

Local Development Framework  
Evidence Base

Paglesham East End  
Conservation Area Appraisal and  
Management Plan



LDF Evidence  
Base



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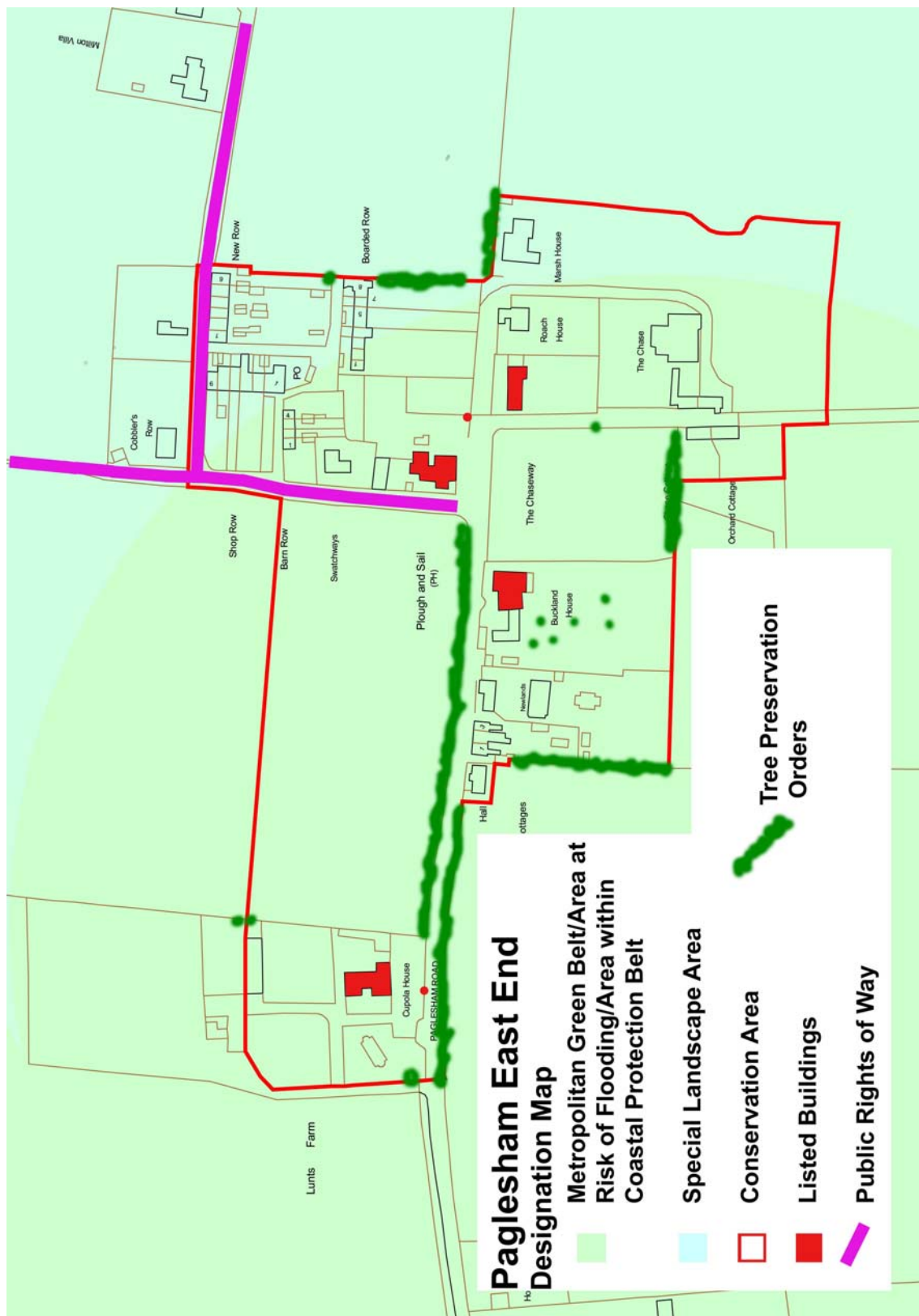
# 1. INTRODUCTION

