

Local Development Framework
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Great Wakering Conservation Area Appraisal and Management Plan



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1. INTRODUCTION

- 1.1 Great Wakering is a substantial village approximately six miles north-east of the conurbation of Southend-on-Sea. It is a historic village with ancient origins associated with a Saxon minster, much expanded in the late 20th century by residential development with ribbon development connecting it to neighbouring settlements. The linear development along the historic High Street extends for around a mile in length. The village has a range of local shops, pubs and community facilities.
- 1.2 The conservation area encompasses the 12th century church of St Nicholas in the east, believed to be built on the site of an earlier Saxon minster, extending west along the High Street to the community centre and the White Horse pub.
- 1.3 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). 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).
- 1.4 Designation of a conservation area extends 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 and the area may be subject to pressures (good and bad) that will affect its character and appearance. Great Wakering conservation area faces a number of pressures which threaten its special character. These include the demand for residential development and works to modernise and improve existing properties carried out as permitted development within the provisions of the General Development Order.
- 1.5 Rochford District Council commissioned Essex County Council to prepare this conservation area appraisal and the research and fieldwork were carried out in October 2006.
- 1.6 The appraisal provides a brief development history of the current settlement, followed by a description and assessment of character. The contribution of its different elements to the character is identified. Any issues which may affect the protection of character will be highlighted and opportunities for enhancement identified.

2. CHARACTER STATEMENT

Great Wakering is a large village which has its origins during the Saxon period with a minster church located on the site of the present church. The conservation area encompasses the historic core with linear development along the High Street. Ancient boundaries appear to have been part of a planned settlement originating from the mid to late Saxon period or late 11th to mid-12th century. Historic boundaries and routes are visible in the present layout and are an important feature of the special historic character of the conservation area. Medieval and post-medieval settlement developed along the north and south sides of the High Street forming the basis of the linear development seen today. The economy was based primarily on agriculture until the mid-19th century with the opening of local brickfields. Victorian infill can be seen in the High Street, with early 20th century houses in peripheral roads. The most dramatic expansion has occurred over the past 50 years, with massive residential development extending out into surrounding fields and orchards and infilling of open spaces in the High Street. The oldest surviving properties are 17th century or earlier. The High Street is generally closely built-up with a strong sense of enclosure affording serial views, although the historic grain is at times interrupted by late 20th century developments set back from the street edge. Traditional buildings are typically modest in scale, with rows of two storey shops and cottages a common building form. A traditional palette of materials and details provides a degree of cohesion to the architecture. The long history of commercial use remains evident with many older buildings displaying vestigial shop fronts and carriage arches, and this is a valuable element in its special character. Un-made roads are also distinctive, preserving something of an earlier undeveloped quality. The ancient church remains the dominant landmark closing the view at the eastern end of the High Street. The broad verdant churchyard provides the only public green open space within the conservation area, and is an important green edge to the village. From here expansive views eastwards across the rural and agricultural landscape are a reminder of the remote setting of the settlement.

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

- 3.1 The Great Wakering conservation area was first designated in March 1986. The boundary was amended to its current position in March 2006, reducing the extent of the linear High Street development covered by the designation. Although the route of the road is of importance, many of the buildings in the excluded area were 20th century in origin, and there had been extensive uncontrolled installation of UPVC windows and other unsympathetic alterations to many properties to the extent that designation was no longer justified.
- 3.2 There are 14 Listed Buildings within the conservation area. The 12th century church is Grade II*, and the remainder, which includes cottages, shops, the White Hart pub and a number of headstones in the churchyard, are Grade II.
- 3.3 There are no scheduled ancient monuments within the conservation area.
- 3.4 There are two public rights of way in the conservation area marked on the Definitive Map of Essex.
- 3.5 There are five Tree Preservation Orders within the conservation area (ROC15/83; ROC3/84; ROC/9/84; ROC19/89; ROC5/96). Other trees within the conservation area enjoy protection in as much as anyone within a conservation area carrying out works to a tree must give written notification to the local planning department at least six weeks beforehand.

4. PLANNING POLICIES

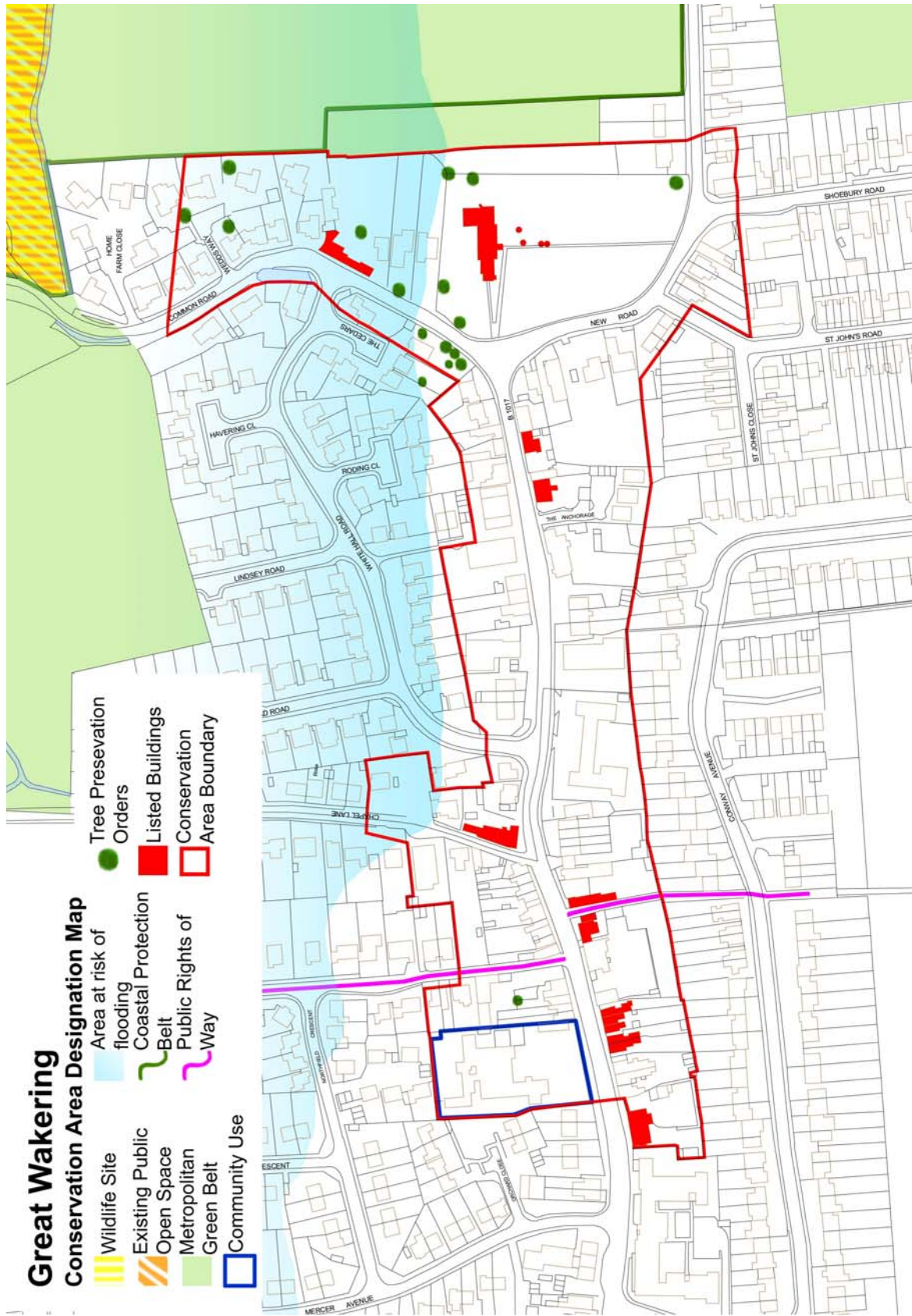
- 4.1 Rochford District Replacement Local Plan was adopted in June 2006. Its objectives include promoting a green and sustainable environment, improving the quality of life for people in the District, and the maintenance and enhancement of local heritage. Of particular relevance to conservation areas, the Plan contains core strategies CS7 stating the District's aim to conserve and enhance heritage, and CS8 regarding retention of character of place.
- 4.2 The Replacement Local Plan includes specific planning objectives to protect and enhance the historic character of settlements, particularly within conservation areas, and to formulate and publish a detailed assessment of each conservation area, indicating townscape features, buildings and spaces that distinguish the character of each conservation area, to be taken into consideration when new development is being proposed.
- 4.3 The Replacement Local Plan contains policies (BC1-2) formulated to ensure the preservation of the special character of the conservation areas and to promote good design within them. Further guidance for the assessment of proposals for development in conservation areas is provided in Local Plan Supplementary Planning Document 6.
- 4.4 Part of the conservation area is designated as at risk of flooding. Flood risk is a material planning consideration. Policy NR11 of the Replacement Local Plan sets out policy with regard to development within flood risk areas, and states

that applications for development in these areas must be accompanied by full flood risk assessments.

- 4.5 Great Wakering is surrounded by Metropolitan Green Belt, which abuts the eastern edge of the conservation area. The Replacement Local Plan contains a range of policies concerning development in Green Belt (policies R1-R10), and there is a general presumption against inappropriate development in these areas. The preservation of the character of historic towns and villages including Great Wakering is included in the District Council's objectives in applying Green Belt policies.

5. LOCATION AND LANDSCAPE SETTING

- 5.1 Great Wakering is a large village in the south-east of Rochford district located on the road from Southend to Shoeburyness and the Ministry of Defence-owned Foulness Island. It is a civil and ecclesiastical parish within the jurisdiction of Rochford District Council.
- 5.2 The village is located on a low-lying brickearth-covered gravel terrace, less than 10m above sea level. It lies close to creeks and marshes to the north and east. The proximity to the estuarine marshes was critical to the early importance of the settlement at Great Wakering, and Potton Island once formed part of its detached parish lands. The marshes provided valuable sheep pasture as well as a source of wildfowl, shellfish and fish. In the past the marshland would have been subject to tidal influence and there may well have been access to the sea via the tidal creek to the north of the village. The present reclaimed marshland was created through piecemeal embankment and drainage throughout the medieval and early post-medieval period, with final enclosure in 1774, which produced fertile land for cultivation. Periodic flooding has continued to occur, and six people lost their lives in Great Wakering during the terrible floods of 1953. With rising sea levels the coastal marshes are again under threat, and it is possible that Great Wakering may once more become a settlement bordered by tidal marshes.
- 5.3 Wakering Common lies to the north east of the village and may be of medieval or earlier origin. Now consisting of grassland and wetland, this may originally have been a tidal creek prior to the building of the sea wall. Villagers had the right to graze their animals on the common until the 20th century. The Common is now designated in the District's Local Plan as a public open space and a wildlife site.
- 5.4 The economic value of the brickearth deposits, as well as local sand and gravel deposits, resulted in quarrying out in the surrounding fields from the mid-19th century, with subsequent restoration of the land. The Star Lane Brickworks, now closed, is located to the south west of the village, and was a significant employer for the local population from the 1930s.



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 Fig. 1 Map showing statutory designations within conservation area.

5.5 Today the landscape around the village consists of a patchwork of arable fields. Although there has been some hedgerow loss resulting in erosion of the historic field pattern, comparison with the tithe map of 1841 shows some survival of co-axial field boundaries which are likely to be medieval or earlier in origin. This field pattern is part of a wider area of early planned landscapes that can be identified in the district, and Great Wakering is a valuable element in this context¹. Historic boundaries at Great Wakering relate to what is believed to be a planned settlement originating in either the 8th-9th centuries or the 11th-12th centuries, with long narrow plots of crofts and tofts extending off the High Street².

6. Historical development

6.1 Great Wakering has been the subject of an historic settlement assessment report produced by Maria Medlycott for Rochford District Council and Essex County Council in 2003. This report describes a range of archaeological sites and deposits and historic landscape features in the area³.

6.2 Many prehistoric and Roman remains have been found in the extensive Great and Little Wakering brickfields, although few have been precisely recorded. There are known to have been at least three Late Bronze Age settlements in the Great Wakering area. There is also evidence for Iron Age and Roman settlement in the area, suggesting that the site of the later village was already a focal point for settlement by the Roman period. Excavations in advance of a churchyard extension provided evidence of settlement during the Roman period including a number of drainage/boundary ditches, an oven/kiln and a human cremation⁴.

6.3 In the early Saxon period Great Wakering became the site of a minster church. The presence of a minster indicates there was a religious community there living within the minster enclosure. The minster was supported by agricultural production and perhaps other forms of industrial production and trade. It is likely that as well as the religious community there would also have been a lay community working for the minster supporting the economic activities associated with it. Saxon finds and features have been found in the brickfields to the north and south of the village, and the excavation to the east of the church revealed features probably relating to the minster, including possibly the minster boundary ditch. It is thought that the 12th century church is built on the site of the minster church itself. The place-name Wakering derives from the Old English *Waceringas* or *Wæceringas* meaning 'the settlement of the sons or people of Wacor or Wæcer'⁵. Wacor may have been one of the founding members of the minster. The present church was built around 1100, and a rector was in place by 1283. The location of the medieval rectory is not known, although Rectory Farm was located to the north of the

¹ See Rippon, S. 1991 Early Planned Landscapes in South-East Essex, *Essex Archaeology and History* 22, 46-60

² See *Rochford District Historic Environment Characterisation Report*, Rochford District Council and Essex County Council, 2005, 68-69, and Medlycott, M. 2003 *Historic Settlement Assessment of Great Wakering*, Essex County Council/Rochford District Council

³ This document includes a summary of EHER records for the settlement.

