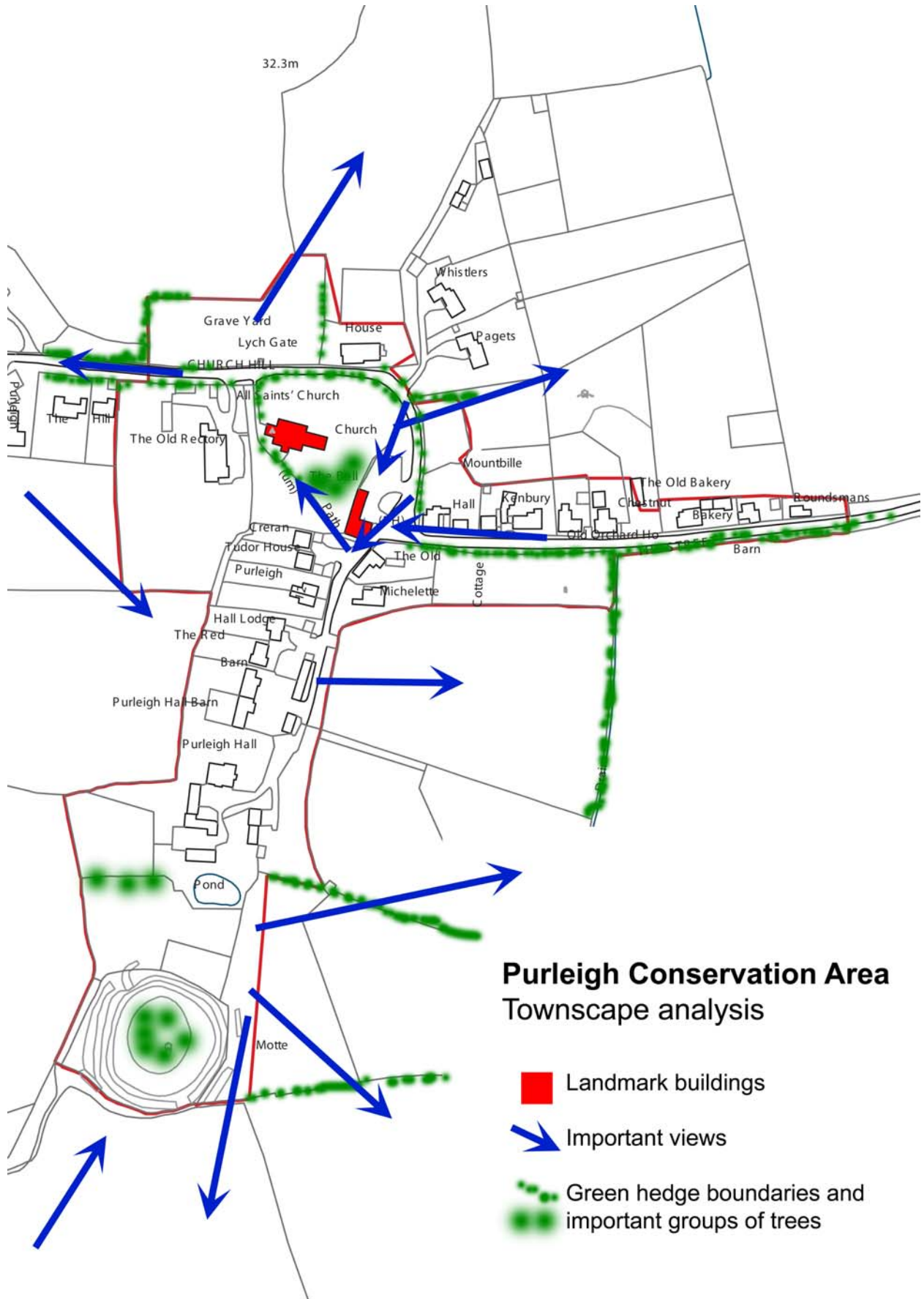
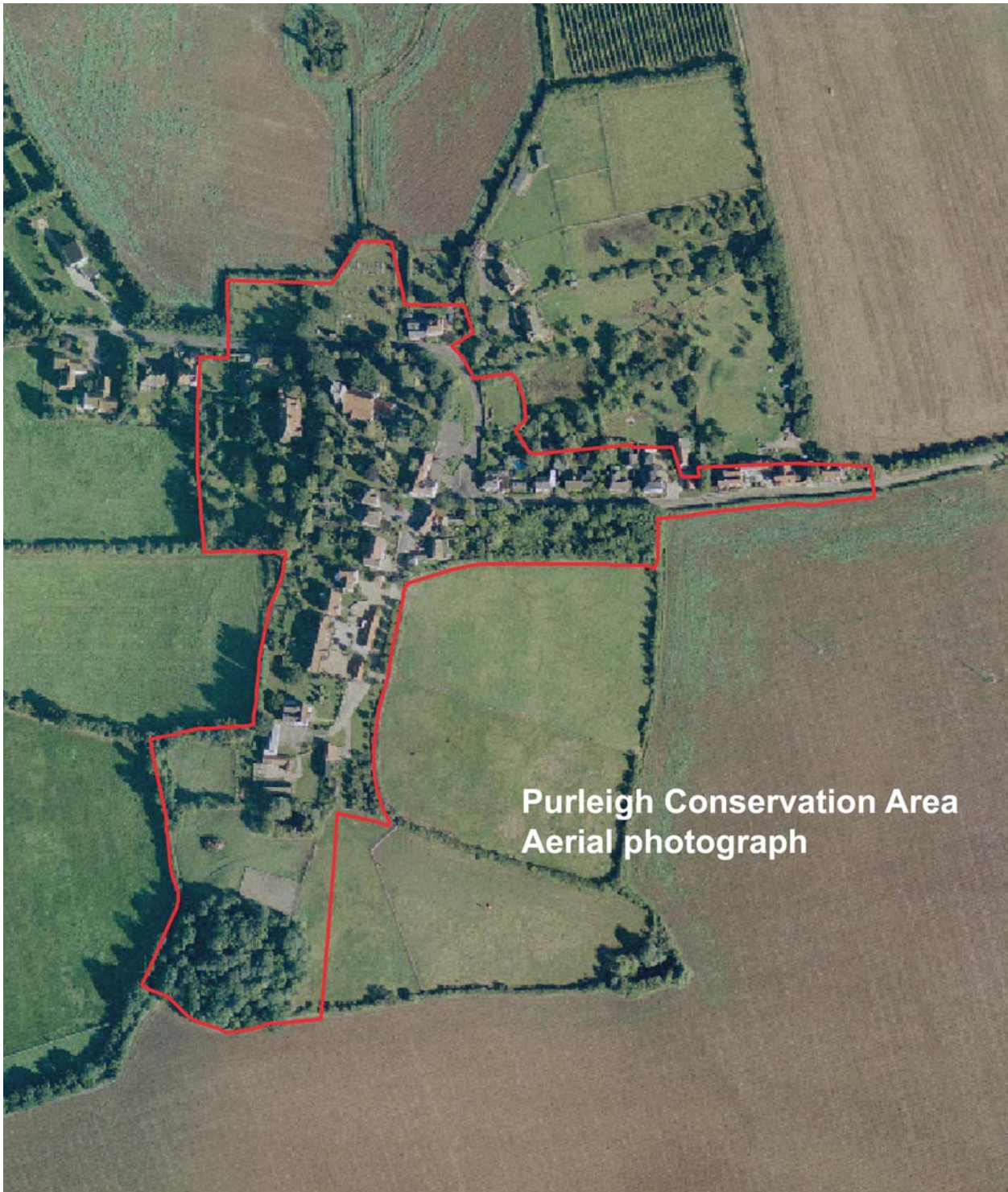