- 1.1 Paglesham East End is a small rural hamlet located about six miles north-east of the town of Rochford on the southern side of the River Crouch estuary. The settlement owes much to its creek-side location and its once prosperous oyster industry. It is one of two foci for the quiet, unspoilt village of Paglesham, the other being Church End. Its pub, the Plough and Sail, is a popular attraction.
- 1.2 The East End conservation area focuses on the historic nucleated settlement area at the east end of Paglesham Road, extending from Cupola House in the west to Marsh House in the east, with the Plough and Sail pub at the centre. It encompasses The Chase with associated grounds and estate buildings to the south-east, and the Rows, characteristic rows of small cottages to the north-east off Waterside Road.
- 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. East End is a remote and unspoilt hamlet, but it does face some pressures for change, most notably in the demand for modernisation and improvement of existing properties, including extensions and works carried out as permitted development within the provisions of the General Development Order. Such changes can constitute a threat to the special character of the area.
- 1.5 Rochford District Council commissioned Essex County Council to prepare this conservation area appraisal and the research and fieldwork were carried out in November 2006.
- 1.6 The appraisal provides a brief development history of the 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**

2.1 East End is a tranquil rural hamlet set in a creekside location on the estuarine Essex coast. The conservation area encompasses the nucleated historic core of the settlement. It is accessed along a quiet road that terminates there, but which historically continued to the sea wall. Together with the small hamlet of Church End it is one of the two main foci for Paglesham village. The special character of East End lies principally in the contrast between large higher status detached properties on the Paglesham Road that reflect the prosperity of the local oyster industry in the 19th century, and the compact arrangement of rows of modest two storey cottages off Waterside Road. The present appearance of East End owes much to the redevelopment scheme carried out by the prominent local oyster merchant James Wiseman in the 1870s. His impressive house and estate, The Chase, forms the basis for the eastern portion of the conservation area, and he was largely responsible for the laying out of 'The Rows'. The practical approach to the naming of these rows (for example Shop Row, New Row) is a local tradition that contributes to the distinctive character. A varied palette of traditional building materials including weatherboard, soft red brick, yellow stock brick and clay pantiles characterises the built environment. Views out across the open arable landscape and towards the river and boatyard are important elements in the character of the conservation area, and trees and hedges enhance the informal rural quality. The Plough and Sail pub provides a focus at the historic heart of the settlement, and remains a popular attraction today.



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Fig. 1 Paglesham East End conservation area showing statutory designations.

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

- 3.1 Paglesham East End conservation area was designated in March 1986.
- 3.2 There are five listed buildings or groups of buildings in the conservation area, all Grade II listed. These are Cupola House, the walls, gateway and urns of Cupola House, Chase Cottages, The Plough and Sail Inn, Buckland House and the telephone kiosk outside the Plough and Sail.
- 3.3 There are two public rights of way in the conservation area marked on the Definitive Map of footpaths in Essex, one running north along Waterside Road and continuing past Well House, the other running east along Waterside Road towards the creek edge and boatyard.
- 3.4 There are three Tree Preservation Orders covering trees in the conservation area ((ROC) 1/75, (ROC) 3/82, (ROC) 34/92). 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.
- 3.5 The rural character of East End and its wider setting is recognised by a number of statutory designations. The settlement lies within Metropolitan Green Belt, and there is a general presumption against inappropriate development. East End is also within the Essex Coastal Protection Belt which recognises the special and undeveloped character of parts of the Essex coastline. The eastern part of the conservation area falls within a Special Landscape Area (SLA), designated as being of great landscape value, the conservation of which is considered to be important to the district as well as the county's natural heritage. There is a presumption against development in an SLA unless it accords with the character of the area.
- 3.6 With its low-lying setting Paglesham East End is situated within an area that has been designated as at risk of flooding. New developments must take into account the level of risk posed and must include appropriate flood mitigation and management measures.