⁴ ECC Field Archaeology Unit (FAU) Project no. 457, *Land Adjacent to St Nicholas Church Burial Ground, Great Wakering, Essex*, November 1998.

⁵ See Reaney 1935, *The Place names of Essex*.

church. The post-medieval vicarage was located to the west of the village at the junction between the High Street and Little Wakering Hall Lane.

- 6.4 Great Wakering is recorded in the Domesday Book in 1086, with one manor with 20 households held by Swein of Essex. The village originally had its own manor house, but Morant notes that this had been demolished by the time of his writing in 1768, and its functions, including the holding of courts, passed to Little Wakering Hall. The exact location of the manor house is not known, but Morant records that it 'stood by Pales Pitt at the coming of the street', which may refer to Paton's Pit identified on the 1st edition OS map on the main road into the village⁶.
- 6.5 Historic maps of the village show that the High Street follows a historic east-west route with co-axial boundaries running off it. The 1841 tithe map and the first edition OS map of 1880 show a system of narrow strip fields running back from the properties facing on to the High Street, and these are strongly suggestive of an early planned settlement which may have its origins in either the middle to late Saxon period or in the late 11th to mid 12th centuries when the area was controlled by Swein and his family (*Figs 3, 4*). The plots on the north side of the street ran back to the creek which could have brought access to the sea right to the edge of the settlement.
- 6.6 The extent of the village in the late medieval period can be surmised from the 1777 Chapman and André map of Essex which shows the settlement extending along both sides of the High Street (*Fig. 2*). Isolated farms existed to the east of the village along the marsh edge. The demesne holdings included fields, pastures, farms, houses, fresh and salt marshes and woods, with marshland comprising a large portion of the parish.

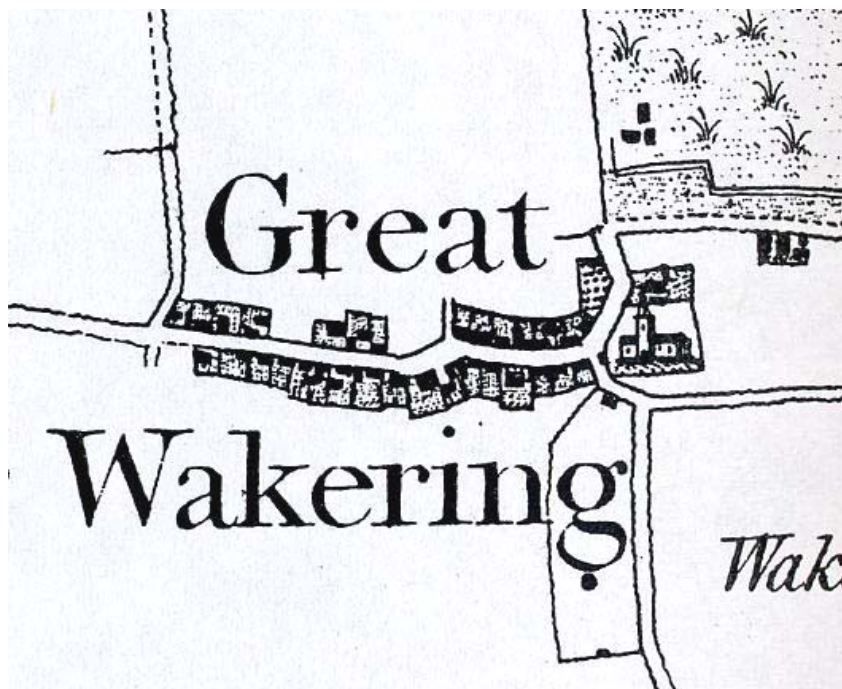


Fig. 2 Great Wakering from the Chapman and André map of Essex, 1777.

⁶ Morant, P. 1768 *The History and Antiquities of Essex*, Vol. 1, 614

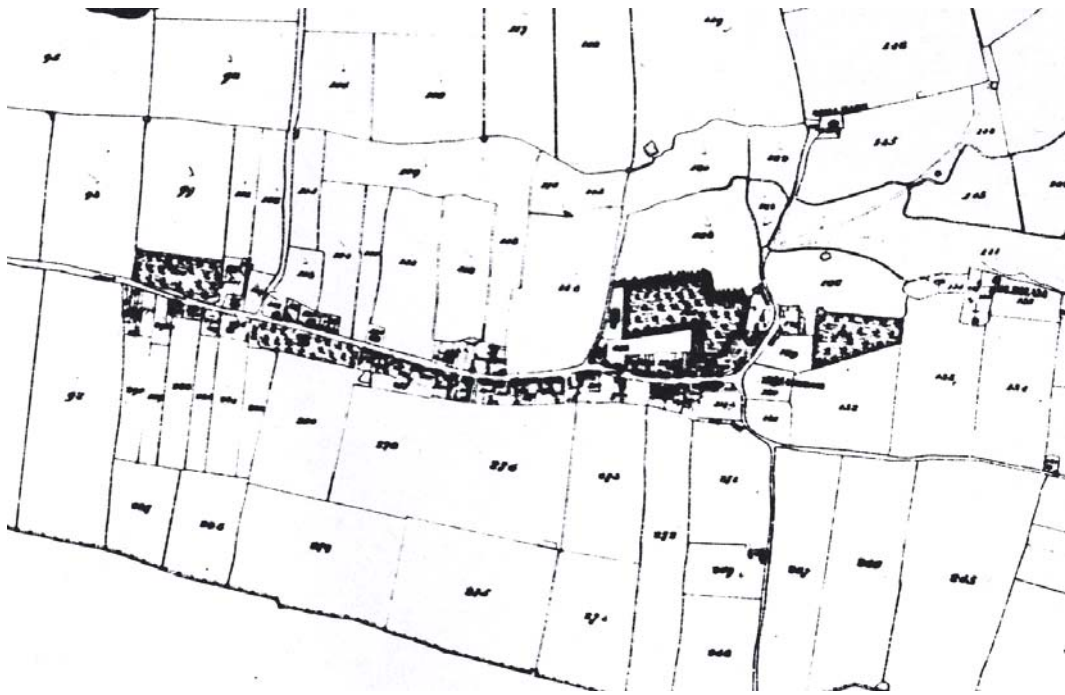


Fig. 3 Tithe map of Great Wakering, 1841.

- 6.7 By the time of the tithe map of 1841 the settlement had expanded further west along the High Street, and much of the marshland had been drained and turned into fields. Until the late 19th century agriculture and fishing formed the basis of the local economy. A survey of the copyhold lands, tenements and demesne lands of 1823 shows the extent of orchards, gardens, pastures and fields that surrounded the High Street at that time⁷. Writing in 1867, the historian Philip Benton noted the local tradition that the High Street was ploughed until the latter part of the 18th century, and was one of the last places where the road harrow was used⁸. From the second half of the 19th century brick-fields became a significant form of employment in the area. In 1851, the population of the parish was 905, and by 1891 this had risen to 1,652. A wide variety of commercial services were available in the parish, including grocers, bakers, butchers, hairdressers, drapers, china and glass dealers, boot and shoe makers and fishmongers⁹. A National School was built in the village in 1826, replaced by a Board school in 1876. There was also a Congregational Chapel, a Primitive Methodist Chapel, and a chapel of the Peculiar People, a sect that originated in the village in the 1850s as a revivalist movement established by James Banyard of Rochford.

⁷ See ERO D/DBm P5A

⁸ See ERO D/DQs/183, Philip Benton's unpublished notes on the history of Great Wakering, c.1867

⁹ Kelly's Directory of Essex, Hertfordshire, Middlesex, Kelly & Co. Ltd, 1894



Fig. 4 First edition OS map of Great Wakering, 1880.



Fig. 5 East end of the High Street, c. 1910.

- 6.8 During the 20th century a number of factors influenced the expansion of Great Wakering. In 1915 the War Department acquired Foulness Island for weapons testing. A new road was constructed from the village to the island, and housing was provided for workers at the military establishment. In 1932 the Star Lane Brickworks opened and became a major local employer. The brickworks were operated by The Milton Hall (Southend) Brick Company Limited until 1984 when it was taken over by the London Brick Company. The brickworks closed in 2005. Since the 1960s the village has become an expanding residential area taking overspill from Southend, with infill along the High Street and housing estates built along new roads off the main streets, some of which follow historic routes leading to marshland grazing pastures. Ribbon development has linked Great Wakering

to neighbouring settlements at Little Wakering and Barling, threatening the unique identity of the village. Today the population of the parish is around 5,500 with around 2,200 households, and it is an active community with a busy High Street. The village is provided with a range of local shops, pubs, a school and community facilities.

7. CHARACTER APPRAISAL

Spatial Analysis

- 7.1 The conservation area is generally continuously built up along the High Street creating a sense of enclosure which is occasionally diminished by late 20th century development (*Fig. 6*). At the east end the street is visually at its most narrow and enclosed with older properties built up against the street edge creating an attractive approach to the church with a strong sense of history (*Figs 7,8*). The High Street comprises a mixture of shops, pubs, houses and community buildings which, with the exception of some more recent developments, mostly front directly onto the street. Occasional roads and narrow tracks, some unmade, head off to the north and south leading to further residential developments, with other openings in the building line leading to back areas and car parks. Until reaching the churchyard, few green spaces or trees provide relief from the built-up street and there are no opportunities to view out to the surrounding landscape. Despite Pevsner's observation that the street 'just avoids being absolutely straight'¹⁰, the gentle curves soften the streetscape, and are sufficient to create changing vistas with movement along the road. Rows and terraces hug the street edge creating serial vision in long views. The ancient church is a landmark building that terminates the view at the eastern end.



Fig. 6. High Street looking east, with over-dominant gables of late 20th century and 21st century development interrupting the grain of the street.

¹⁰ See Pevsner, N. *The Buildings of England: Essex* (London: Penguin, 1954), 193



Fig. 7 East end of High Street from west.



Fig. 8 East end of High Street from east.

- 7.2 The enclosure of the High Street is in marked contrast to the view that opens up beyond the eastern end of the street, with the wide road junction in front of the church and large open churchyard (*Fig. 9*). New Road follows the edge of the churchyard south, the iron railings that define the boundary allowing the trees and greensward to contribute to the scene. An iron plaque on the railings indicates that the actual boundary to the churchyard now lies beneath the road. Properties opposite the churchyard are set back from the road edge sometimes with garden planting contributing greenery to the scene.



Fig. 9 Parish church of St Nicholas.

- 7.3 From within the churchyard looking out beyond its eastern boundary, the slightly elevated position provides the only opportunity to take in broad views of the flat arable landscape stretching away from the village, and is a reminder of what was once a remote rural location (*Fig. 10*).



Fig. 10 View east from the churchyard looking over neat hedges that separate the churchyard from the parish burial ground, with a further hedge boundary at the eastern edge bordering agricultural land.

7.4 Common Road curves away north from the church leading to modern housing, with mature trees framing the view (*Fig. 11*). The road edge is defined for part of its length on the left by the traditional yellow stock brick boundary wall of properties in The Cedars, with garden planting contributing greenery to the scene. With the exception of Cottawight the modern houses in Common Road are set back from the road with open grassed areas and hard standing to the front, and there is little sense of enclosure. A pond with hard and soft landscaping contributes to a more open character. The road curves away out of the conservation area to follow a historic route to the Common, continuing on towards Potton Island which once formed part of the dispersed parish lands of Great Wakering. In the 19th century, the road also provided access to brickfields.



Fig. 11 Looking into Common Road.



Fig. 12 Common Road.

7.5 New Road, built for military use in 1922, continues east from the churchyard towards Landwick and the security checkpoint for access to Foulness Island, following the route of an older track called Tinker's Lane that provided access to dispersed farmsteads and grazing marsh. The conservation area terminates at the churchyard boundary, and the road ahead is developed only along its southern edge with mostly late 19th and early 20th century semi-detached cottages. The north side remains undeveloped and is defined by a tall hedge that creates a rural quality to the street and contributes to the setting of the churchyard (*Fig. 13*). Open arable fields lie beyond the churchyard boundary, and there are occasional views back to the attractive mature trees of the churchyard from New Road. This rural setting creates a valuable breathing space from the built up character of the village before reaching further development at Landwick, helping to maintain a discrete sense of identity for the settlement. Shoebury Road has a more suburban character as it heads away south through mainly 20th century residential development towards Shoeburyness (*Fig. 14*).