Fig. 19 Aerial photograph of conservation area.



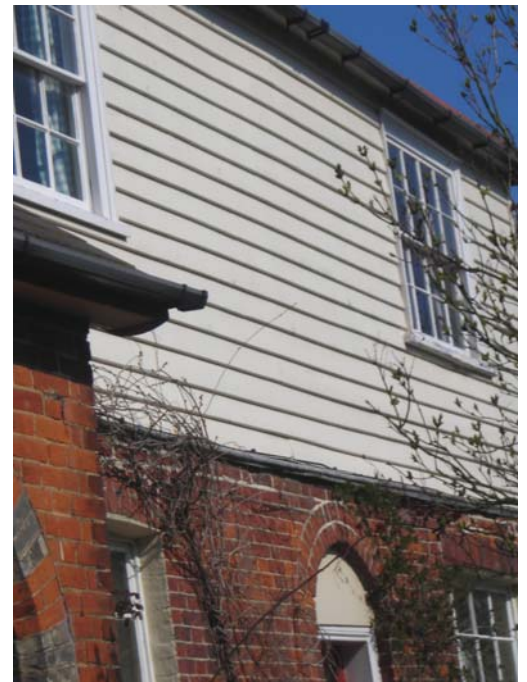
Purleigh Conservation Area
Aerial photograph

8. MATERIALS AND DETAILING

Traditional materials and details make a significant contribution to the character of the conservation area.

Unpainted red brick, generally laid in Flemish bond, is traditional for walling in the conservation area, with openings formed of cambered or gauged brick arches. Many 19th and 20th century properties are finished with smooth render painted in white. Some older properties, including The Bell, have rough rendered walls which are less bland than where smooth render is applied, adding texture and interest to the elevations. Featheredged weatherboard is also a traditional wall finish for vernacular buildings. It is generally painted white for domestic buildings, and black or tarred for agricultural buildings (*Fig. 20*). Late 20th century properties generally reflect these traditional walling materials, making use of Flemish bond red brick and weatherboard.

Fig. 20 Red brick and weatherboard, Eveleigh House.



Decorative clay hanging tiles are a Victorian intervention used to good effect on both The Old Bakery and The Old Rectory, creating attractive and interesting frontages (*Fig. 21*).

Fig. 21 Decorative tile hanging on The Old Bakery.



Traditional windows are of painted timber, usually white, and small paned vertically sliding sashes are the dominant window form (*Fig. 22*). Windows tend to be flush to the front in timber-framed and weatherboarded buildings, or slightly recessed in brick buildings. Elevations are given interest with a variety of projecting windows and bays, most noticeably along the eastern stretch of The Street, making the best of the splendid views.

Traditional doors are painted timber, and include panelled and boarded doors (*Fig. 23*). Doorway treatments include small canopies and pitched or hipped roof porches that add variety and interest to frontages.



Fig. 22 Traditional timber small paned sash window, The Bell.



Fig. 23 Traditional timber boarded door, the Old Gate

Roofs are typically pitched and positioned flank to the street. Hipped roofs are also seen. Roof materials are most commonly double cambered handmade red clay plain tiles laid between 47 and 50° (Fig. 24). Modern dwellings have made good use of this vernacular material. Natural blue-grey slate is occasionally used at a lower pitch (35 to 40°). Orange clay interlocking tiles are used on agricultural buildings at Purleigh Hall Farm (Fig. 25). Brick chimney stacks, often with corbelled courses, enliven the roofscape. Dormer windows are not typical in the roofscape of the settlement. Restrained use of dormers in later properties (Roundsmans Cottages and Aylesbury Barn does not overly disrupt the traditional character, but dominant dormers would not be appropriate.



Fig. 24 Handmade double cambered clay tiles on the roof of



Fig. 25 Clay pantiles used on a traditional farm building at Purleigh Hall Farm.

Boundary treatments are generally low and appropriate to the rural context. Traditional treatments include low red brick Flemish bond walls, picket fences and hedges. Walls of hard modern brick in stretcher bond are less sympathetic. Front garden planting softens the appearance of frontages. Some forecourt areas are hard landscaped in unsympathetic materials, including tarmac and block paving.

Road surfaces are predominantly tarmac, with some old concrete surfacing around the farmstead and its approach, and evidence of earlier gravel surfaces. The forecourt areas in front of the residential development and historic barns at the farm are surfaced in gravel that is appropriate to the rural character. Tarmac would not be appropriate here. Historically the roads were surfaced in gravel, and the use of bound gravel would be an appropriate surface treatment in this informal rural context.

9. USES

Properties in the conservation area today are principally residential. Purleigh Hall farm retains some of its agricultural use, with traditional farm buildings at the southern end of the farmstead. The historic barns were converted for residential use in 1984. The settlement's former shop at The Old Gate House has retained its shop window although it is now purely residential, the shop having closed in the 1970s (*Fig. 26*). The Bell has been in use as a pub since the 17th century. The old schoolroom and schoolmaster's house still survives opposite the church, retaining evidence of its former use in its appearance. The only surviving building representing past industrial activity in the settlement is The Old Bakery, which retains ancillary buildings set back from the road and now converted for residential use. The original early 19th century oven survived *in situ* until recently when a new house (Aylesbury Barn) was built on the site of one of the buildings. However the remains of the oven have been incorporated into the new building, which is generally of a good modern design that has been influenced by the building it replaced.



Fig. 26 Original 18th century shop window, The Old Gate House.

10. AREA ANALYSIS

Purleigh has a good historic built environment reflecting its ancient origins as a small scale manorial church/hall complex and manorial farm, and its subsequent development and infilling since the late 18th century with new houses and cottages. It retains the character of a small rural and agricultural settlement. With the exception of the church, the oldest surviving building is The Bell, which originated as two 15th century houses. Otherwise buildings are 18th century or later. The Bell provides a focus at the heart of the small settlement.