### **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.
- 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 The Replacement Local Plan also includes a range of policies dealing with development in Green Belt (policies R1-R10), and there is a general presumption against inappropriate development. Development in many settlements and hamlets within Green Belt including Paglesham East End is considered to be of such a sporadic nature that to allow any new dwellings would have a detrimental effect on the visual appearance of the Green Belt and the existing open character of such settlements.
- 4.5 The Coastal Protection Subject Plan, a statutory plan adopted in 1984, defined the extent of the coastal areas within Essex where there would be the most stringent restriction on development due to the special character of the open and undeveloped coast. Policy CC1 of the Essex and Southend-on-Sea Replacement Structure Plan embodies the commitment to the Coastal Protection Belt. Policy NR10 of the Rochford District Replacement Local Plan sets out the local planning authority's approach when considering rural and undeveloped areas of coastline within the Coastal Protection Belt, and states that applications for development will not be granted planning permission unless it can be shown that the development would not adversely affect the open and rural character of the coastline, or its historic features, wildlife or geological features.
- 4.6 Rochford District Council sets out its policy with regard to the protection of SLAs in Policy NR1 of the Replacement Local Plan. This policy states that development will not be allowed unless its location, size, siting, design, materials and landscaping accord with the character of the area in which development is proposed.
- 4.7 Flood risk is a material planning consideration. Policy NR11 in the Replacement Local Plan sets out the local planning authority's approach to development proposals within flood risk areas. Applications for development in these areas must be accompanied by flood risk assessments to enable the Local Planning Authority to consider the level of risk posed to the development and the effectiveness of flood mitigation and management measures.

## 5. LOCATION AND LANDSCAPE SETTING

5.1 Paglesham is a small polyfocal village, with the main foci at the small hamlets of East End and Church End. The remainder of the village comprises farms and cottages strung out along roads that link the main foci. The village is situated in the north-east of Rochford District, about nine miles north-east of the conurbation of Southend-on-Sea. The roads leading to the hamlets terminate there, and the village has retained a sense of isolation.

5.2 The village is low-lying and set at the eastern end of a peninsular of land between the River Crouch and the River Roach, bounded on three sides by river creeks and marshland on the saltwater floodplain. East End is located close to the creekside, and the estuarine islands of Wallsea and Potton are located to the east. The underlying geology is brickearth and loam-covered gravel terraces. The history and development of Paglesham is intimately linked to its relationship with the coast and the coastal marshes, in particular with the rise of the oyster fisheries in the local economy in the post-medieval period.