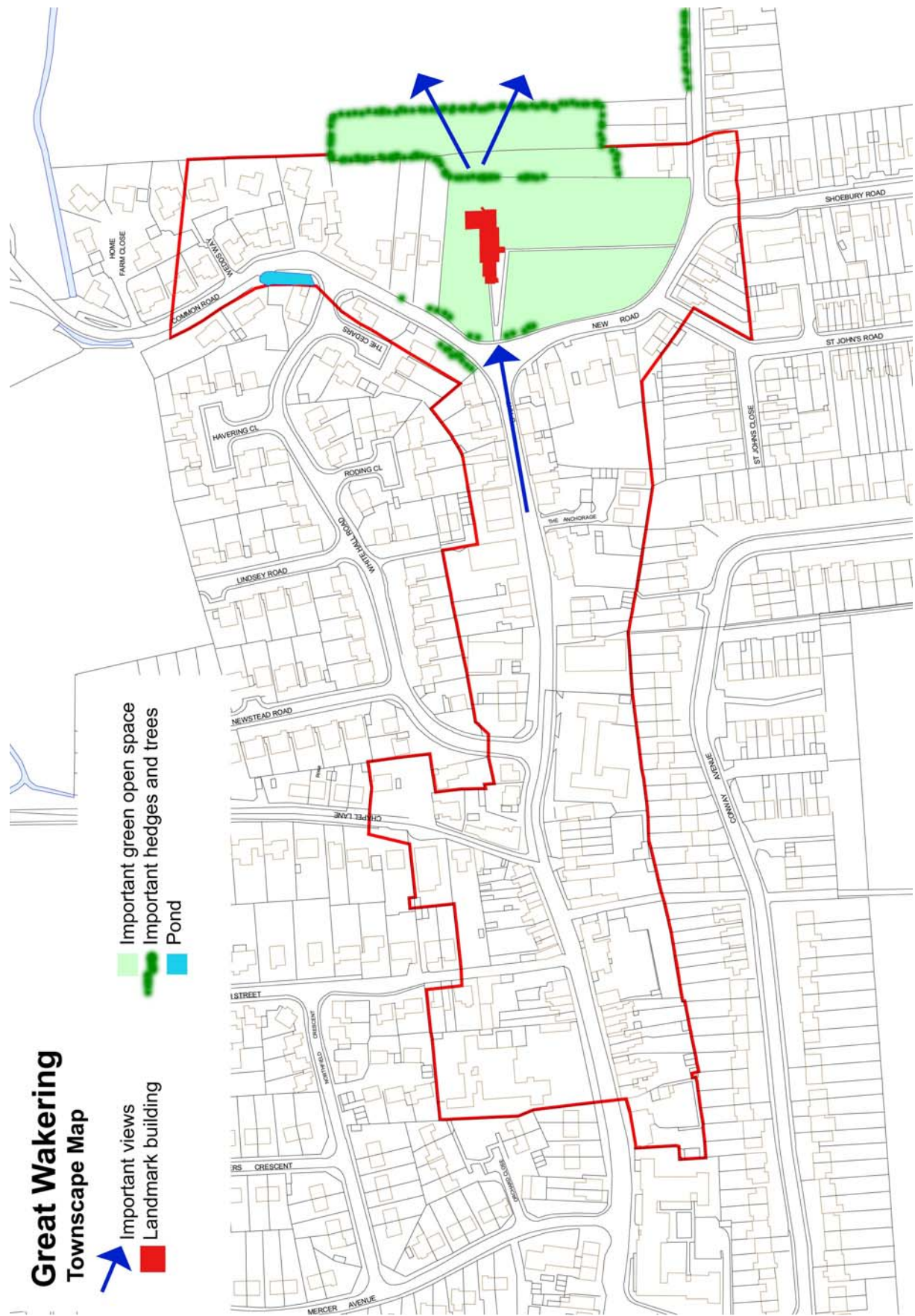
Fig.13 New Road.



Fig. 14 Shoebury Road

Fig. 15 Aerial photograph showing conservation area.



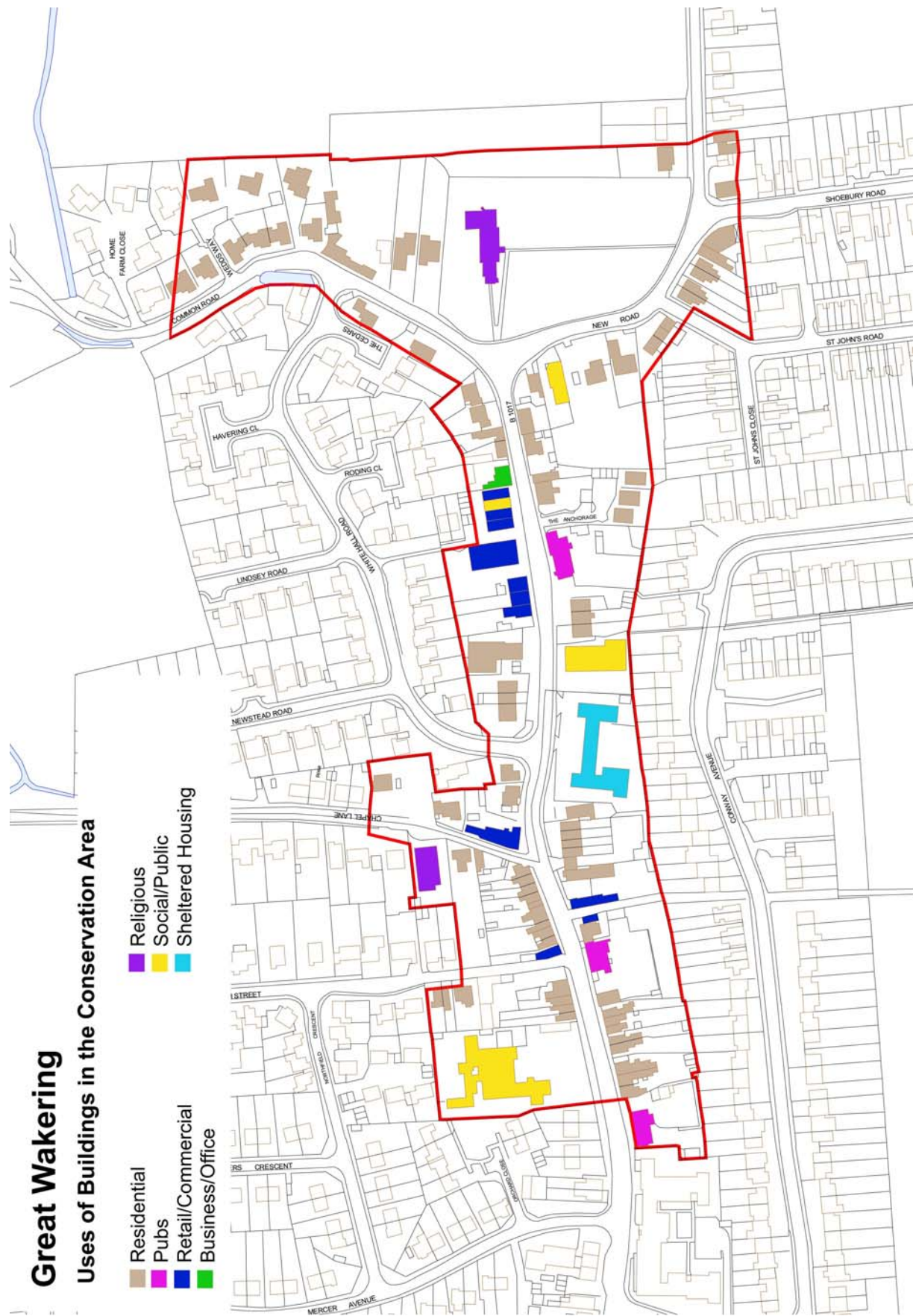


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 Fig. 16 Townscape map of conservation area.

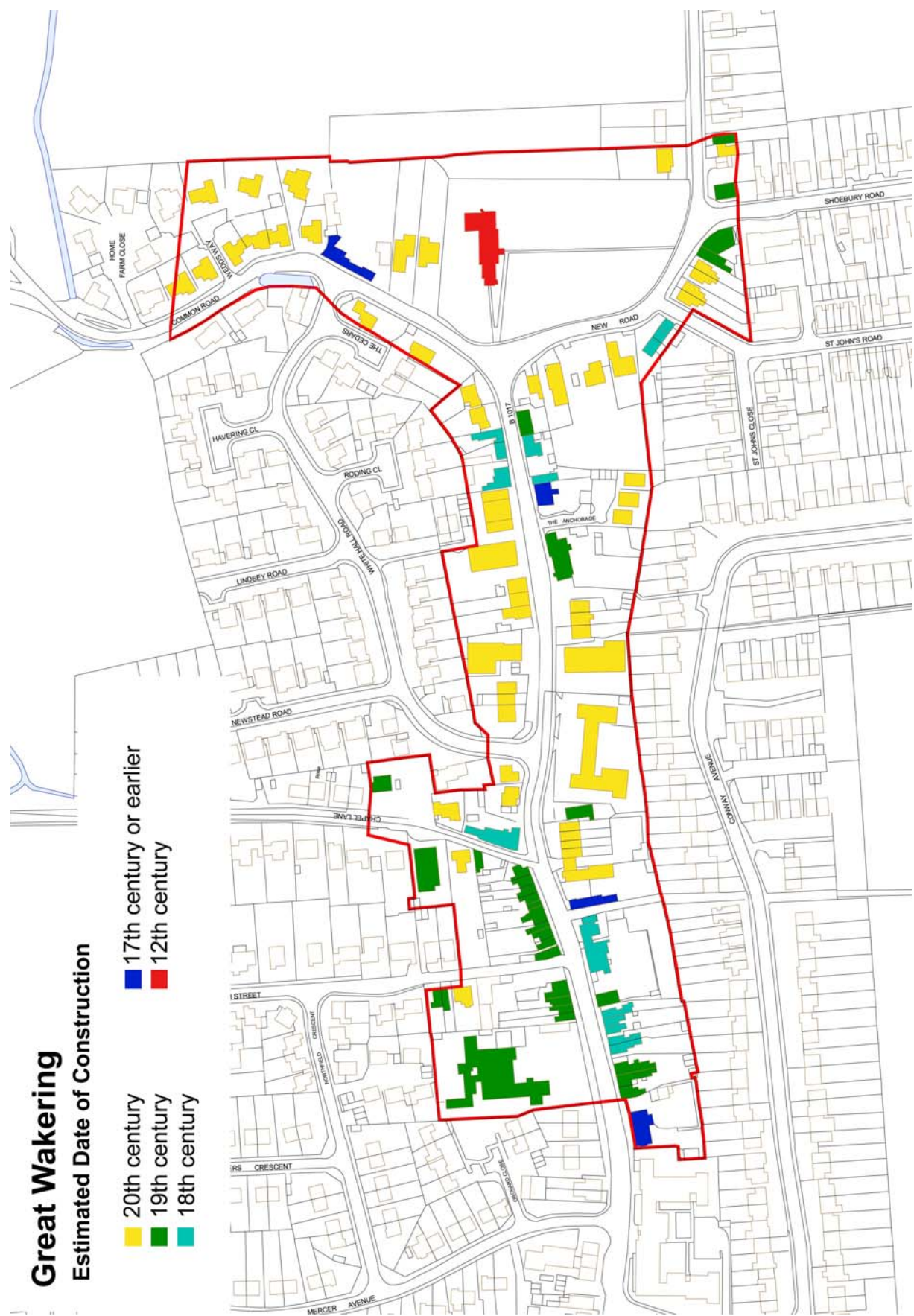
Character Analysis

- 7.6 Great Wakering has evolved over many centuries whilst retaining possible elements of an ancient planned settlement in its layout. The 12th century parish church of St Nicholas at the eastern end of the conservation area marks the site of an earlier minster church which provided the focus for early settlement that developed along the north and south sides of the High Street. Evidence of this Saxon or medieval planned settlement can still be seen in settlement edges and boundaries of the present village with some narrow plots surviving in the High Street, although there is now a good deal of variety in the horizontal scale and plot sizes of properties. The historic boundaries are a precious element in the special historic character of the area and should be protected¹¹.
- 7.7 Today, the linear development along the High Street is a rich mix of properties of different periods, exhibiting a variety of uses as would be expected of a modern High Street (*Fig. 17*). The long history of trade and commercial activity in the High Street is an important element in the special character of the area, with some older buildings demonstrating continuity of use and others exhibiting evidence of former commercial use with relict shop fronts and carriage arches. The oldest buildings surviving in the street are houses and commercial premises of 17th century or earlier date, with a good deal of Victorian infilling including terraced cottages, as well as later 20th and 21st century residential and commercial development reflecting the recent expansion of the village. The estimated date of construction of buildings is shown in map form (*Fig. 18*)
- 7.8 The High Street is characterised by two storey commercial and domestic buildings, with a vertical rhythm emphasised by vertically proportioned windows. There is a lively and varied roofscape with an irregular eaves line, the roofs enlivened by brick chimneystacks but with only occasional dormers. Roofs are generally pitched or gambrel, sometimes with gables facing the street, and rows and terraces are a common form. Properties are generally closely built up to the street edge, with an irregular building line which is frequently broken by roads and tracks leading off, with back-access arches and other openings to back areas. The curve of the road affords changing views of varied facades and side elevations, the broken and irregular building line creating shadow lines.
- 7.9 The conservation area also takes in short stretches of roads to the north and south of the church which are more suburban and residential in character than the commercial High Street. Within the conservation area boundary New Road and Shoebury Road are characterised mainly by a variety of two storey semi-detached and detached houses of the late 19th and 20th centuries, along with a couple of terraces that echo the common building form of the High Street. In Common Road, properties are mainly late 20th century detached and semi detached houses, including a development of the late 1980s occupying the site of the former Home Farm. This development comprises large traditionally-styled detached and semi-detached properties built in an Essex Design Guide style, with gables to the front and set back from the footway with hard standing and front lawns.

¹¹ Further research using survey maps in the ERO (ERO D/DBm P5A) could provide additional information on historic boundaries surviving in the existing settlement layout.