Houses along The Street are typically modest two storey detached houses facing the street, often with centrally positioned doors. There is a degree of uniformity in the building line and eaves heights, but visual variety in the elevations, for example with a variety of materials and window forms. The slope of the hill also creates interest in the streetscape. Elsewhere in the settlement there is greater variety in building forms and positions on plots.

Each building has been assessed and its contribution to the appearance and character of the conservation area graded (*Fig. 29*). Whilst this system is subjective, it aims to provide a guide to aid the planning process. The criteria for grading is as follows:

1. Positive contribution – listed buildings, important landmark buildings, which make a significant positive contribution to the special character of the conservation area. They do not show unsympathetic alterations which impact on the conservation area.
2. Positive contribution - listed and unlisted buildings which make a positive contribution through design, age, materials, siting, detailing or use. However they have some negative alterations or features which impact on the conservation area.
3. Buildings which have a neutral effect on the character and appearance of the conservation area.

A more detailed analysis of the contribution of different elements of the conservation area to its special character is provided below with a street by street analysis.

The Old Rectory is large Victorian house built in 1886 in an Arts and Crafts style by noted architect Frederic Chancellor, with leaded windows, clay tile roof, hanging tiles and tall red brick chimneys which are a dominant feature in the landscape. There has been a rectory on the site since at least 1610 (Potter, 2004). The advowson of Purleigh church belongs to Oriel College, Oxford, and the size of the Rectory reflects this prestigious association. This is a high quality, picturesque building almost completely surrounded by trees and planting so that it is impossible to see more than occasionally glimpses (*Fig. 28*). Historic photographs show that this planting has grown up significantly and there was once a more clear visual relationship between the rectory and the church (*Fig. 27*). This building is of great importance to the conservation area both historically and because of its architectural quality. It may be worthy of listing, and should certainly be considered for local listing if the District introduces such a list.

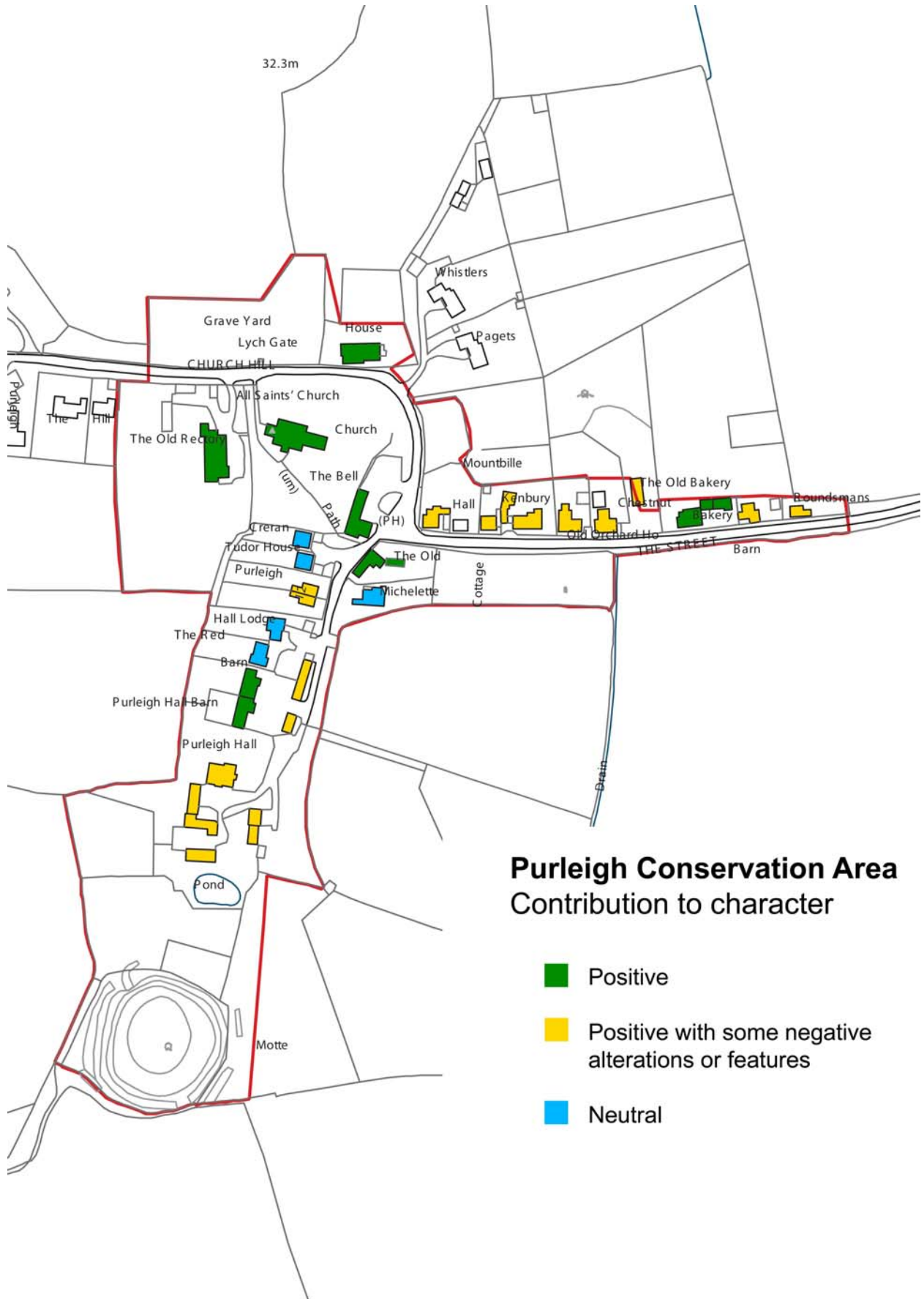


Fig. 27 The Rectory seen from the churchyard, c.1900, ERO T/P 504/5..



Fig. 28 The Old Rectory as seen from the churchyard today, screened by planting.

Fig. 29 Contribution of individual buildings to the character of the conservation area.



All Saints Church is mainly 14th century but significantly restored by Chancellor 1886-1892 (*Fig. 30*). It is constructed of Kentish Ragstone, septaria, dressed flint and yellow brick, with dressing of limestone and clunch. The fabric includes very early brickwork from the 14th century. The roof is of handmade clay tiles. A well designed single storey extension by Inkpen Downie was added on the north side in 2002-3, and this was the winner of Maldon District Council's Design Award in 2003 (*Fig. 31*). The church is grade I listed. The churchyard is well cared for, and attractively planted, particularly with evergreens. It has a variety of monuments and gravestones which are informally arranged beneath the shade of the churchyard trees, including Victorian body tombs and some quite grand memorials. At least one of these is worthy of listing (a box tomb for John Strange, 1688). There are some tall conifer trees which are important features in the conservation area and prominent in distant views towards Purleigh Hill.