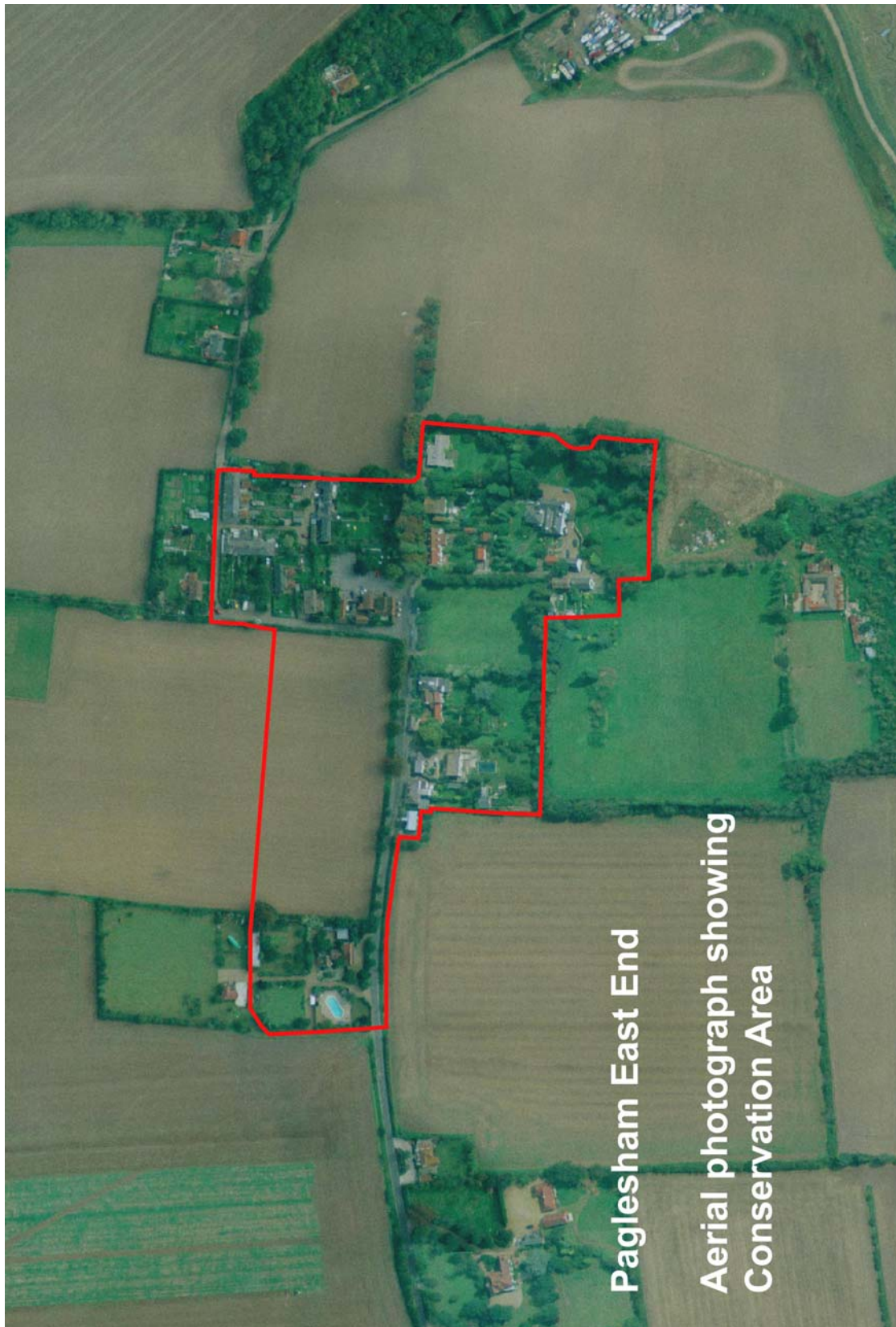
5.3 Historically the marshlands fringing the settlements were grazed, particularly for sheep pasturage. Today the land is mostly ploughed and East End is set in open arable farmland which is an important element in the special character of the settlement. The marshlands began to be drained in the medieval period creating fertile soils for cultivation, and piecemeal embankment and drainage took place until the final enclosure in 1774. The tithe map of 1838 shows a strong historic rectilinear pattern of fields around East End that is typical of Rochford District, and which may be of medieval or earlier origin (*Fig. 2*). There has been some loss of hedgerows around the settlement since the Second World War which has created large prairie fields, and has resulted in the erosion of this historic field pattern. This can be seen in the aerial photograph of the area (*Fig. 3*).



*Fig. 2 Tithe map, 1838.*



Fig. 3 Aerial photograph of East End, showing conservation area boundary.



## 6. ORIGINS AND DEVELOPMENT<sup>1</sup>

- 6.1 In the Neolithic period Paglesham was situated on the eastern edge of a peninsular of gravel which protruded into coastal marsh, just above the high-tide mark. The marsh would have been bisected by numerous small creeks and tidal channels and much of it may have been submerged with each high tide. This attracted prehistoric settlers, providing them with easily tilled soils and access to wetland resources and rich grazing on the marshes. There is evidence for occupation of the area in this period in the form of a jadeite axe found to the south-west of South Hall in 1964. Evidence of Roman settlement is provided by Red Hills, salt production sites located to the north-east of the present settlement at Paglesham.
- 6.2 The earliest evidence for Saxon occupation in the area is a 6<sup>th</sup> century brooch. The Domesday book records Paglesham at the end of the Saxon period when there were a total of 20 households and six landowners. The principal land-holding was *Paklesham*<sup>2</sup> or Church Hall manor, which belonged to Ingulf, who granted the manor to Westminster Abbey in 1066. Writing in 1768, Philip Morant records that there were formerly also manors at East Hall, South Hall and West Hall<sup>3</sup>.
- 6.3 The medieval settlement of Paglesham consisted of the two hamlets at East End and Church End, with other scattered farmhouses and cottages. The settlement at Church End was a classic church/hall complex, with the hall located to the east of the church. The Chapman and André map of Essex of 1777 is a good indicator of the distribution of settlement at Paglesham by the end of the medieval period (*Fig. 4*). It shows the principal hall at Church End, as well as East Hall which was set in a moated enclosure, and South Hall where traces of what is probably a moated enclosure can still be seen. West Hall, although mentioned in 1475, does not appear on the Chapman and André map, but today there are three attached dwellings on the site with 17<sup>th</sup> century origins. The settlement at East End is shown on the marshland edge with properties on the north and south sides of the creek road. Paglesham's medieval economy was based on agriculture, exploiting the estuarine location particularly with sheep-rearing for cheese-making on the marshes as well as fishing.