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 Fig. 17 Uses of buildings in the conservation area.



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 Fig. 18 Estimated date of construction of buildings in the conservation area.

Materials and detailing

- 7.10 The variety of architectural styles exhibited in the conservation area is given a degree of cohesion by the use of a range of traditional materials. These have been used to varying degrees of success in more recent developments. The architecture is generally modest and restrained, with little decorative embellishment. The oldest buildings in the conservation area are typically timber framed and smooth rendered or pebbledashed. Later properties are also often rendered, and some more recent residential developments have incorporated either fully or partially rendered facades in keeping with this architectural tradition. Featheredge weatherboard is also traditional, and may be painted white or black, or tarred, and is sometimes seen on side returns only. Again this traditional material has been used on some more recent developments, and historically would have been more prevalent in the streetscape than is seen now, as can be seen in early photographs of the village. On some buildings it has survived beneath pebbledash render.
- 7.11 Yellow stock brick was commonly used from the 19th century onwards. This was a cheap building material, but the inclusion of ash and other waste products in the fabric creates an attractive vari-coloured appearance (*Fig. 19*). Occasionally local soft red brick is also seen. Brick was used to reface older timber framed buildings. Brick walls are often rendered or painted, and finished in a light colour. In the past exposed brick would have been more evident in the built environment. Chimney stacks are generally left unrendered. Brick is sometimes used decoratively on Victorian gothic buildings such as the old school and the polychrome United Reformed chapel. Recent developments have introduced a wide variety of modern brick into the streetscape. These bricks lack the character and texture of the historic materials.



Fig. 19 Yellow brick.

- 7.12 Traditional roofing materials are plain clay handmade tiles, making an important contribution to the textural character of the roofscape, with natural slate used on later properties with slacker pitch roofs. Clay pantiles are also traditional.
- 7.13 Traditional fenestration consists of vertically-proportioned small paned sash windows, with simpler glazing bar patterns in later sash windows. Glazing bars

are generally fine, and windows are often recessed, as are doors, creating shadow lines on façades. In brick façades windows have slightly cambered or flat arches, sometimes with keystones on later buildings, rendered or painted over. Some timber framed properties have simple architraves around the windows. A variety of traditional doors are seen in the conservation area, including boarded, panelled and painted part-glazed. Simple flat hoods on brackets are a common treatment of entrances.



Fig. 20 Weatherboard and simple architraves, No. 67 High Street.



Fig. 21 Recessed doorway, no. 6 High Street, within a Victorian brick arch.



Fig. 22 Simple Victorian terrace façade, no. 76 High Street.

- 7.14 The majority of the older buildings front directly onto the street, but traditional boundary treatments where they exist are characteristically brick walls of stock brick capped by soldier bricks (*Fig. 23*). The main exception to this is the churchyard, with its north western boundary wall comprising sections of Ragstone rubble with stone capping, as well as soft red brick and yellow stock brick, and simple iron railings along the southern boundary to the street.



Fig. 23 Stock brick boundary wall, 2a High Street.

- 7.15 Evidence of former commercial use is common in the traditional architecture in the village. This might include timber shop window fascia boards, pilasters, bay windows and carriage arches leading through to back areas (*Figs. 24,25*).



Fig. 24 Former shop window, no. 73 High Street.



Fig. 25 Carriage arch, Prospect Cottages.

Individual contribution to character

High Street, south side, west to east

- 7.16 The conservation area boundary encompasses the Grade II listed **White Hart** public house and rear plot at its western edge (*Fig.26*). This was originally a medieval hall house with a cross-wing to the right, but with various alterations and additions including a later cross-wing to the left. It is timber-framed and rendered with applied false framing on the first floor. The otherwise attractive building is spoilt by the number of extraneous items on its surfaces including satellite dishes, lighting, and advertising. The view through to the car park, which incorporates a historic weatherboarded outbuilding, would benefit from improved landscaping (*Fig.27*).



Fig. 26 The White Hart pub.



Fig. 27 View through to the car park.

7.17 East of the White Hart attractive rows of cottages, some listed, are typical of the modest historic houses and former shops of the street and reinforce its particular character. **Nos 83, 85 and 87** form a Victorian property formerly a shop that has been converted in the last five years for residential use (Fig. 28). This has been carried out fairly sympathetically but lacking some attention to detail. The retention of the carriage arch is a valuable reminder of the former commercial use, and a console bracket from the shop front has also survived. **Nos. 79 and 81** are a Grade II listed pair of cottages dating from around 1700 with a 19th century rear range (Fig. 29). They are timber framed and pebbledashed with rendered side returns and rusticated quoins over weatherboarding. The doors have simple surrounds and pentice boards on brackets that are typical of the area, with a traditional vertically boarded door on no. 81. **Nos 73, 75 and 77 High Street** are another attractive row of 18th or 19th century cottages, pebbledashed with weatherboarded side returns (Fig. 30). No. 73 retains a historic shop window with side pilasters, fascia and dentilled cornice, as well as a traditional six panelled door. These Grade II listed cottages have suffered some unauthorised alteration since the list description was prepared in 1983, including replacement of a six-panelled door in the centre and replacement windows to the right.



Fig. 28 Nos 83, 85, High Street.



Fig. 29 Nos 79 and 81 High Street.



Fig.30 Nos 73, 75 and 77 High Street.

7.18 **No 71 High Street** is a barn conversion, formerly the Red Lion Barn, with a mono-pitch front extension to the street that was formerly a lean-to workshop (*Fig. 31*). Although the building incorporates vernacular elements such as weatherboard but has an awkward residential character, and some of the detailing is poor such as overly chunky glazing bars on windows. This building borders directly onto the car park of the **Red Lion** pub (*Fig. 32*). This pub is timber framed with a double range pitched roof, rendered to the first floor with small paned eight over eight sashes and a dentilled eaves course. The ground floor has a late Victorian appearance with red brick and green glazed bricks below, but unsympathetic replacement false leaded windows and a 20th century replacement door which detract from the appearance of the building. The car park, although it has an attractive green boundary contributed by the gardens of properties to the rear, requires resurfacing and landscaping and currently presents an untidy view from the High Street. The pub was formerly on the Rochford District Council Local List of Buildings of Architectural, Historic and Townscape Importance, but the practice of local listing has been discontinued.



Fig. 31 No. 71 High Street, formerly Red Lion Barn.



Fig. 32 The Red Lion pub.

- 7.19 **Nos. 63, 65 and 67 High Street** are a row of 18th or 19th century cottages that make an attractive vernacular contribution to the streetscape (*Fig. 33*). These cottages are timber framed and weatherboarded, with the exception of the ground floor of no. 67 which is partially of red brick and now forms part of the adjacent Red Lion pub. No. 65 has a bay shop window with a moulded surround, a reminder of its former commercial use. The cottages retain two traditional boarded doors. They have clay tiled gambrel roofs, with three small segmental head dormers. Their weatherboarded left side elevations contribute to the street scene, made visible by the adjacent gap in the building line where a footpath passes through. No. 63 is now used a bakery. The cottages are Grade II listed.



Fig. 33 Nos 63, 65 and 67 High Street.

- 7.20 A green edged public footpath leading off the High Street at this point follows an old, possibly medieval boundary, and passes between attractive vernacular buildings creating a pleasing rural character to the street scene at this point (*Fig. 34*). The track, known as Lion Fields, provided access to historic settlements at Crouchmans, and an old street light has survived indicative of a time in recent history when this was a more significant route. Utilitarian railings at the entrance are not sympathetic to the historic context.



Fig. 34 Footpath between 61 and 63 High Street.

- 7.21 Beyond the footpath is one of the most characterful of buildings on the High Street, **no. 61**, a butcher's shop and store which remains in use today (*Fig. 35*). It is of early 17th century and 19th century construction. The long timber framed rear range is pebbledashed, probably over weatherboarding, with wooden mullioned windows, and is a significant feature in the streetscape visible from the adjoining yard and from the footpath running along the side. The front range comprises the single storey butcher's shop which is weatherboarded, and has a clay tiled canopy supported on wrought iron brackets with meat hooks. The shop is Grade II listed.



Fig. 35 No. 61 High Street.

- 7.22 The yard adjacent to the butcher's shop creates an untidy and unattractive setting to the listed building, and an unappealing view from the street (*Fig. 36*). Whilst over-management of this space would not be a fitting for the setting of this humble utilitarian building, some improvement such as resurfacing and modest landscaping is desirable.



Fig. 36 The yard adjacent to 61 High St.

- 7.23 The stretch of High Street between 57 High Street and the Anchor pub retains little historic integrity, consisting of late 20th century and 21st century development representing infill and replacement of historic properties. These developments do not always reinforce local character.

7.24 **Southgate Mews at 47-57 High Street** is a 1980s two storey development with a vertical rhythm and an irregular building line (*Fig. 37*). Parking is hidden through a carriage arch. The slack roof pitch, poor use of materials, and lack of local detailing mean that they sit uncomfortably in the street scene, and they have a sombre quality which is out of step with the lightness of many of the more traditional cottages. Adjacent to this a new detached house is in the process of construction incorporating the mission hall (and former site of the chapel of the Peculiar People) to the rear. This is of a more sympathetic design, if rather large and lacking some attention to local detail (*Fig. 38*).



Fig. 37 Southgate Mews.



Fig. 38 New property adjacent 47 High St.

7.25 Beyond this **Goodmans** is a late 20th century development now used as sheltered housing with bold mono-pitched ranges (*Fig. 39*). The appearance is softened by front gardens and planting, but the development breaks the historic grain of the settlement, undermining the sense of enclosure. The large picture windows and rendered panels create lightness of character, and although this development makes little concession to local context it is honest architecture of its time. East of Goodmans is the **Memorial Hall**, 1992, a neat and unobtrusive single storey hall that would benefit from some planting to soften the setting. Beyond these nos 25, 27 and 29 are a row of late 20th century houses set back from the street edge, of appropriate general form, but with poor materials including plastic windows, inappropriate detailing such as classical style pedimented door cases, and front hardstanding for cars.



Fig. 39 Goodmans.

- 7.26 **The Anchor** is one of the four pubs in the High Street, and is an attractively detailed brick and rendered building with a turn-of-the-century appearance, with leaded windows and first floor oriels (*Fig. 40*). The pub certainly pre-dates this however, and is recorded as a timber framed and clay tiled building in 1823¹². Like the other pubs mentioned, the car park and its entrance could be improved to provide a more attractive view from the High Street. The Anchor was formerly on the District's Local List.



Fig.40 The Anchor pub.

- 7.27 East of the Anchor is an attractively presented private road, **The Anchorage**, leading to a late 20th century backland development of three residential chalet-style properties (*Fig. 41*). Although these properties do not respect the historic grain and character of the settlement, the well treated access with garden planting and a stock brick boundary wall do not detract from the street scene.



Fig. 41The Anchorage.

¹² See ERO D/DBm P5A

7.28 At the east end of the High Street, older shops and houses together create an attractive approach to the church. **No.17** is Grade II listed and was originally a medieval house possibly of 16th century date but almost completely rebuilt in the 19th century (*Fig. 42*). It is timber framed with a restored jettied cross wing creating a characteristic medieval form, faced in brick which is now rendered over. Gardens to the right side bounded by a stock brick wall contribute greenery to the street scene. The adjoining **no.9** is a tiny cottage, gable to the street, with exposed timbers to the first floor and small paned sash windows. **No.7** is a Grade II listed timber framed house and shop of 18th century date with later alterations and additions. This is a distinctive building in the streetscape, with a bulky gambrel roof and a tall central gabled dormer, with a single storey 19th century lean-to shop extension (*Fig. 43*). The shop extension incorporates a

butcher's shop window, making an important contribution to the historic commercial character of the conservation area. **No. 3, Laurel Cottage**, perhaps 19th century in date, has a white painted brick exterior and recessed sash windows, with a partially weatherboarded side extension and side elevation (*Fig. 44*). Nos 3 and 9 were both previously on the Rochford District Local List.



Fig. 42 Anchor Cottage, 17 High Street.



Fig. 43 No.7 High Street.



Fig. 44 Laurel Cottage, 3 High Street.

7.29 Opposite the church, **1 High Street** occupies an important position on the road junction, and was also formerly on the Local List (*Fig. 45*). This pebbledashed early 20th century detached villa currently has a poor appearance which detracts from the street scene. The property has patchy pebbledash render and poor replacement plastic windows, and an untidy hard landscaped frontage opening onto the footway in New Road, although a brick wall provides a boundary to the High Street side. Improvements to the appearance of the building and plot could make a significant contribution to the enhancement of the conservation area at this prominent point.



Fig. 45 No.1 High Street, New Road elevation.

High Street, north side, west to east, North Street, Chapel Lane

7.30 At its west boundary, the conservation is marked by the **old school**, built in a Victorian gothic style in 1876, and now a well used community centre (*Fig. 46*). The building is generally in good condition, retaining its original boundary wall to the street of yellow stock brick with red brick string courses. However part of the building is now disused and boarded up. The school was formerly on the Local List.



Fig. 46 Community Centre, former school.

- 7.31 **Nos 84 to 92 High Street** are an attractive row of slate roofed cottages, possibly 19th century in date (*Fig. 47*). Nos 90 and 92 are rendered, whilst nos 84, 86 and 88 are rendered to the ground floor and weatherboard above, with white painted weatherboard to the side elevation. The latter three have been fairly sympathetically restored, with simple flat hoods on brackets over traditional panelled doors and small pentice boards over the ground floor windows. No. 84 has been converted to residential use from a shop in recent years. The row suffers from replacement windows that do not respect the traditional glazing pattern. To the right, rear access to a large rear plot is provided along an unmade driveway set back from the footway by a grass verge, and there is a traditional stock brick boundary wall along the North Street edge.