Fig. 30 All Saints Church.



Fig. 31 Extension to the church on the north side.

Opposite the church is **Eveleigh House**, which is grade II listed. It is named after the rector of Purleigh, John Eveleigh, who had it built as a schoolmaster's house with schoolroom to the rear in 1807 (*Fig. 32*). Other classrooms were added in 1817 and 1872. When a new school opened in the village in 1915 the school closed and it is now a private residence. The main house is two storeys with Flemish bond red brick ground floor and timber framed and weatherboarded first floor. The house retains original small paned sash windows with crown glass. The schoolrooms are built in a Gothic Revival style, and comprise two single storey brick ranges to the west with gables facing the cemetery (*Fig. 33*). A little bell tower has been lost over the past 25 years or so. As well as its local significance, this is a picturesque building, prominent in views along The Street and from the cemetery. It also represents a good survival of an early 19th century rural village school.



Figs. 32, 33 Eveleigh House, with the brick classrooms (bottom).

The Bell provides a focus for the conservation area and is an attraction for the local community and for visitors (*Figs 11, 34*). Originally two separate 15th century houses, including a medieval open hall house with a cross wing, the property has a long history of additions and alterations and now has a complex plan and irregular form (see the list description in Appendix 1 for an explanation of the different elements of the building). A brick stable block was added in the 18th century, and the premises included a slaughter house and butcher's in the 19th century. Attached ancillary buildings originally extended further north than they do now. It is grade II listed.



Fig. 34 The Bell, showing medieval hall house range.

Opposite the pub **The Old Gate House** was built in 1759 as a grocer's and draper's shop, and subsequently also became a post office and telegraph office (*Fig. 35*). The building occupies an important corner position where The Street narrows before approaching the farm. It retains a good 18th century bow shop window with some original glass as evidence of its former use. There are also two original doors. A single storey rear gambrel roof range was originally a bake house. There is also a late 19th century single storey ancillary building extending east. It is grade II listed.



Fig. 35 The north elevation of The Old Gate House.

Michelette is a modest single storey detached 1960s house with a detached garage (*Fig. 36*). Constructed of modern materials that are unsympathetic to the traditional character of the conservation area, it is nonetheless not intrusive by virtue of being set back in its plot and of low profile, although the double garage is prominent to the front of the plot. It would benefit from some soft landscaping to the front to soften the appearance, and from a more sympathetic surface treatment.



Fig. 36 Michelette.

Creran and Tudor House are a pair of large 1960s detached houses of a neo-Tudor design (*Fig. 37*). They are constructed of modern materials, both with large flat roof garages to the front of the plots. They are overly suburban in style for this small rural settlement, but are nevertheless good quality architecture of their time, and distinctive elements in the street scene. They are built on the site of a former smithy.



Fig. 37 Creran and Tudor House.

On the approach to the farm **Hall Cottages** are semi-detached cottages that stand just outside the farm gates (*Fig. 38*). They were built in 1901, and have to some extent lost their integrity as a pair through alterations. One has recently been restored with UPVC windows which, although of good quality and design, undermine the traditional character of the buildings. The other cottage has been extended with a two storey gabled extension and integral garage. The extension has been constructed in stretcher bond brickwork, where the original cottage is of Flemish bond.



*Fig. 38 Hall Cottages.
The gable to the left is a new extension.*

Hall Lodge (Fig. 39) and **The Red House** (Fig. 40) were built within the area of the farmstead in the 1980s. They are large detached houses built in a traditional style, but with stretcher bond brickwork. The handmade clay tile roofs contribute to an attractive roofscape. **The Old Barn** and **Purleigh Hall Barn** are two dwellings converted from a historic barn with two porches of c.1800 around 1982 (Fig. 41). The barn was originally thatched but now has a clay tile roof. The barn is listed grade II, and has a grade II listed crinkle-crankle wall running east-west from the southern end, presumed to have been built to separate the barn from the gardens of the adjacent Purleigh Hall. To the front of this group of buildings are a pair of long single storey 19th century buildings of yellow stock brick which create a sense of enclosure.



Fig. 39 Hall Lodge.



Fig. 40 The Red House.



Fig. 41 Purleigh Hall Barn (left) and The Old Barn.

Purleigh Hall is a large detached house of 19th and 20th century date, occupying a historically important site where the manorial hall has been located for centuries previously (Fig. 42). This house has some poor replacement UPVC windows which detract from its appearance. To the south is a group of largely 19th century farm buildings, of traditional construction, mainly of black weatherboard, with roofs of clay pantiles, slate or corrugated sheeting. These buildings remain in use as agricultural buildings.



Fig. 42 Purleigh Hall.

As The Street heads east down the hill opposite The Bell, **Turnstone** occupies an important position on a large plot (*Fig. 43*). Previously there was a smithy on the site. The house is early 19th century in date, with a good hedge around the garden across from The Bell. On the east side there is a poor flat roof. Adjacent to Turnstone a new house is under construction which, although the plot is rather cramped, is of a suitable scale for the street and for neighbouring properties, and is being constructed of sympathetic materials including Flemish bond red brick, slate roof and timber windows.



Fig. 43 Turnstone.

Mountville is a detached late 19th century cottage (*Fig. 44*), and adjacent to this are two detached houses of the 1960s/1970s, **Kenbury** and **Taprobane** (*Figs. 45, 46*). These are unassuming houses of their time, and although they have some unsympathetic features (stretcher bond brick, stained timber casement windows), overall they sit comfortably in the street scene and do not detract from the special character of the area.



Fig. 44 Mountville.



*Fig. 45
Kenbury.*



Fig. 46 Taprobane.

Old Orchard House and the adjacent **Chestnut Cottage** are both attractive late 20th century properties. Old Orchard House is built in the style of a white Victorian villa with a red brick front wall (which could have been improved with a more traditional brick bond) (*Fig. 47*). Chestnut Cottage is built in a vernacular brick and weatherboard style and set back gable end to the road with a good weatherboard and pantile garage to the front of the plot (*Fig. 48*). The expanse of paved driveway to these two properties is rather hard and bland for the informal rural context.



Fig. 47 Old Orchard Cottage.



Fig. 48 Chestnut Cottage.

The Old Bakery comprises a house and former ancillary buildings, and is grade II listed (*Figs 49, 50*). This is an attractive group of buildings that have been sympathetically restored for residential use. The house is late 18th century in date. Later tenements built on the site were converted for use as a bakery in the 1830s. The building housing the original oven was demolished in the late 1990s to make way for **Ayelsbury Barn** (*Fig. 51*). This is a good example of a modern design that integrates into the historic context whilst avoiding aping a historical style.