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<sup>1</sup> See M. Medlyott 2003 *Paglesham Historic Settlement Assessment*, Chelmsford: Essex County Council/Rochford District Council. Also Rochford District Council/Essex County Council *Rochford District Historic Environment Characterisation Project*, 2005. Local historian Rosemary Roberts has written a number of publications on different aspects of the history of Paglesham.

<sup>2</sup> The name has Saxon origins meaning the *ham* (homestead) or *hamm* (enclosure) of *Pæccel*. See P.H. Reaney 1935 *The Place-names of Essex*, Cambridge: Cambridge University Press.

<sup>3</sup> P. Morant 1768 *The History and Antiquities of the County of Essex*, London



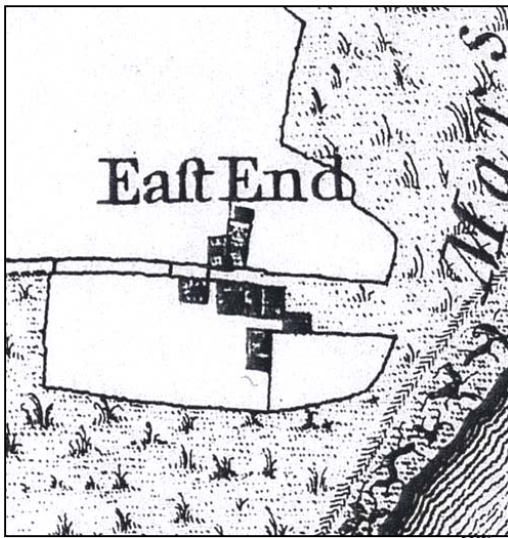


Fig. 4 Detail of Chapman and André map, East End, 1777.

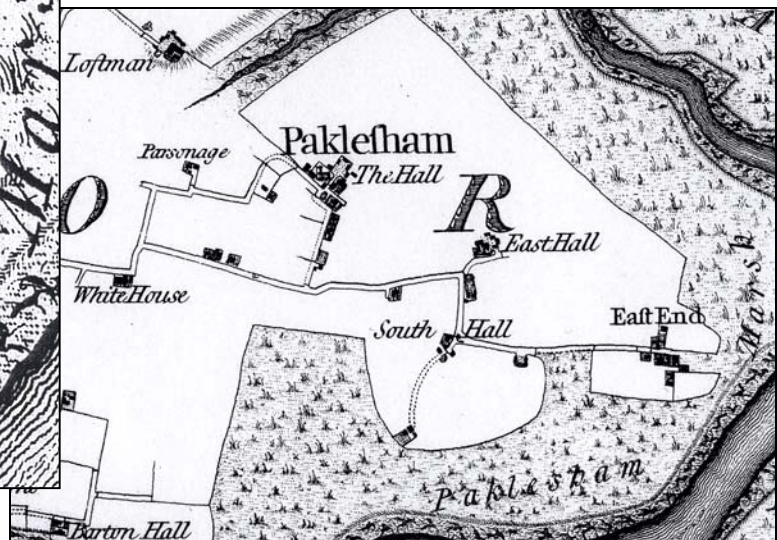


Fig. 5 Chapman and André map, Paglesham, 1777.

6.4 Paglesham grew slowly in the post-medieval period, and remained a remote and self-contained community. By the close of the 18th century the village had earned a reputation as a centre for smuggling. A flourishing oyster industry in the 19th century precipitated significant development at East End. Older properties were upgraded and new

rows of cottages for oyster dredgers and labourers were constructed. Up until the end of the 19th century much of the River Roach was common ground for oyster fishing, with the remainder divided into private layings. The oyster grounds were principally owned by the Wiseman and Browning families who lived at East End.