Fig. 47 Nos 84-92 High Street.

- 7.32 **North Street** is an un-made Victorian road following an older track north (*Fig. 48*). A pair of red-brick semi-detached houses have recently been built to the rear of no. 84 High Street on a large back plot that formerly accommodated workshop buildings. The double gabled front elevation is uncharacteristic of the area and the dark framing to the windows is inappropriate. Opposite is a pair of new semi-detached brick cottages of a more suitable design. Beyond No. 1 North Street is a pair of much-altered late 19th century semi-detached cottages that were one of the first developments when the new road was laid out (*Fig. 49*). They are now suffering from replacement windows that detract from their appearance. Beyond these an old street lamp adds historic character to the streetscape.



Fig. 48 North Street.



Fig. 49 Nos 3, 5 North Street.

7.33 **Nos 66-82 High Street** are a continuous row of late Victorian painted or rendered brick cottages and shops. They are a prominent feature of the High Street and an important element in its special character, built up to the pavement edge between North Street and Chapel Lane (Figs. 50,51). Incorporating Prospect Cottages of 1878, this row was formerly on the Local List. These cottages have been greatly abused by unsympathetic alteration, particularly replacement plastic windows and doors. The shop at No. 82 appears to be unused at present.



Fig. 50 Nos 66-82 High Street.



Fig. 51 Nos 66-82 High Street.

7.34 **Chapel Lane** is another narrow un-made road, following an old route north (Fig. 52). The conservation area encompasses an attractive Edwardian detached villa adjacent to a late 19th century detached cottage. **Homeleigh** retains many original features and is well presented (Fig. 53).



Fig. 52 Chapel Lane.



Fig. 53 Homeleigh.

7.35 Beyond Homeleigh, creating an attractive pairing with it, is the **United Reform Church**. This is a handsome Victorian building, constructed in 1889, prior to which a Congregational Chapel existed from around 1800¹³ (Fig. 54). Opposite this is **The Manse**, a much altered large detached stock brick building of uncertain date but possibly 19th century, its name a reference to former use as accommodation for the chapel minister. This property is distinctive in the conservation area for having retained a large historic plot with grounds. Adjacent to it is a late 20th century pitched roofed detached house, **Pennyrile**, set back from the street on a slightly elevated plot. It is constructed of modern materials but does not overly intrude on the streetscape.



Fig. 54 United Reform Church.

¹³ See Quarrell, Johnie, Portrait of Great Wakering, Romford, Essex: Ian Henry Publications. 1996, 62

- 7.36 Occupying an important corner site, **62 High Street** and the adjoining property known as **Roundabout** are Grade II listed and dominate the junction between the High Street and Chapel Lane, given prominence in the streetscape by the curve of the road (*Fig. 55*). The main building is early 18th century or possibly earlier with later alterations and additions, and is timber framed and rendered, with a clay tiled double range roof. The High Street elevation has a traditionally-styled 20th century ground floor shop front with round headed windows, added around 1983, but with a plastic fascia. The Chapel Lane elevation contrasts with the High Street appearance and is more residential in character, with moulded eaves cornice, black painted joinery and a 19th century door case with a moulded canopy and fluted surround (*Fig. 56*). There is a sympathetically restored rear weatherboarded range with catslide dormers. Roundabout is a heavily restored mono-pitched structure to the right of no. 62, with a door to the side. The current appearance with weatherboard cladding dates primarily from restoration work carried out around 1986.



Fig.55 No. 62 High Street and Roundabout.



Fig. 56 Chapel Lane elevation.

- 7.37 East of this the High Street is again dominated by late 20th and 21st century development of varying quality representing infill and replacement. **No. 60** is a substantial detached property constructed in the 1980s in a traditional style with two cross-wing ranges with gables to the street. It is rather large in scale and lacks attention to local details (for example with horizontally proportioned windows), but makes good varied use of materials (*Fig. 57*). Occupying an important position on the corner of Whitehall Road a new detached property is under construction. This property makes a rather catholic use of traditional materials and details, but its gabled front elevation creates an attractive shadowed building line with those of its neighbour along the curve of the street, and the whimsical dragon-hugged chimney pot is a nice detail (*Fig. 58*). It is however a large property for the size of the plot, and the close boarded boundary fence only draws attention to this. A low boundary wall or more open treatment would be more attractive and appropriate to the conservation area, and give the building more breathing space. Beyond the junction with Whitehall Road **nos 36-42 High Street** are a row of late 20th century houses. These are a modern interpretation of the traditional building form, constructed of modern materials with a varied brick and render front elevation, but with plastic windows of strong horizontal emphasis.



Fig. 57 No. 60 High Street



Fig. 58 New property adjacent 60 High Street.

7.38 Adjacent to the public conveniences, the **old fire station** is a striking and memorable building in the streetscape, partly due to its distinctive art deco geometric architecture and bold brickwork, but also for its unorthodox decorative windows, albeit with very poor frames (Fig. 59). Formerly used as a boat building works and now in residential use, the building has red doors and other elevational details that are a reminder of its original use. However the building is badly let down by its poor plot. Whilst an overly residential treatment would not be suitable for the setting of this building, the poor surface finishing, clutter and unattractive modern garage make a negative contribution to the street scene.



Fig. 59 The Old Fire Station.

7.39 **Nos 28 to 32** are a row of Edwardian stock brick shops, one marked 'Coronation Villa, 1902' (Fig. 60). No. 28 has a traditional form of shop front with a recessed doorway and old detailing, including canopy brackets and moulded monogrammed panels, now painted over, on the stall risers. It has traditional small paned sash windows to the first floor, with fine glazing bars, but otherwise the row suffers from unsympathetic replacement windows and doors, including poor shop windows.



Fig. 60 Nos 28-32 High Street.

7.40 **The Co-op supermarket** at 22-26 High Street is a particularly unsympathetic design for the conservation area. Its low rectangular form has overwhelming horizontal emphasis that is completely at odds with the historic grain of the settlement, and a garish plastic fascia and window advertisements (Fig. 61). The forecourt area is also poor, with badly maintained patchy surfacing and concrete bollards (Fig. 62). Back access at either side creates unattractive views from the street, with high metal security gates to the car park and CCTV cameras creating a harsh character.



Fig. 61 Nos 22-26 High Street.



Fig. 62 Forecourt, 22-26 High Street.

7.41 **Nos 14-20** are a row of late 20th century shops and the village library, with flats above, constructed of modern materials and of two storeys but with large flat roofed dormers. The shop fronts here are modern in appearance, and could have been more sympathetically designed for the conservation area drawing on the District Council's design guidance (LPSPD6). Beyond these more traditional vernacular shops and cottages contribute to a pleasing approach to the church. **Nos 10-12** are offices and residential (Fig. 63). The main building is timber framed and rendered with a plain clay tile hipped roof and deeply recessed vertical sliding sash windows. It retains a former shop front including the wooden fascia, and has some nice detailing such as corner pilasters, as well as a

dentilled eaves course and lining out on the side elevation. The view through to the rear yard reveals converted outbuildings that are generally sympathetic to the setting. **Nos 4-6** are rough rendered painted cottages with traditional doors recessed in round headed arches and recessed windows. No. 4 has recently been sympathetically converted from a shop, retaining wooden fascias, pilasters and tethering rings (*Fig. 64*). Nos 2 and 2a are late 20th century detached properties, set well back behind traditional stock brick boundary walls, with garden planting contributing to an attractive setting. Nos 2-12 were formerly on the Local List.



Fig. 63 Nos 10-12 High Street.



Fig. 64 Nos 4-8 High Street.

The parish church and churchyard

7.42 The 12th century **parish church** of St Nicholas is a landmark building that dominates the streetscape at the east end of the High Street, given prominence by the slightly elevated position (*Fig. 65*). It is constructed of roughly coursed ragstone flint and septaria rubble with limestone dressings and plain clay tiled roofs. The west tower has an octagonal weatherboarded spire, and possibly incorporates 'long and short work' at its corners suggesting earlier Saxon origins. The church is Grade II* listed, and there are four Grade II listed headstones in the churchyard. The churchyard is closed and is well maintained by the parish council, with well spaced mature trees, some protected by TPOs, along its boundary and scattered trees and shrubs within the space (*Fig. 66*). The parish burial ground lies behind the churchyard and comprises well kept lawn with neat avenues of graves. Low, tidy hedges form the eastern boundary allowing views out. The low north western boundary wall is constructed of rubble stone, soft red brick and yellow stock brick, and now incorporates a brick built bus shelter (spoilt by graffiti). The southern boundary is formed of iron railings. The churchyard contributes valuable green space and trees to the conservation area.



Fig. 65 Parish church.



Fig. 66 Churchyard looking into Shoebury Road..

Common Road

7.43 To the north of the church are two distinctive late 20th century properties, **Banjo Lodge and Chestnut Lodge** (*Fig. 67*). These are large detached properties constructed of modern materials and set well back from the road with mature trees to the front, including a horse chestnut protected by a TPO. Although they are attractive modern dwellings, their scale and uncompromising modern design makes no concession to their historic setting between two listed buildings, the church and Cottawight.



Fig. 67 Chestnut Lodge and Banjo Lodge.

7.44 Beyond Chestnut Lodge is **Cottawight**, a Grade II listed single storey house which is of 17th century date with later additions. It may originally have been associated with Home Farm (once known as Rectory Farm) which lay to the north. It is L shaped in plan, and is part timber framed and plastered or weatherboarded, and partly of soft red brick. A walnut tree in the grounds is protected by a TPO. Cottawight contributes to a distinctly rural and picturesque scene looking towards the church across the pond (Fig. 68).



Fig. 68 Cottawight, church and pond in foreground.

7.45 On the west side of Common Road a late 20th century residential development in The Cedars comprises two storey brick and render properties discretely set in gardens behind a traditional brick boundary wall, with garden greenery contributing to the scene including some trees protected by TPOs. Beyond Cottawight the conservation area consists entirely of late 20th century residential development, built on the site of Home Farm which was demolished in the late 1980s. The old farm duck pond has survived here, although it now features elaborate hard and soft landscaping to fit with the modern development around it (Fig. 69). Although the properties here are attractively designed in a traditional Essex Design Guide style, there is little opportunity for further preservation or enhancement of local character.



Fig. 69 Duck pond, Common Road.

New Road

7.46 Heading south New Road is dominated by the churchyard where the iron railings allow the green space to contribute directly to the streetscape (*Fig. 71*). On the west side of the road, no. 1 High Street has already been mentioned as having a poor appearance, and between this and the row of cottages at 4-8 New Road there is 20th century infill consisting of the church hall and two large detached properties. **The church hall** has a rather unattractive plot that would benefit from some soft landscaping, but behind it is a large green plot preserving historic boundaries which has remarkably survived infill development (*Fig. 70*). **Nos 2**

and 2a are set in large plots with garden planting obscuring the buildings and contributing to the more green and suburban character of the street.



Fig. 70 Church Hall.



Fig. 71 Church and churchyard from New Road.

7.47 **Nos 4-8 New Road** are an attractive row of cottages set at an oblique angle to the road with attractive open front gardens (*Fig. 72*). They are of uncertain date, possibly 18th century. Buildings are shown on this site on the Chapman and André map of Essex of 1777 standing isolated on the edge of a large open plot at a time when the village was more rural in character. They have suffered from replacement plastic windows and other unsympathetic alterations, but they are still a picturesque group of great value to the street scene.



Fig. 72 Nos 4-8 New Road.

7.48 **Nos 10-16 New Road** are two pairs of semi-detached Edwardian cottages that are characteristic of suburban development in these peripheral roads (*Fig. 73*). No. 16 is a fine example of a well preserved cottage, with original sash windows, canted bay window and slate roof, recessed door and decorative ridge tiles. The other cottages have been much altered, including replacement windows and flush doors, although some original brick front boundary walls have survived. The yellow stock brick flanking wall to the rear garden of no.10 extends along St Johns Road, and is a good survival of a traditional local boundary.



Fig. 73 Nos 10-16 New Road (16 to the left).

7.49 New Road continues east towards Foulness. On the north side beyond the churchyard boundary **Moss House**, a late 20th century detached brick house, is included in the conservation area (*Fig. 75*). Although the house itself has little reference to traditional local character, its large green plot and front hedge boundary contribute to a transitional rural quality as the edge of the village is reached. Adjacent to Moss House **nos 5 and 7 New Road** are currently excluded from the conservation area, and beyond these the hedge bordering the street edge is a valuable green element in the scene looking out of the conservation area. On the south side no.16a is a two storey late 20th century detached house of modern materials with a slack roof pitch, its relatively small scale and recessed position rendering it unobtrusive in the

street scene. **No.18 New Road, Alexandra Villa** dated 1897, is a small detached house that is more characteristic of the suburban turn of the century development at the east of the conservation area, and is smartly kept but with unsympathetic replacement windows (*Fig. 74*).



Fig. 74 Alexandra Villa and 16a New Rd.



Fig. 75 Moss House, New Road.