Fig. 49 Old Bakery, main house.

Roundsman's Cottage is a good quality late 20th century house in a vernacular style with a gambrel roof constructed using traditional materials and details (*Fig. 52*).



Fig. 50 Old Bakery, bakehouse buildings.



Fig. 51 Aylesbury Barn.



Fig. 52 Roundsmans Cottage.

11. RECOMMENDATIONS

11.1 Changes to Boundaries

The boundary of the conservation area has been unchanged since the first designation in 1975. The existing boundary is well defined and logically drawn. One small extension is proposed to amend the boundary to run to the rear of the new property, Chestnut Cottage. The boundary as drawn cuts across this property and it is generally desirable to define boundaries on features 'on the ground' using existing property boundaries, rather than dissecting buildings or land ownership.

11.2 Additional Planning Controls

A significant threat to the character and appearance of conservation areas is their gradual erosion by minor changes, most of which do not currently require planning permission, including replacement of windows and construction of unsympathetic walls, fences and enclosures. This is particularly the case where unlisted buildings that make an important contribution to character suffer from unsympathetic and uncontrolled alterations carried out as permitted development. The local planning authority can bring many of these changes within the remit of the planning system with the use of a direction under Article 4(2) of the Planning Act 1990) if the character of the conservation area can be shown to have been harmed by these changes. Generally the unlisted traditional and vernacular buildings in Purleigh have been sympathetically maintained, although some plastic windows have recently been introduced in Hall Cottages, and there are some poor hard landscaped frontages. Traditional details, windows types, doors, and materials all play an important role in defining the character of the area, as do boundary treatments. The extent of unsympathetic alterations in Purleigh is not thought to require the introduction of additional controls, but owners should be encouraged to consider the impact of alterations that might undermine the special character of the conservation area.

11.3 New Development

There is only limited potential for further development or redevelopment within the conservation area, but there is some pressure for new housing within the village as a whole. New buildings have generally been quite successfully accommodated into the conservation area. Any new proposals for development affecting the conservation area, including alterations and extensions to existing properties, must preserve or enhance its

special character. This includes protecting the rural setting of the area. The scale, massing, rhythm, proportions and height of new buildings should reflect those aspects of the traditional built environment. Layouts, boundary treatments and landscaping should also make reference to the historic context of the conservation area. External materials and finishes should be appropriate to the traditional materials and treatments used. This does not preclude the use of modern materials but where used they should harmonise with the colours and textures of the traditional buildings

11.4 Enhancements

An important part of the role of conservation area designation is the duty to enhance, not only preserve. Purleigh is generally a well-preserved historic village, but there are a few opportunities to improve the appearance of the Conservation Area. These are set out below:

1. Pavement and road surfaces currently comprise mainly tarmac and concrete kerbstones where they exist. Traditionally the roads in Purleigh were surfaced with gravel. The use of bound gravel rather than tarmac, with stone kerbs or cobbles where required, would soften the appearance of the streets and relate better to the historic character and rural setting of the village. The surface to the south of The Bell on the approach to the farm is worn and pot-holed (*Fig. 53*). Patch repair should be avoided, and consideration should be given to a more sympathetic surface treatment for the rural context rather than tarmac.



Fig. 53 Degraded road surface on the approach to the farm.

2. There are some large speed limit signs and road markings on the approach from the west up The Street (*Fig. 54*). Although the need for speed limitation along this straight, quiet stretch of road is understandable, alternatives that would be more sympathetic in this historic, rural context should be sought. Deviation from standard road markings and signs is allowed in environmentally sensitive areas, and this should be born in mind for highway works. Broadly, highway works should respect the small-scale, informal and rural character of the conservation area.



Fig. 54 Overbearing road signs in The Street.

3. Some services have been relocated below ground but there is an electricity pole with cables occupying a prominent position south of The Bell adjacent to the public footpath leading into the churchyard (*Fig. 55*). The cables run through the churchyard to the church. These would be better located underground and run into the new extension to the church. This would not only allow removal of the pole and unsightly cables, but would also allow removal of untidy electrical paraphernalia from within the church tower. It is generally preferable to lay cables underground in conservation areas wherever possible.



Fig. 55 Electricity pole and cables detract from the setting of the church

12 CONCLUSION

Purleigh conservation area is a distinctive rural settlement, its unique landscape setting and historic origins as a church/hall and manorial farm complex creating a special townscape and a good quality historic environment. Far-reaching panoramic views are an important element in the special character of the conservation area, as are views into the area from the surrounding landscape. The conservation area is a well-preserved example of a dispersed settlement, with infilling and verge-side development in the late 18th and early 19th centuries. Late 20th century development has generally been well integrated into the historic and rural context.

Purleigh Mount is an important ancient feature, the significance of which has yet to be fully understood. There is good potential for further archaeological investigation into the history and development of this small manorial settlement.

The conservation area is well cared for by the parish council and by local residents, and maintenance of properties and of the public realm is good. Additional planning controls are not thought necessary, but residents should be encouraged to continue to respect the special character of the area in making any alterations or improvements to their properties as part of permitted development.

The good quality of new design within the conservation area has enabled new properties to integrate well with the historic built environment. A rigorous approach to scrutinising any future proposals for new development must be maintained to preserve the special character of the area.

The public realm and highway works within the conservation area should respect the small-scale and rural context. This applies to road surfacing, street signs and markings, and street furniture.

This character appraisal will assist the local planning authority, the highway authority, local residents, developers and other organisations in making informed decisions about changes affecting the conservation area thereby preserving its special character for future generations.

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APPENDIX 1 LISTED BUILDINGS IN THE CONSERVATION AREAS

PURLEIGH CHURCH HILL

TL 80 SW

(north side)

5.8.82

1/86 Eveleigh Cottage and Eveleigh House, formerly listed as Eveleigh Cottage and Eveleigh Room

GV II

Schoolmaster's house and attached elementary school, now 2 dwellings. Early C19, extended in late C19 and C20. Mainly of red brick in Flemish bond, upper storey of house timber framed and weatherboarded, house roofed with handmade red clay tiles, school roofed with slate. House of rectangular plan facing S, with 2 rear stacks. Early C19 schoolroom extending to rear left, with one external stack at rear. Late C19 schoolroom in front of it, forming a school of 2 parallel ranges. C20 lean-to extension to rear of house, forming a catslide

with it. Small C20 flat-roofed extension to right of house. House of 2 storeys, school of one storey. The house has a 2-window range of original sashes of 16 lights with crown glass, the lower windows in segmental arches. Central 6-panel door, the top 2 panels glazed, in semi-circular arch. Roof hipped. The school (now Eveleigh House) has a front elevation in Gothic Revival style, with a 4-light sash window with chamfered brick mullions and jambs. Plain boarded door with plain overlight in a recessed porch, the front archway

having chamfered jambs and 2-centred arch of alternate blocks of red and blue bricks. Band of blue bricks, continuing round left return of late C19

schoolroom. 5 crosses of blue bricks below front window. In the left return is a sash window of 3 lights with chamfered mullions, jambs and 2-centred heads, and 4 crosses of blue bricks below it. The rear stack was truncated below eaves level, and a bell-turret mentioned in the Order of 5.8.82, was missing, at the time of survey, July 1985.