James Wiseman inherited The Chase in 1851, then called

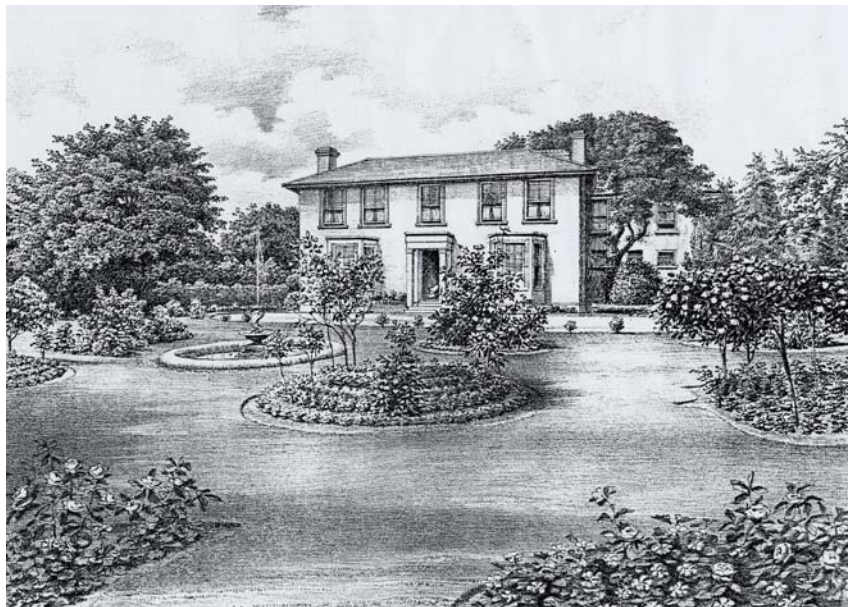


Fig. 6 The Chase from the 1903 sale catalogue.

Maritime Cottage, and enlarged it to the grand property seen today with extensive gardens, pleasure grounds, orchards and farm (Fig. 6). The present appearance of East End owes much to James Wiseman, who came up with a grand scheme for the construction of new roads, drains and three new rows of cottages to provide housing for 20 families (now known as Shop Row, New Row and Boarded Row) with wash houses and toilets. His proposals can be seen in his sketch map of 1873



(Fig. 7). By 1903 when his estate was sold James owned much of East End village. James's cousin Frederick Wiseman lived at Buckland House, and another oyster merchant, Zachary Pettitt, who married into the Browning family, resided at Cupola House, formerly known as Lunts. It was Zachary who provided the Mission Room at East End in 1893 to be used for church services and as a Reading Room, and this remains a valuable community building for the village today. At the end of the century two or more oyster fishing companies were established, including The Roach River Oyster Fishery Company established in 1866. Associated with the oyster industry, boat-building was carried out at the East End boatyard from at least 1848, and timber barges and oyster smacks were built there including the 48 ton barge the Ethel Ada.