Shoebury Road

7.50 **No.1 Shoebury Road** is a large detached late 19th century property known as Waking House (*Fig. 76*). It occupies a prominent corner position, and has suffered from some unsympathetic alteration including poor replacement windows although there are some sashes to the ground floor. Opposite this at **nos 2-4** is the old bakehouse, Bakery Court, a prominent Victorian terrace with a later single storey pitched roof range to the right occupying an important position on the curve of the road (*Fig. 77*). This was converted to flats in the 1980s, and has again suffered from alterations that have eroded its Victorian character. These include flush mounted

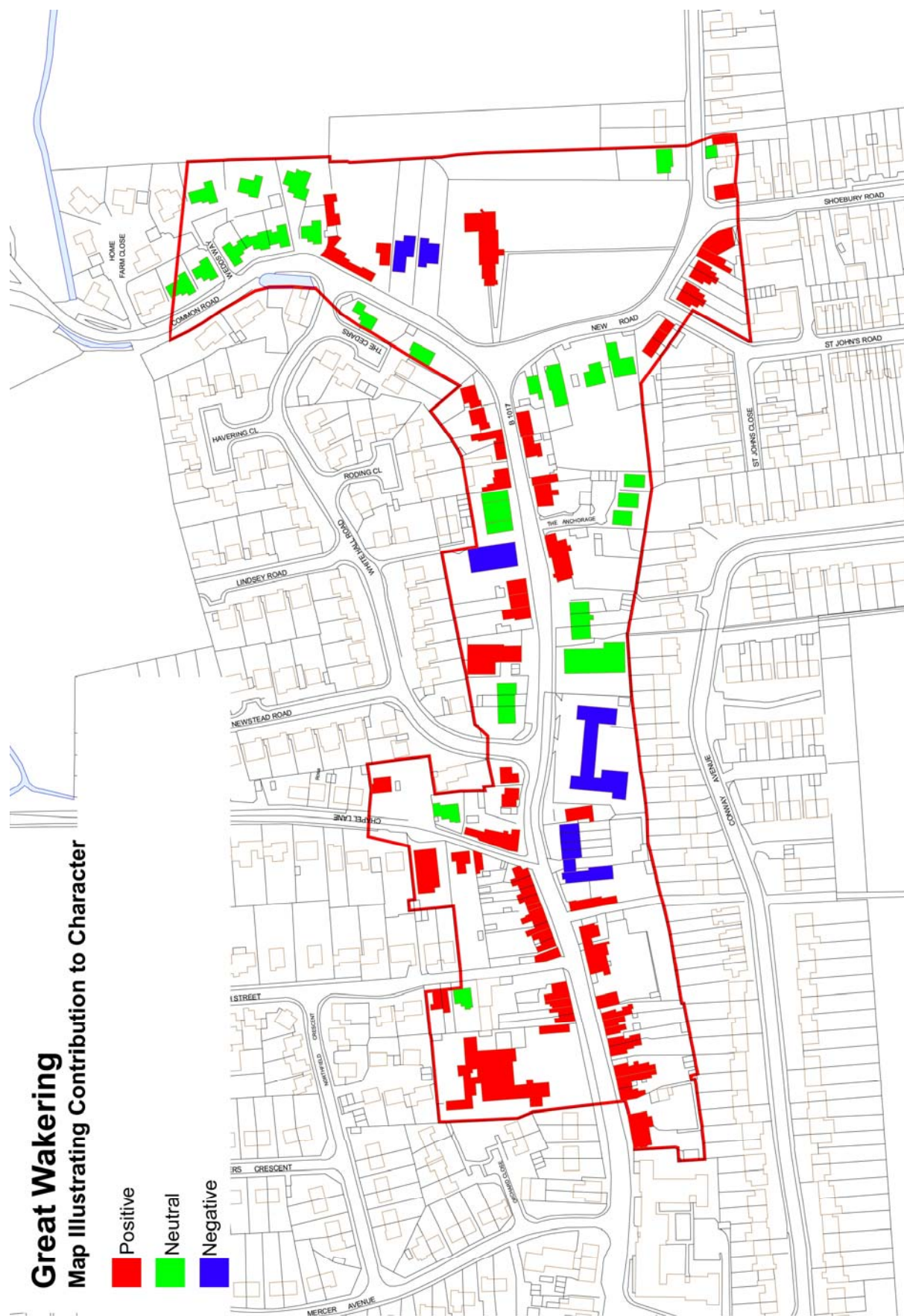
replacement windows and doors, and re-roofing in machine-made interlocking tiles, although the carriage arch has survived providing back access to parking.



Fig. 76 No.1 Shoebury Road.



Fig. 77 Nos 2-4 Shoebury Road.



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 Fig. 78 Map to illustrate the contribution of individual buildings to the conservation area.

Problems and Pressures

Unsympathetic alterations

7.51 The conservation area encompasses several good listed vernacular shops and cottages, and comparison with photos from the mid-1970s and 1980s show that many of these have benefited from significant repair and improvement over the past few decades. However unlisted historic buildings also make an important contribution to the character of the area. Many of these are Victorian or early 20th century in date, and whilst not of sufficient merit for listing are of sufficient local interest to have formerly been included in the District's Local List of Buildings of Architectural, Historic and Townscape Importance. Many unlisted properties in the conservation area have suffered greatly from unsympathetic and uncontrolled alteration as a result of permitted development, including replacement plastic windows and modern roof tiles, as well as some unauthorised alterations (*Fig. 79*). The effect is overwhelmingly negative. Replacement plastic windows and doors are frequently flush mounted, creating blank facades that lack the attractive shadowing effect of recessed features. Incremental inappropriate

alterations can cause irreparable damage to the rhythm and cohesion of the terraces that are an important element in the special character of the area. Overall, the extent of alteration to older properties in the conservation area has done great damage to its fragile historic character.



Fig. 79 Plastic replacement window and door, Prospect Cottages.

Public Realm

7.52 The public realm of the High Street is generally poor with a down-at-heel appearance in parts, and makes little concession to the special historic character of the settlement. The pavement surfacing is often patchy and poorly maintained. The un-made up roads, whilst being a distinctive feature of the streetscape, have become potholed and neglected. There is a wide pavement area to the front of the public conveniences and the old fire station which is confused between private and public space, and which is untidy and poorly maintained. The design of the street lighting makes no concession to the historic context, and there are excessive overhead wires. There are places where CCTV cameras are mounted prominently on poles, for example by the memorial hall and on the side of the

Co-op. On-street parking also detracts from the scene. Hard standing to the front of residential properties impinges on the character of the street, and there is generally an excess of hard landscaping at the expense of greenery and soft landscaping.

- 7.53 Views through to backland areas are often poor from the highway. These areas tend to be used for car parking, as in the case of pubs for example, and they would benefit from tidying and landscaping.

Development

- 7.54 The conservation area is characterised by a variety of architectural styles, and includes a good deal of late 20th century development of varying quality often representing both infill of open space and replacement of older properties. The extent of this modern development threatens to swamp the distinctive historic character of the conservation area. Often, it is the more ordinary and unassuming brick and render two-storey houses of the late 20th century that sit most unobtrusively in street scene. Some properties are in an Essex Design Guide style which take references from traditional materials and building forms but are often too large in scale for the village and lacking attention to local details and materials such as fenestration patterns and traditional brickwork. Others such as Goodmans and Banjo Lodge make bold and honest architectural statements of their time but do nothing to reinforce the traditional character of the area. New infill tends not to respect the historic building line and frontages, due in part to resistance from Highways authorities with regard to development hard on to the pavement edge. This undermines the sense of enclosure and serial vision that is an important element in the character of the conservation area. New properties are continuing to appear in the conservation area, and there will be ongoing pressure for infilling and backland development.
- 7.55 The extent of 20th century development has resulted in significant loss of open green space over the past half century. Where once the historic High Street was surrounded by open fields and orchards, it is now almost entirely encapsulated in 20th century development. The loss of green space and of views out to the surrounding countryside has created a harsh, at times almost urban character in parts of the historic centre of the village.

Shops

- 7.56 Many older shops have been converted to residential use, and the number of shops in the High Street is diminishing. Traditional shop fronts now survive mostly as redundant vestigial features, and existing shop front design and advertisements are often of a poor, modern quality which does not respect the historic context. The Co-op has already been mentioned in this regard. Poor shop design seen in the conservation area includes metal framed plate glass windows, internally illuminated box fascias, plastic fascias and other use of inappropriate shiny reflective materials.
- 7.57 The closure of many shops over the past few decades has created pressure of change of use of buildings in the historic centre, and there are a growing proportion of residential properties within the conservation area boundary. The decline in mixed use is damaging to the special character of the conservation area, as well as requiring alterations to the fabric of existing buildings.

8. RECOMMENDATIONS

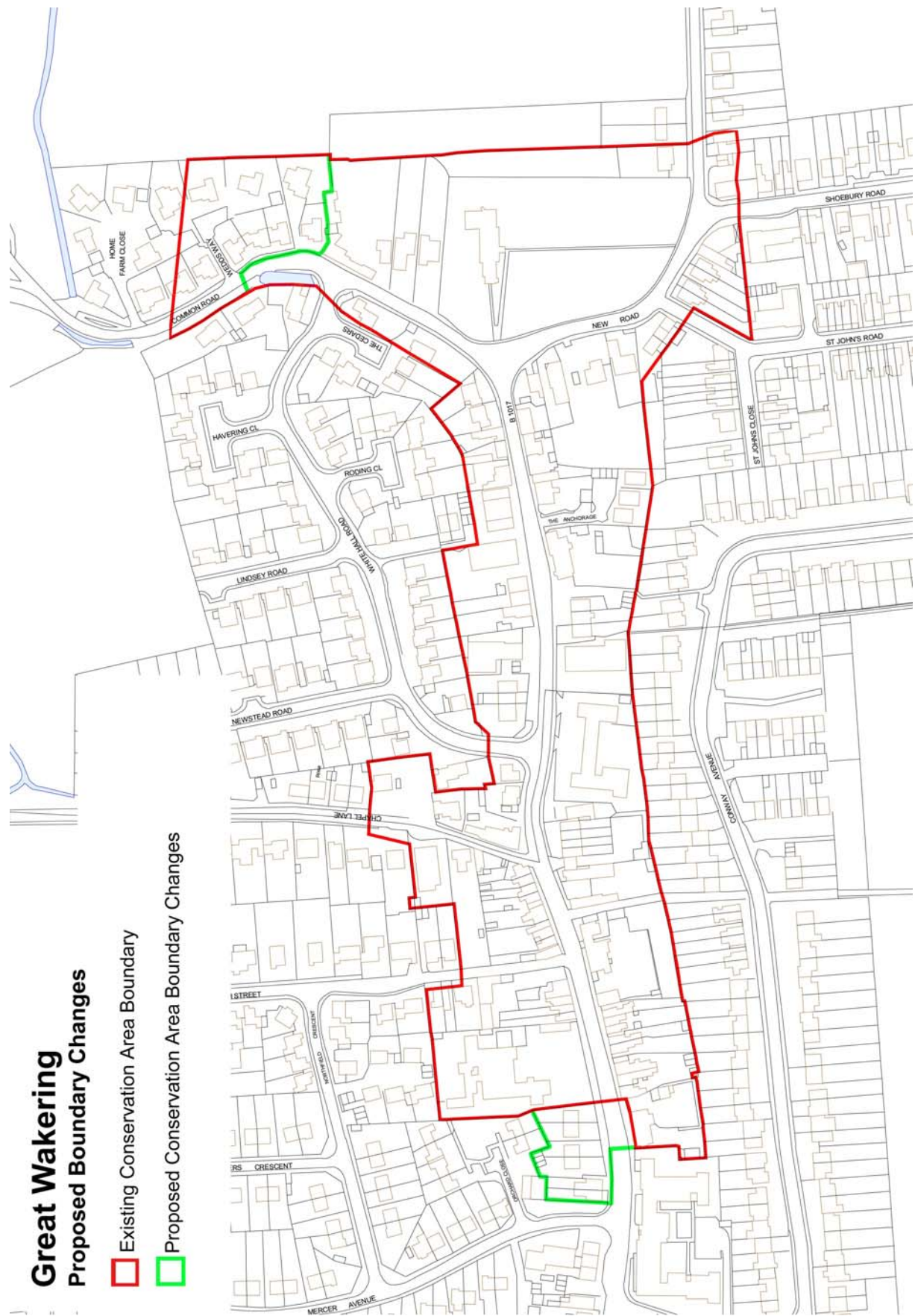
Boundary changes (*Fig. 81*)

- 8.1 The conservation area boundary was recently reduced in size, but it is recommended that some further amendments are made. These are as follows:
- The housing development in Common Road on the site of Home Farm offers little opportunity for further preservation and enhancement of local character, and can no longer justify inclusion in the conservation area. The listed Cottawight is a logical place to draw the boundary at this point, also taking in the duck pond which is an important historic local feature.
 - At the western end of the conservation area, it is recommended that the boundary is extended slightly once more to take in a pair of well preserved Edwardian semi-detached properties at nos 110-112 High Street. This will also encompass two pairs of unassuming late 20th century brick and render houses (nos 102-108). Nos 110-112 are known as Gladstone Buildings, and no.110 is a long established general store with a lovely traditional shop front, the contents of which spill out on to the forecourt creating an attractive display (*Fig. 80*). These properties were built by Edward Burgess, a prominent local builder, in 1905¹⁴. Although they have been re-roofed in modern interlocking tiles and have lost one of their chimneys, they retain many original features. The corner shop is a treasured feature of the local street scene, having served the community for almost a century.