Listing NGR: TL8417602077

PURLEIGH CHURCH HILL

TL 80 SW

(south side)

1/87 Parish Church of All Saints

11.53

GV I

Parish church. Mainly C14, restored in C19. Ragstone, septaria, dressed flint and yellow brick, with dressings of limestone and clunch. Porch of red brick in English bond. Roofed with handmade red clay tiles. Chancel, Nave, N and S aisles, and W tower, all rebuilt in the C14, beginning at the E end, but the irregular plan suggests an earlier origin, of which some fabric may survive at the W end of the Nave and S aisle. S porch c.1500. N and W walls of the N aisle rebuilt in the C18. Restored in C19, when the chancel-arch, the upper part of the S arcade, and parts of the aisle walls were rebuilt. The Chancel is of coursed squared ragstone with complete courses at irregular intervals of small yellow bricks, possibly Flemish, which are also used in the original

window arches. The C14 E window is of 4 cinquefoiled lights with tracery in a 2-centred head with moulded rear-arch and labels. In the N wall are 2 C14 windows, each of 2 cinquefoiled lights with a sexfoil in a 2-centred head with wave-moulded rear-arch and moulded labels. Between them is a C14 tomb-recess, with moulded segmental-pointed arch, the label destroyed. In the S wall are 2 similar windows, and between them is a C14 doorway with segmental-pointed arch and moulded internal label, blocked. The 4-centred chancel-arch is of 2 chamfered orders; the chamfered responds have moulded capitals and bases; this is C15, reconstructed in the C19. The Nave has an early C14 N arcade of 3 bays with 2-centred arches of 2 chamfered orders; the octagonal piers have moulded capitals and bases, and the responds have similar half-piers. Below the capitals of the E respond and easternmost pier are carved shields of arms, both cut away for a later screen, now missing. The S arcade is of similar date and architectural detail, except that the orders of the arches die on to octagonal tas-de-charge; the arches have been partly reconstructed in the C19. Mutilations in the capitals of the easternmost arch indicate the addition of a screen, now missing. The N aisle is of septaria and ragstone rubble with some brick and tile, with some yellow bricks in the arch of the E window. The C14 E window is of 2 cinquefoiled lights with a sexfoil in a 2-centred arch with wave-moulded rear-arch and moulded labels. In the N wall (rebuilt in the C18) are 2 windows; the eastern is late C14, much restored, of 3 cinquefoiled ogee lights with tracery in a square head with a moulded label; the western is C15, much restored, of 2 cinquefoiled lights with vertical tracery in a segmental head with moulded rear-arch and label. Between the windows is the C14 N doorway with jambs and 2-centred arch of 2 orders, one wave-moulded and one chamfered, the rear-arch chamfered. The C14 door is of V-edged planks, restored at the bottom, with 2 strap-hinges and one extra strap at the top, blocked internally. The S aisle has an E window similar to that of the N aisle, but with headstops to both labels. The N wall has a late C14 window similar to that in the S aisle, also much restored. Further W is the C14 S doorway, with jambs and 2-centred arch of 2 wave-moulded orders, with a moulded label with decayed headstops. The C14 S doors are of V-edged planks restored at the bottom, each leaf having 4 iron straps with incised patterns; one strap includes a domed scutcheon-plate, with a cable-twist ring handle, C14; the rear frames are covered by C19 planking. The W window is C19, except the splays and wave-moulded 2-centred rear-arch, C14. The W wall of the S aisle is angled in relation to the axis, possibly a remnant of an earlier fabric. The W tower is mid-C14, in 4 stages with moulded plinth and strings. The first and second stages are of alternate courses of dressed flint and squared ragstone, with one band of small yellow bricks and two bands of chequered flushwork; the courses dip to meet the arches radially. The third and fourth stages are of pebble rubble. The 2-centred tower-arch is of 2 orders, one wave-moulded and one chamfered, the inner order dying on to the responds. On each side of it are offsets which may be remnants of an earlier nave. The W doorway has moulded jambs and 2-centred arch, and shallow wave-mouldings to the rear-arch, with moulded label and headstops, one wholly decayed. The N, S and W walls of the second stage have each a window of 2 trefoiled lights with a quatrefoil in a 2-centred head, with a moulded label and headstops, some decayed. The N, S and W walls of the third stage have each a window of 2 trefoiled ogee lights with tracery in a 2-centred head with moulded label, and the E wall has a pointed opening into the Nave, with rear-arch of rubble, covered in the Nave by an C18 royal arms. The bell-chamber has in each wall a window similar to those of the third stage. On the E wall, above the present roof, is the weathering of the original Nave roof. There is a crenellated parapet, and a modern roof of low pitch. The S porch is of red brick, c.1500. The outer archway has chamfered jambs and 4-centred arch. In the E

wall is a window of two 4-centred lights in a 4-centred head; in the W wall is a window of one 4-centred light. Moulded cornice. The roof of the porch is in one bay, of crownpost construction, with moulded tiebeams and wallplates, a weatherboarded gable, soulaces to every rafter couple, and renewed collar-purlin and axial braces. Fittings. In the Chancel is a piscina with moulded jambs, cinquefoiled head and quatrefoiled drain, in range with sedilia of 3 bays with moulded jambs and cinquefoiled heads, C14, partly restored. In the S aisle is a C15 piscina with triangular head and broken drain. There is in situ C14 glass in the heads of the N and S windows of the Chancel, tabernacle work, borders etc.; in the head of the E window of the N aisle, black and white foliage; in the heads of the N windows, tabernacle work, crowns, and fragments of borders, in the head of the E window of the S aisle, a leopard's head and foliage; and in the head of the S window, tabernacle work. The communion rails are c.1700, with moulded rail and turned balusters. The pulpit, c.1700, is hexagonal, the angles enriched with fruit, foliage and tasselled ribbons, with fielded panels and guilloche and foliate borders (one panel with a rose boss), moulded cornice, tapering stem, carved base, and stair with twist-turned balusters. In the Chancel are brasses (1) to Margaret (Rande), wife of John Freake, rector, 1592, inscription only, (2) to Cecily, widow of Edmund Freake, bishop of Worcester, 1599, inscription only, (3) to John Freake, rector of Purleigh and archdeacon of Norwich, 1604, inscription only. In the Chancel are floor-slabs (1) to Elizabeth, wife of John Burton, 1624, black marble with shield of arms, (2) to Rev. Thomas Shaw, 1785, and Anna his widow, 1814, black marble, and (3) to Rev. Roger Hayne, 1810, and Elizabeth his widow, 1817, limestone. There are 6 bells, the third to sixth by Miles Graye, 1636. In the S aisle are framed boards with the Lord's Prayer, Ten Commandments and the Creed painted in gold on black, C18. In the N aisle is a similar board of benefactions. RCHM 1.