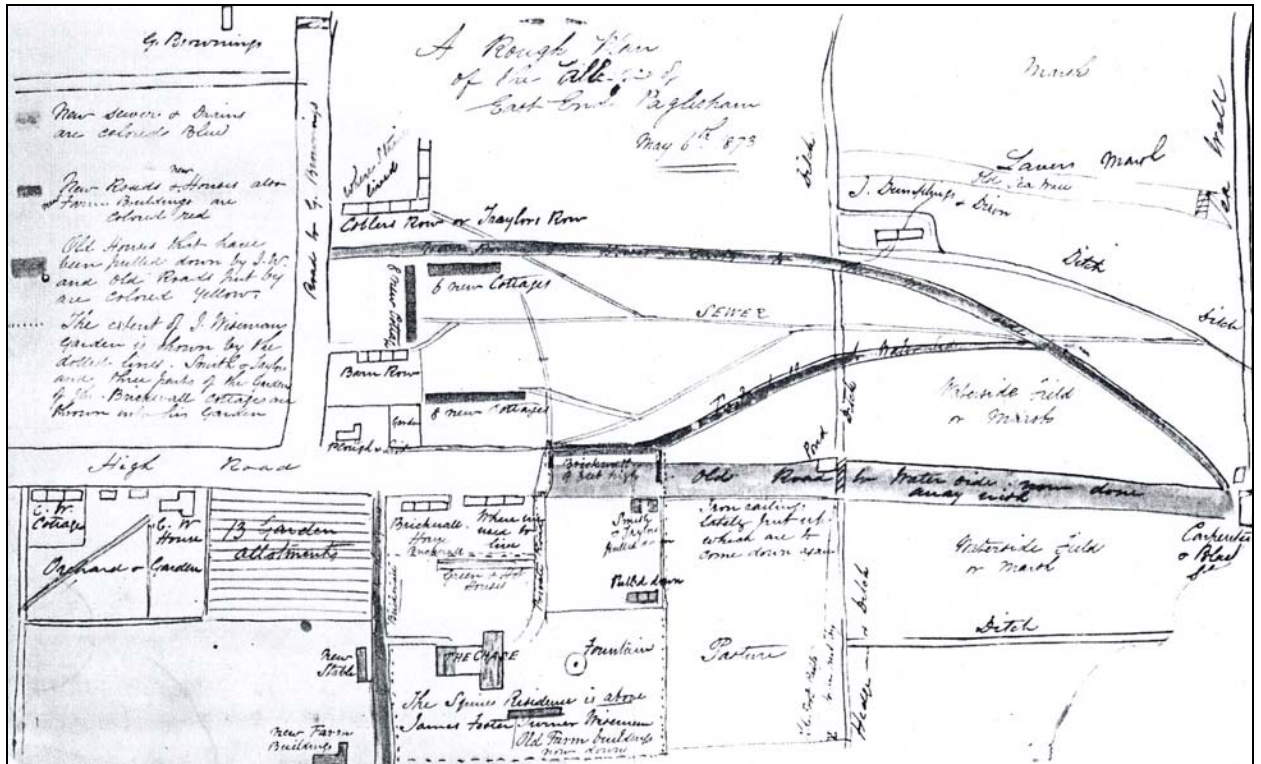


Fig. 7 James Wiseman sketch map, 1873 (ERO T/B 269/8).

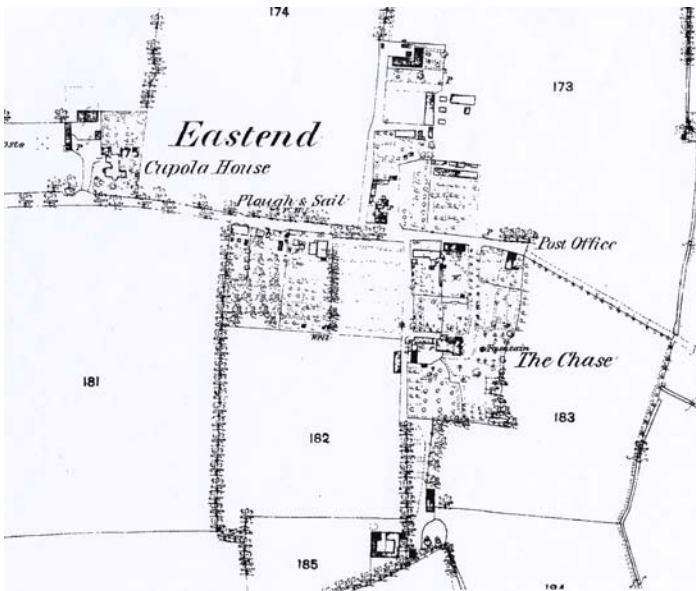


Fig. 8 1<sup>st</sup> edition OS map, 1873

- 6.5 The population of the parish increased in the 19th century from 433 in 1841 peaking at 518 in 1881, after which it gradually declined. In 1891 there were 207 people living in East End. Many were employed as oyster dredgers and fishermen, as well as in domestic service, in contrast to Church End where agricultural labouring was the main form of employment. However a wide range of trades were represented in the parish as a whole, including cobblers, blacksmiths, bakers, thatchers, carpenters and a range of professions associated with the coastal location such as boat builders and ships carpenters.