Fig. 80 Gladstone Buildings.

¹⁴ See Quarrell, J. 1996 *Portrait of Great Wakering*, 98-99



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 Fig. 81 Proposed boundary changes to the conservation area.

Additional planning controls

- 8.2 The special historic character of the conservation area is at a critical point where both alterations to unlisted properties and new development are threatening to overwhelm its distinctiveness. The cumulative impact of numerous alterations to the traditional listed and unlisted buildings in the conservation area is one of the greatest threats. A robust approach to development control and enforcement is required to prevent further erosion of character.
- 8.3 It is recommended that Article 4(2) Directions are required to strengthen planning controls over further unsympathetic alterations carried out under permitted development rights to existing properties, and to attempt to reverse the trend and reinstate original features. The reinstatement of Victorian features to Prospect Cottages, for example, would greatly enhance the conservation area and reinforce its special character. Poor and inappropriate boundary treatments can also harm the appearance and distinctiveness of the conservation area. It is therefore proposed that the following works should require planning permission under an Article 4 direction:
- Alterations to a property affecting windows, doors or other openings, including the insertion of dormer or other windows in the roof, and changes to roofing materials.
 - The erection or construction of any fences, gates or other forms of enclosure to the front or sides of a dwelling house, or the alteration of fences, walls or other forms of enclosure if they adjoin the highway.
 - The application of render or cladding to the external walls of a dwelling house, or the painting of brickwork.
- 8.4 Some unauthorised alterations have taken place to both listed and unlisted properties, including satellite dishes on the front of buildings and replacement of traditional windows. It is recommended that an enforcement audit is carried out and appropriate action taken.

Design

- 8.5 The conservation area contains many late 20th century and 21st century buildings of varying quality. Any new proposals for development, including alterations and extensions to existing properties, must preserve or enhance the special character of the conservation area. Development proposals must satisfy detailed design criteria in accordance with Policy BC1 of the Replacement Local Plan. Further design guidance is provided in Local Plan Supplementary Planning Document 6.
- 8.6 The scale, massing, rhythm, proportions and height of new buildings are critical to their successful integration into the conservation area and should reflect those aspects of the existing traditional built environment. Layouts, boundary treatments and landscaping should also make reference to the historic context of the conservation area.
- 8.7 External materials and finishes should be appropriate to the traditional materials and treatments used within the historic built environment of the conservation area. This does not preclude the use of modern materials but where used they should harmonise with the colours and textures of the traditional buildings.

Uses

8.8 The most recent developments approved within the conservation area have been residential, and shops are under pressure for conversion to residential use. As has already been noted, the increasingly residential emphasis of development within the conservation area is a threat to its continued vitality, as well as to its special character, and mixed use development should be encouraged.

Shop fronts and advertising

8.9 Policies with regard to shop front design and advertising should be rigorously applied in the conservation area to enhance the appearance of commercial premises. Policy SAT10 of the Local Plan sets out the District's approach to advertising in conservation areas. This states that internally illuminated fascias and projecting box signs will not be permitted, and that there is a preference for traditional wooden, painted fascias rather than coloured plastic fascias and boxes. Other policies are also relevant, including SAT8, SAT9 and SAT11.

Street scene

8.10 The conservation area would benefit from some public realm improvements that would both visually enhance its character and create a more pleasant environment for the local community and for shoppers and other users. A surprising number of historic elements of the streetscape have survived which should be preserved, and some could form the basis for public realm improvements. There are a number of older street lamps that have escaped replacement in peripheral areas away from the High Street. Some original stone kerbing can still be seen, around the church and in Common Road for example. A K6 telephone box by the public conveniences was formerly on the local list, and there is a wall mounted George VI post box outside the memorial hall which should be retained.

8.11 If bollards are necessary on the footway, these should be of a consistent design appropriate to the historic setting. There are some Victorian-style cast iron bollards outside the Co-op which would be suitable for use elsewhere.

8.12 Overhead wires detract from the appearance of the conservation area, and are a common sight, for example outside Prospect Cottages and outside the community centre. Undergrounding of these wires would significantly reduce the visual clutter in the conservation area.

8.13 There is a simple well designed finger post to the south of the churchyard which could inform the design of signage elsewhere in the conservation area (*Fig. 82*).



Fig. 82 Fingerpost.

- 8.14 Paving, particularly in the High Street, could be improved. In places it is patchy and unsightly where it has been badly maintained and patch repaired. This is particularly noticeable outside the Co-op supermarket. Stone kerbing should be reinstated in keeping with the historic examples.
- 8.15 Existing street lighting is in good condition, but of a standard contemporary design which does not respect the historic context. Ideally these should be replaced with something more sympathetic, drawing on the historic lamp standards for inspiration. The historic examples should be retained and properly maintained.
- 8.16 The wide pavement area between the Whitehall Road junction and the old fire station should be improved with hard and soft landscaping, including the area of the public conveniences. The owner of the old fire station should be encouraged to improve the forecourt area and create a boundary between the public and private space.
- 8.17 The un-made Victorian roads are an important feature of the conservation area and surface treatments and repairs should respect this character.

Public open space: the churchyard

- 8.18 The churchyard provides valuable open space and greenery which is generally lacking in the conservation area, and is maintained to a high standard. The paths are currently tarmac, and when the time comes for their renewal the appearance of the surfacing could be improved with bound gravel. Also the provision of one or two benches would enhance the amenity value of this space for the community.

Backlands

- 8.19 Backland areas are characteristic of the historic village centre, and tend to be used for car parking which, whilst having the benefit of reducing the number of cars parked on the street, can create unattractive views from the highway. Some of these areas preserve historic boundaries and spaces, as well as including historic outbuildings, which are an important feature of the conservation area. These back areas are vulnerable to unsympathetic development and infill, but they can present other opportunities for imaginative uses, including creating attractive courtyard areas, pocket green spaces, or for small business use.

- 8.20 The tidying and landscaping of existing backland spaces, particularly the pub car parks and the space adjacent to the listed butchers shop, should be actively encouraged. The view through to the Co-op car park could also be softened with landscaping. The back access route between the Co-op and number 20 High Street leading through to Whitehall Road is unappealing. (Fig. 83).



Fig. 83 Rear access between the Co-op and 20 High Street.

- 8.21 The rear access driveway beside 25-27 High Street should be tidied and improved with hard and soft landscaping (*Fig. 84*). The collapsing close boarded fence on the left should be repaired or replaced with something more appropriate.



Fig. 84 Rear access between the Anchor car park and 25-27 High Street.

Local Listing

- 8.22 The conservation area contains many unlisted older historic buildings which are both locally significant and contribute to the character of the area. Some of these were formerly on the Rochford District Council Local List of Buildings of Architectural, Historic and Townscape Importance. These buildings were covered by a Local Plan policy which set out to encourage owners to avoid demolition, unsympathetic alteration or changes which would diminish their value in architectural, historic or townscape terms. The Replacement Local Plan discontinued the practice of local listing. Whilst local listing was not always successful in achieving its aims, it recognised the contribution of unlisted buildings to the conservation area and set out to protect them. It is recommended that Local Listing is reinstated, and that a new list is drawn up in consultation with the local community.

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APPENDIX 1

Listed Buildings in the Conservation Area

TQ 9487	GREAT WAKERING	COMMON ROAD
17/124 12.3.80 -		Cottawight II

House of many builds. C17 with later additions and alterations. Part timber framed and plastered or weatherboarded. Part brick built. Red plain tiled roofs. 2 chimney stacks to road facing range. L plan, the present house facing east. One storey and attics. The western face hard against the road has 6 various windows. The east face has 4 flat headed dormers, various windows and a glazed red tiled porch. The various north eastern ranges are predominantly gault brick with grey slate roofs.

TQ 9487	GREAT WAKERING	HIGH STREET (north side)
17/125 25.9.83 -		No. 62 and premises adjoining. The Pharmacy and Roundabout II

Corner building. House and shop with small shop to High Street right extension (Roundabout). Early C18 of possibly earlier origin with later alterations and additions. Timber framed and plastered. Red plain tiled double range roof, hipped to left (Chapel Lane). Grey slate single storey right lean-to extension. Central red brick and end gault brick chimney stacks to Chapel Lane range. 2 storeys. High Street face, first floor 4 vertically sliding sash windows, C20 ground floor shop front with central recessed shop door, rounded headed fanlight over, right and left 4-light round headed shop windows. Roundabout to right with 2 vertically sliding sash windows, door to right return. Chapel Lane face, moulded eaves cornice, 4 window range of vertically sliding sash windows, step approach to C20 door, C19 doorcase, fluted surround, frieze, moulded canopy. Important corner site.

TQ 9487	GREAT WAKERING	HIGH STREET (south side)
17/129 GV		No. 7 II

House and shop. C18 with later alterations and additions. Timber framed and plastered. Gambrelled red plain tiled roof. Off centre right red brick chimney stack. One storey and attics. Central gabled dormer. Single storey C19 lean-to shop extension to left. Small paned vertically sliding sash window to right. Central vertically boarded door, simple surround. Butchers shop window to left with tiled plinth, ventilator strip above window, door to left, end and door pilasters. Fascia over. Included for group value.

TQ 9487	GREAT WAKERING	HIGH STREET (south side)
17/130 10.11.72 GV		No. 17 (formerly listed as Nos 11, 15 and 17) II

House. Originally a medieval house possibly C16 almost completely rebuilt C19. Timber framed, faced with C19 gault brick. Red plain tiled roof. End left and external right red brick chimney stacks. 2 storeys. Restored jettied crosswing to right. 2:1 window range of small paned vertically sliding sashes with horns. 4 panelled door with top light to right crosswing.

TQ 9487	GREAT WAKERING	HIGH STREET (south side)
17/131 10.11.72 -		No. 61 II

Butchers shop and store. Early C17 and C19. Rear range timber framed and pebble dashed, probably over weatherboarding. Red plain tiled roof, hipped with gablets at each end. Hipped face to road. External left chimney stack. 2 storeys. 2 window range, each with wooden mullions to right return. Similar opening to first floor of left return and 2 workshop windows of 4 and 5 lights respectively to ground floor. Front range, C19 gabled single storey butchers shop. Weatherboarded, grey slate roof. 2-light shop window to left. 2 panelled door with top lights to right. Red plain tiled canopy supported by 5 wrought iron brackets, meat hooks under canopy.

TQ 9487	GREAT WAKERING	HIGH STREET (south side)
17/132 15.11.83 GV		Nos. 63, 65 and 67 II

Row of cottages. C18/C19. Timber framed and weatherboarded excepting red brick faced ground floor of No. 67 which now forms part of The Red Lion Public House (not listed). Red plain tiled gambrel roof. Central red brick chimney stack and chimney stack to right of single storey left extension. One storey and attics. 3 segmental headed dormers, small paned vertically sliding sashes. 1:3 window range, that to left of main range a shop bay, central small paned vertically sliding sashes, moulded surround, right C20 fixed leaded window. 2 vertically boarded doors, that to right with moulded canopy, glazed door to left extension.

TQ 9487	GREAT WAKERING	HIGH STREET (south side)
17/133 11.2.83 GV		Nos. 73, 75 and 77 II

Row of cottages. C18/C19. Timber framed and pebble dash plastered. Weatherboarded returns. Grey slate roof. 2 ridge and 2 rear gault brick chimney stacks. 2 storeys. 3 window range of various casements and vertically sliding sashes. Shop window to left with side pilasters, fascia with dentilled cornice. Left and central 6-panelled doors, simple surrounds, flat canopies on brackets, right C20 door with similar surround.

TQ 9487

GREAT WAKERING

HIGH STREET
(south side)

17/134
11.2.83
GV

Nos. 79 and 81
II

Pair of cottages. Circa 1700 with C19 rear range. Timber framed, pebble dash plastered with rusticated quoins over weatherboarding. Red plain tiled roof. Large central red brick chimney stack. 2 storeys. 2 window range of small paned casements and vertically sliding sashes. Right and left simple door surrounds, flat canopies on brackets, C20 door to left, vertically boarded door to right.

TQ 9487

GREAT WAKERING

HIGH STREET
(south side)

17/135

The White Hart Public
House

GV

II

Public House, originally a medieval hall house with right crosswing. C15/C16 or earlier with later roof raise to hall and other additions and alterations. The left crosswing appears to be of later date but the frame is hidden by modern decorations. Rear ranges. Timber framed and plastered with batten decoration to first floor. Red plain tiled roofs with forward gabled crosswings to right and left. Off centre left and external right red brick chimney stacks. 2 storeys. 1:2:1 first floor small paned vertically sliding sash windows. Ground floor left C20 small paned bay window, C19 bay to right. 3 central C20 small paned windows, right and left doors with pilasters, continuous fascia over central doors and windows. Although the first floor frame is partly hidden by C20 artex decoration the top plate of the hall is visible and in the crosswing is a steeply cambered tie beam with solid arched braces, also some storey posts and wall studs.