Listing NGR: TL8413702035

PURLEIGH PURLEIGH STREET (north side)

TL 80 SW

1/103

The Old Bakery

GV II

House and ancillary buildings. Early C18, extended in early C19. Timber framed, partly plastered, partly tile-hung, partly clad with red brick in Flemish bond, roofed with handmade red clay tiles. Ancillary buildings weatherboarded with slate roof, and of red brick in Flemish bond roofed with handmade red clay tiles. 3 bays facing S with central stack, originally forming a lobby-entrance (now blocked). Extended to right by one bay, with parallel range to rear, and one rear stack, in early C19. C19 brick stable block to right, converted to a bakehouse, originally freestanding, later connected to house by weatherboarded link. 2 storeys. 3-window range of early C19 sashes of 12 lights, with crown glass. Front elevation hung with plain and convex-edged tiles. Right return of brick, with on the ground floor one early C19 sash of 16 lights, and on the first floor one early C19 sash of 12 lights. Flush 4-panel door in right return. 2 wood-burning hearths, reduced for C20 grates. Chamfered transverse beams. The stable block has one C20 casement on the ground floor, and on the first floor one C19 casement and one blocked window aperture. Halved door. It contains a coal-fired side-flue baker's oven, c.1890, which was in commercial use until 1959.

Listing NGR: TL8434701991

PURLEIGH PURLEIGH STREET (south side)

TL 80 SW

1/104 Purleigh Hall Barn and The Old Barn, (formerly listed as Barn at Purleigh Hall Farm)

5.3.81

GV II

Barn, converted to 2 dwellings. Circa 1800, converted c.1982. Timber framed, weatherboarded with some red brick in English bond, roofed with handmade red clay tiles. Originally of 10 bays aligned approx. N-S, reduced by 2 bays at N end after fire damage, with 2 midstreys to E. Original outshut between midstreys, forming a catslide with the main roof. 2 storeys with attics. The E elevation has 8 C20 windows on the ground floor, 6 on the first floor, and 3 in-pitch roof-lights. 3 C20 doors. Plinth and left return in brick. Main roof and midstreys half-hipped. Primary straight bracing. Bolted knees to straight tiebeams. Some re-used timber.

Listing NGR: TL8410901888

PURLEIGH PURLEIGH STREET (south side)

TL 80 SW

1/105 Crinkle-crankle walls adjoining Purleigh Hall Barn (Formerly listed as Crinkle-crankle walls to west and east of Barn at Purleigh Hall Farm)

GV II

5.3.81

2 walls. Circa 1800. Red brick in stretcher bond. The walls extend approx. 14 metres to E and W of the brick S end of Purleigh Hall Barn, terminating in square piers, each wall of 3 bays. Approx. 3 metres high, with half-round moulded brick coping.

Listing NGR: TL8410401916

PURLEIGH PURLEIGH STREET (south side)

TL 80 SW

1/106

8.12.82 The Bell Public House

GV II

2 houses combined, now a public house. C15, altered c.1600 and in C18 and C20. Timber framed, plastered, roughcast and partly of red brick in Flemish bond, roofed with handmade and machine-made red clay tiles and slate. Complex plan comprising 5 elements of various dates: (1) a C15 small house of high quality, probably a priest's house, of 2 bays aligned approx. N-S, with an C18 external stack at the N end; (2) to the S of it, the 2-bay parlour/solar crosswing of a C15 hall house; (3) to the E of this, a 3-bay range comprising the 2-bay hall with inserted stack of c.1600 in the E bay, and the originally storeyed service bay; the roofs of all the foregoing have been rebuilt as gambrelled attics in the C18; (4) along the N side of this range, an C18 lean-to extension forming a slated catslide of the main roof; (5) to the N of (1) a brick stable block, C18, with tiled hipped roof. The W wall of this block has been extended S in the C18 to form a brick facade to (1) and (2) facing the churchyard. Mainly of 2 storeys with

attics, stable block of 2 storeys. W elevation, scattered fenestration, C19 and C20, and plain boarded door in weatherboarded lean-to porch. Roof half-hipped. S elevation, scattered fenestration which includes at the NE corner of the lean-to extension an early C19 bow window (only the fascia and moulded cornice remaining, the rest altered in the C20), and on the first floor one early C19 sash of 16 lights. The stable block has 2 C20 windows on each floor, 2 plain boarded doors and one pair of double doors. Block (1) has jowled posts, close studding with curved tension braces trenched to the inside; a blocked large first-floor window facing W (towards the church), with mortices for moulded mullions and a rebate for hinged shutters; a chamfered binding beam with convex stops, and chamfered joists of horizontal section with convex stops, jointed to it with central tenons with housed soffit shoulders; a C17 framed ceiling, the main beam chamfered with lamb's tongue stops, forming the floor of the C18 gambrelled attic. The hall (3) has a large wood-burning hearth of 0.33 metre brickwork against the S wall, and an inserted floor comprising a chamfered axial beam and plain joists of vertical section supported on pegged clamps, c.1600. The service bay has a binding beam with mortices and wattle groove for a former partition, interrupted by chamfers with step stops at the W end, indicating an original doorway (an unusual feature in this position) and exposed joists of horizontal section jointed to it with central tenons. There is a framed stair trap in the N part, now blocked. On the ground floor the N wall has been removed, and the E wall rebuilt in the C18. On the first floor of this range, lighting an internal stair, is an C18 borrowed-light, of 2 lights each of 12 rectangular leaded panes, with original glass, leading and wrought iron saddle bars, a rare survival which merits special care. Deeds in the possession of the owners include the grant of a licence for use as a beerhouse in 1670, at which time the property comprised a beerhouse, stable, barn, cottage, smithy, and 4 acres.