TQ 9487

GREAT WAKERING

NEW ROAD

17/140
27.7.59
GV

Church of St. Nicholas
II*

Parish Church. Circa 1100 chancel and nave, circa 1130 ground stage of west tower the upper part later the same century. Chancel arch rebuilt C15. Late C15 west porch with room over C16 south porch. Circa 1843 north vestry. C19 and later restorations. Roughly coursed ragstone flint and septaria rubble walls. Limestone dressings. Red plain tiled roofs. Chancel, east wall, angled buttress to north angle. Gault brick to gable apex. C19 east window of 3 trefoiled ogee lights, tracery over, moulded 2-centred arch and label. South wall 2 eastern restored lancet windows, western C15 window of 2 cinquefoiled lights, vertical tracery, under a moulded square head and label. C19 north vestry, plastered brick, east window of 3 trefoiled ogee lights tracery over, 2-centred arch and label, 2 lancet windows to north wall. 2-centred arch to central doorway. Nave, north wall, eastern window restored C14 of 2 trefoiled lights, 2-centred arch and label, central wide window, 2-centred arch, with inserted C18 2-light wooden frame. To the west, high up, is a blocked circa 1100 round headed window and far west, below the eaves a C18 3-light window with transom. The C14 blocked 2-centred arch north doorway is to east of the circa 1100 window. South wall, the 2 eastern windows similar to the north wall eastern window. Partly restored C14 western window of 2 pointed lights, under a 2-centred head and label. Mid C13 south doorway, jambs and 2 centred arch of 2 chamfered orders, moulded impost, moulded label with defaced headstops. C15 door of 5 nailed boards with centre and edge fillets, strap hinges. Scratch dials to either side of door and remains of stoup to east wall. South porch of flint and rubble, gabled red plain tiled roof of 2 bays, moulded and cambered tie beams, moulded braces and wall posts, very small octagonal crown post with moulded capitals and base, moulded centre purlin. Timber outer doorway, moulded jambs, 3-centred arch, sunk spandrels, moulded tie beam over. West tower of 3 stages, (approx. 13½ feet square), the first stage circa 1130-1140 with pilaster buttresses to angles, the 2 later C12 upper stages without buttresses. Bell chamber, north, south and west face stone windows of 2 trefoiled lights, segmental heads and labels, east brick window with segmental head and label. Clock faces below the south and west windows, there is said to be a blocked C12 window in this wall, scarcely visible externally. The north wall also has a blocked C12 window with a later smaller round headed window set in, and to the ground floor a C15 window of 2 cinquefoiled lights under a square head and moulded label. The tower interior, not accessible at time of re-survey, said to contain other C12 windows and C15 west doorway with moulded jambs and 2-centred arch in a square head with moulded label, spandrels with quatrefoiled circles enclosing foliage. Octagonal weatherboarded spire with splays at tower angles. The unusual west porch of 2 storeys with gables to west and south. Moulded plinth. Square headed window to first floor of west face. West doorway with splayed responds and 2-centred arch, plank and muntin door. Small window to first floor of south gable, flint band to gable. Said to be a medieval Stoup to left of stair turret doorway and well preserved timbers in the priests chamber. Interior:- Chancel:- Boarded barrel vaulted roof. Exodus and Lords Prayer boards flank the Altar. Piscina in south wall, a recess with no drain, moulded concave pointed head. Turned balusters to altar rail. C19 south arcade of 2 bays, capitals and bases to octagonal columns, chamfered 2-centred arches. C19 north vestry/Lady Chapel. Of 3 bays, moulded tie beams, tall thin 4 armed octagonal crown posts C19 octagonal font, cross to west panel. ?C16 chest with barrel lid and strap hinges. Chancel arch, C15, 2-centred of 2 chamfered orders, the inner resting on attached semi-octagonal shafts with moulded capitals and bases, responds except the capitals C13, possibly reset. Nave:- C14/C15 7 cant roof of 3 bays, that to east boarded. Moulded wall plates, moulded wall posts rest on stone carved face corbels, of 2 angels with wings and

a man and woman. Moulded arched braces support the moulded and cambered tie beam, 4 armed octagonal crown posts with moulded capitals and bases. C19 stone octagonal pulpit, acanthus moulding to rim, floral diapering, moulded soffit, octagonal stem, moulded base, stone steps. Chamfered 2-centred arch to rood loft stairs. Traces of painting to north eastern window splay. North west wall monument to Elizabeth Peart 1832. Traces of ?C17/C18 painted inscription "Come unto me all ye that are heavy laden" to east of north doorway. A moulded band from west of south doorway continues through to south of West Tower arch. Organ 1929 by R. Huntingford blocks West Tower arch. Tower arch said to be of 2 plain orders with chamfered imposts, semi-circular arch. The Norman Font came from Horndon, Essex, Church during the 1970's. Square plan, north and south faces with 3 interlocking round headed arches, east and west faces with fluerette crosses, plain circular central column, angle columns with moulded bases and cushion capitals, square base. RCHM 2.

TQ 9487	GREAT WAKERING	NEW ROAD
17/141		Headstone approx. 9 metres south east of south porch. Church of St. Nicholas
GV		II

Headstone. Dated 1735. Stone. Gamaliell Carr. Scrolled and carved sides and head, central skull and crossbones. Inscription with name, date and age 27.

TQ 9487	GREAT WAKERING	NEW ROAD
17/142		Headstone approx. 21 metres south of south porch. Church of St. Nicholas
GV		II

Headstone. Dated 1770 and 1790. Stone. Robert John . Scrolled top and sides, cherub with trumpets.

TQ 9487	GREAT WAKERING	NEW ROAD
17/143		Headstone approx. 9 metres south of south east corner of south porch. Church of St. Nicholas
GV		II

Headstone. Dated 1718. Stone. Nicholas Kennett. Scrolled head and sides, central skull and crossbones.

TQ 9487

GREAT WAKERING

NEW ROAD

17/144

Headstone approx. 18
metres south of south
porch. Church of
St. Nicholas

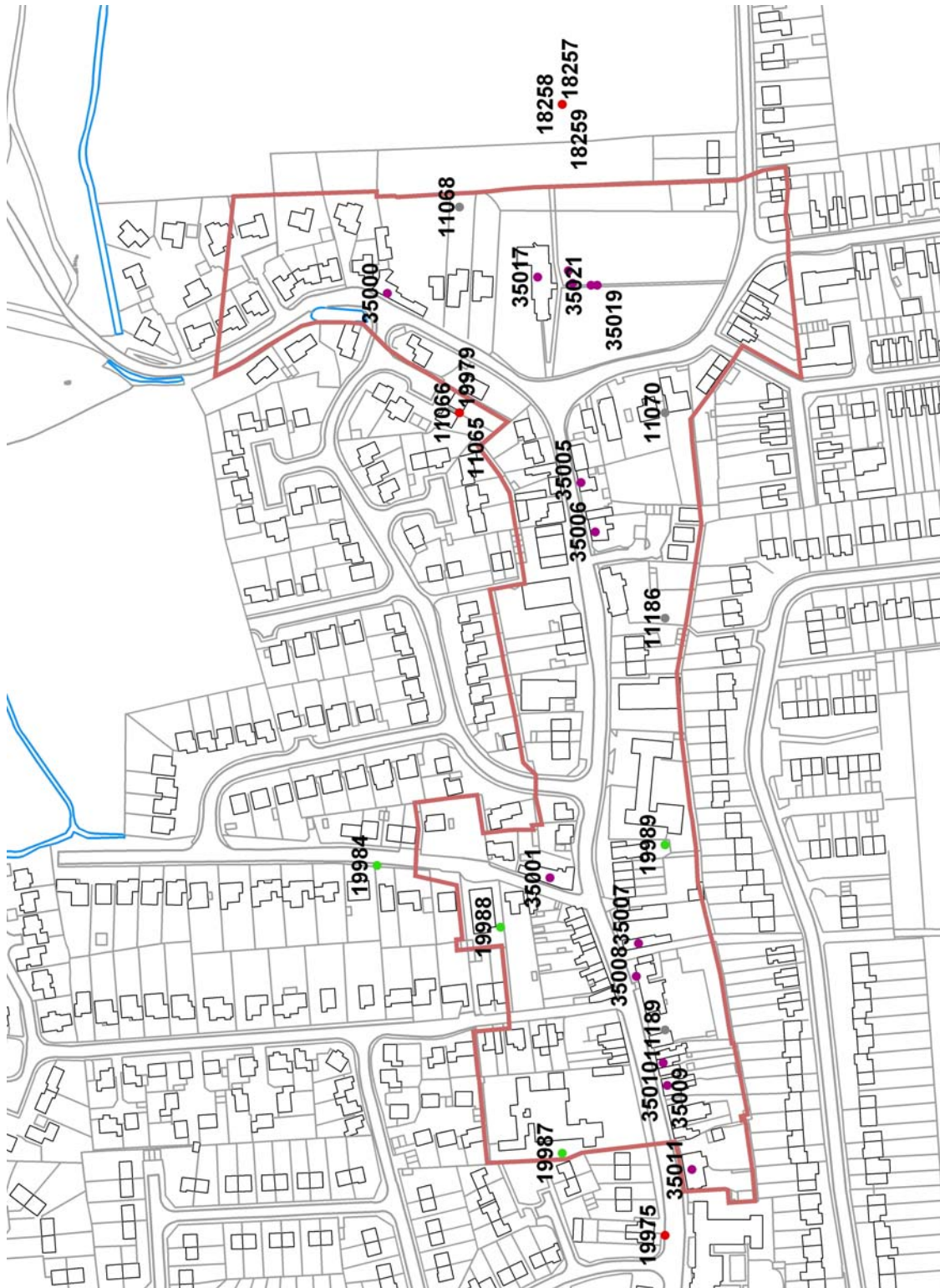
GV

II

Headstone. Dated 1788 and 1801. Stone. Scrolled head and sides. Central winged cherub, willow to left, central mourning woman kneeling before an altar with fluted urn to right. Inscription reads Elizabeth Milbank an agreeable young lady taken from her friends 17 May 1788 in the 19 year of her age. Also Mrs. Mary Milbank 1801.

APPENDIX 2

SUMMARY OF ESSEX HISTORIC ENVIRONMENT RECORDS FOR THE CONSERVATION AREA



EHER	Name	Period	Summary
11065	Church of St Nicholas	Medieval	Walls are coursed ragstone rubble with some septaria and flint; dressings are Reigate and other limestone. Grade II*
11066	Church of St. Nicholas	Post-medieval	The N. chapel or annexe was built in 1843 and the church has been restored in 'modern' times. Grade II*
11068	Church of St. Nicholas	Roman	Roman coins found 'near' church.
11070	Not given	Medieval	Saxon-medieval type spindle whorl found in vicarage garden, parallels one found at Bonhunt.
11186	Not given	Early medieval	Mid/late Saxon spindle whorl found in garden of Great Wakering vicarage.
11189	Jetton, Barling	Medieval	Jetton, Barnard Type 12, late 14 th century
18257	Land adj. St. Nicholas Church	Prehistoric	Mid-late Iron Age date ditch found in the evaluation.
18258	Land adj. St. Nicholas Church	Roman	Roman ditches, oven/kiln, cremation found in evaluation.
18259	Land adj. St. Nicholas Church	Saxon	Saxon pit and ditches found in evaluation, c.410-650 A.D.
19975	Great Wakering historic settlement	Multi-period	The Saxon, medieval and post-medieval settlement of Great Wakering.
19979	Great Wakering Saxon Minster	Saxon	Site of the Anglo-Saxon minster, excavations in 2000 revealed part of boundary ditch and other features.
19984	Great Wakering Congregational Chapel	Post-medieval	Site of first Congregational Chapel in Gt. Wakering. On 1841 map, moved by 1898.
19987	Great Wakering School	Post-medieval	School, Gt. Wakering, 1898 map.
19988	Great Wakering Congregational Chapel	Post-medieval	Congregational Chapel, moved to this site by 1898, gable fronted, stock brick building.
19989	Great Wakering Chapel of the Peculiar People	Post-medieval	Site of the Chapel of the Peculiar People, present in 1881, had become a mission hall by the 1923 map.
35000	Cottawight	Post-medieval	Part-timber framed house of C17 and later builds. Grade II.
35001	The Pharmacy and Roundabout	Post-medieval	Early C18 corner building comprising house and shop with small shop to High Street. Grade

			II
35005	7 High Street	Post-medieval	C18 timber framed house and shop. Grade II
35006	17 High Street	Medieval	Timber framed house with probable medieval origins, almost completely rebuilt C19. Grade II
35007	61 High Street	Post-medieval	Early C17 and C19 butchers shop and store with timber framed rear range. Grade II
35008	63, 65 and 67 High Street	Post-medieval	Row of C18/C19 timber framed cottages. Grade II
35009	73, 75 and 77 High Street	Post-medieval	Row of C18/C19 timber framed cottages. Grade II
35010	79 and 81 High Street	Post-medieval	Pair of timber framed cottages, c.1700 with C19 rear range. Grade II
35011	The White Hart Public House	Medieval	C15/C16 hall house, now public house. Grade II
35017	Church of St Nicholas	Medieval	Parish church, c.1100, with later additions and restorations. Grade II*
35018	Headstone approx. 9m SE of S porch Church of St Nicholas	Post-medieval	Tombstone dated 1735. Grade II
35019	Headstone, approx. 21m S of S porch Church of St Nicholas	Post-medieval	Tombstone dated 1770 and 1790. Grade II
35020	Headstone approx. 9m S of SE corner of S porch Church of St Nicholas	Post-medieval	Tombstone dated 1718. Grade II
35021	Headstone approx. 18m S of S porch Church of St Nicholas	Post-medieval	Tombstone dated 1788 and 1801. Grade II



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