Listing NGR: TL8417101987

PURLEIGH PURLEIGH STREET (south side)

TL 80 SW

1/107

The Old Gate House

16.7.70

GV II

House. C18, extended in early C19. Timber framed, plastered, roofed with handmade red clay tiles. Comprises an C18 small house of 2 bays facing NW, with an axial stack at the left end, of one storey with attics, and a larger early C19 extension at the left end, of L-plan, each wing of 2 bays, with an external stack at the end of the rear wing, of 2 storeys. Later C19 stair tower in rear angle. Late C19 single-storey ancillary building with slate roof extending to E. NW elevation of original house, one C19 casement on the ground floor and 2 C20 casements in flat-roofed dormers. Plain boarded door. Gambrel roof. NW elevation of early C19 part, ground floor, original bow shop window of 35 lights with fascia and moulded cornice, with some handmade glass, and one original 4-light casement window with rectangular leading, the wrought iron casement replaced by a wooden casement. First floor, one original 3-light casement window, the casement similarly replaced. Original door with 3 arched lights, the glass replaced by plywood, with shallow canopy on scrolled brackets. NE elevation, ground floor, 2 C20 casements. First floor, 2 original 3-light casements, much altered. Central original half-glazed door in simple doorcase

with shallow canopy on profiled brackets. The interior has chamfered beams with elongated lamb's tongue stops (some boxed in), plain joists of vertical section, primary straight bracing, a large wood-burning hearth facing SW, some original internal doors, and 2 recessed cupboards, one with semi-circular back and one with a straight back. The bow shop window is of exceptional quality.

Listing NGR: TL8417901970

APPENDIX 2

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 only 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.

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.

	Date & if listed [N = not listed]	Roofs	Wall covering	Windows	Doors	Boundary	Rainwater goods	Other
The Old Rectory	1886 N	Handmade clay tiles	Hanging tiles, Flemish bond red brick, false timbers	Painted timber casements, leaded lights	Not visible	Hedge, iron railings and brick wall to street, chain link fence and hedge to churchyard	Metal	-
Eveleigh House	1807 and later Grade II	Handmade clay tiles and slate	Flemish bond red brick, painted weatherboard	Painted timber sashes and casements	Painted timber boarded and painted timber panelled with glazed lights	Picket fence Gravel drive to side	Metal	

The Bell	15th century with later alterations and additions Grade II	Handmade clay tiles	Flemish bond red brick, painted render, some weatherboard	Painted timber sashes and casements	Painted timber boarded	N/A	Metal	
The Old Gate House	18th century with later alterations and additions Grade II	Handmade plain clay tiles Slate roof on ancillary building	Painted render, some rough, weatherboard	Painted timber sashes and casements	Painted timber part glazed	Hedge garden to east. Some closeboarded fencing on road edge with garage		
Michelette	1960s N	Concrete interlocking tiles	Stretcher bond brick	UPVC with top hung vents	Stained timber panelled	Metal	Block paved and open	Slate, brick and render garage with stained timber doors
Creran and Tudor House	1960s N	Machine made tiles	Stretcher bond brick, textured painted render and false timbers	Painted timber leaded casements	Side doors, painted timber with small paned lights	metal	Picket fence, dwarf wall, planting	Both have dominant flat roof garages to the front
1 Hall Cottages	1901 N	Handmade clay tiles	Flemish bond red brick and pebble dash	UPVC sashes	Stained timber with UPVC surround	Metal	Red brick wall, front garden planting	
2 Hall Cottages	1901 N	Handmade clay tiles	Flemish bond brick and painted render, stretcher bond brick extension	Painted timber sashes	Painted timber, part glazed	Metal	Red brick wall, front garden planting, paved drive	

Hall Lodge	1980s N	Handmade clay tiles	Painted render and stretcher bond brick	Casements	Stained timber	Metal	Stretcher bond brick wall and gravel drive	
The Red House	1980s N	Handmade clay tiles	Stretcher bond red brick	Painted timber sashes	Painted timber with doorcase	Metal	Stretcher bond brick wall and gravel drive	
The Old Barn	c.1800 Grade II	Handmade clay tiles	Black weatherboard	Timber casements	Timber boarded	Metal	Stretcher bond wall and gravel drive	Converted to residential in 1980s
Purleigh Hall Barn	c.1800 Grade II	Handmade clay tiles	Black weatherboard, English bond brick to left side elevation	Timber casements	Timber boarded	Metal	Stretcher bond wall and gravel drive Adjoining crinkle crackle wall, c.1800, is Grade II listed	Converted to residential use in 1980s
Purleigh Hall	Late 19th century with later alterations N	Machine made tiles	Rough painted render and false timbers	UPVC casements	Not visible	Metal	Yellow and red brick stretcher bond wall and garden planting	
Purleigh Hall Farm buildings	19th/20th century N	Slate, pantile, handmade clay tiles, corrugated sheeting	Weatherboard and some brick	N/A	N/A	N/A	Arranged around old concrete surfaced yard	

Turnstone	1824 N	Slate	Smooth painted render, lined out, and painted brick, weatherboard on side extensions	Painted timber casements	Painted timber panelled	Metal	Hedge and dwarf brick walls	Poor garage to side with flat corrugated sheet roof
New property under construction	2007 N	Slate	Flemish bond red brick					
Mountville Cottage	Late 19th century N	Handmade clay tiles	Painted render and stretcher bond brick	Painted timber casements	Painted timber with leaded lights	metal	Flemish bond brick wall	
Kenbury	1960s N	Machine made tiles	Painted render	Stained timber casements	Stained timber door to side, part glazed	metal	Dwarf wall and good planting	
Taprobane	1970s N	Machine made tiles	Stretcher bond brick	Painted timber casements	Stained timber	metal	Stretcher bond brick wall, tarmac drive to side	
Old Orchard House	Late 20th century N	Slate	Painted smooth render	Painted timber sashes	Painted timber panelled	Metal	Stretcher bond brick wall, front planting, block paved drive	
Chestnut Cottage	Late 20th century N	Handmade clay tiles	Weatherboard, stretcher bond brick, hanging tiles	Painted timber casements	Not visible	Metal	Hedge and boarded fence	Prominent telecommunications dish to side garden Good weatherboard and pantile garage, paved drive

The Old Bakery	18th century with later additions Grade II	Handmade clay tiles, slate	Flemish bond brick, weatherboard, hanging tiles	Painted timber sashes and casements	Painted timber	Metal	Stretcher bond brick wall and gravel, some tarmac surfacing	
Aylesbury Barn	Late 20th century N	Handmade clay tiles	Weatherboard and stretcher bond brick	Painted timber casements	Stained timber	Metal	Stretcher bond brick wall	Weatherboard and clay pantile garage to side
Roundsmans Cottage	Late 20th century N	Handmade clay tiles	Weatherboard, painted render	Painted timber sashes	Painted timber	Metal	Painted timber picket fence, stretcher bond wall, gravel drive	