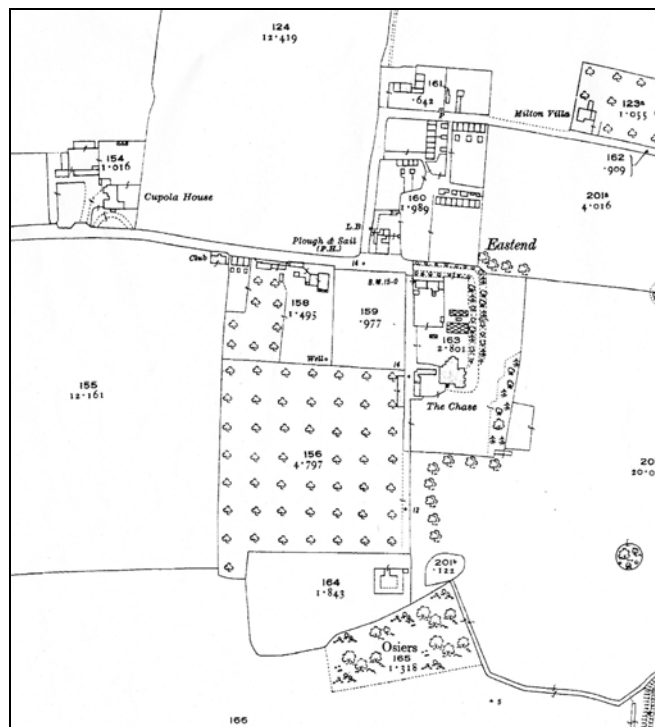


Fig. 9 3<sup>rd</sup> OS map, 1923.

6.6 By the 1920s the oyster industry was in decline, and disease, harsh winters and floods depleted stocks. Whilst farming continues to be an important element in the local economy, the oyster industry has disappeared and boat building is limited to pleasure craft. Today the population of Paglesham parish is a little over half what it was a century ago at around 250, living in 100 households. Paglesham was once a self-contained village, and at one time had ten shops, but the last of these, the Trading Post at East End, closed in 1985. Despite its isolated location and poor local facilities, Paglesham is a well-established, friendly community, with active local organisations including the Village Produce Association and Women's Institute. The Plough and Sail continues to be a popular draw to East End.

## 7. CHARACTER APPRAISAL

### Spatial Analysis

7.1 Paglesham East End conservation area encompasses the historic core of the creekside hamlet, comprising the nucleated settlement at the eastern end of Paglesham Road where the road terminates. Cupola House marks the start of the village at its western edge, but the road beyond is undeveloped as far as the Mission Room. The road curves slightly into the village, and is edged with trees and hedges that allow views out across the arable landscape. At the Mission Room the southern side of the road is built up with an irregular arrangement of buildings (*Fig. 10*). The road widens in front of the Plough and Sail which marks the centre of the village, and opposite this is a

field known as Garden Field that contributes to a more open character at this point. The tall trees lining the drive to The Chase close the view at the eastern end beyond the pub (*Fig. 11*). Historically the road continued along the drive to the sea wall past Chase Cottages, but the white picket fence and timber gate at the drive entrance indicate that this is no longer a through route. A rough track running south alongside the rear gardens of Chase Cottages and the



*Fig. 10 Paglesham Road.*

grounds of The Chase is known as The Chaseway, and is an old estate road that provided rear access to The Chase and to Waterside Farm (*Fig. 12*). The grounds of The Chase and former estate buildings provide the basis for the conservation area boundary to the south-east, including properties along the drive and along The Chaseway. The well planted boundary of the grounds conceals the main house from view, whilst contributing greenery to the rural quality of the conservation area.





*Fig. 11 Entrance to the drive to The Chase.*



*Fig. 12 The Chaseway.*

7.2 Waterside Road is an unmade road that passes to the left of the pub (*Fig 13*). It provides access to the cottages referred to as 'The Rows', turning sharply east at the late 20th century Cobblers Row (a detached house built on the site of a row of cottages of that name) and continuing towards the boatyard where it terminates. This road confines the compact rectilinear arrangement of The Rows, and although these cottages are provided with long gardens the narrow rear access lanes are tightly enclosed (*Fig. 14*). The conservation area boundary follows the outer edge of the road, excluding Cobblers Row and an open plot containing an old carpenter's workshop to the north. The garden boundaries of New Row and Boarded Row form the north-eastern edge of the conservation area.



*Fig. 13 Waterside Road.*

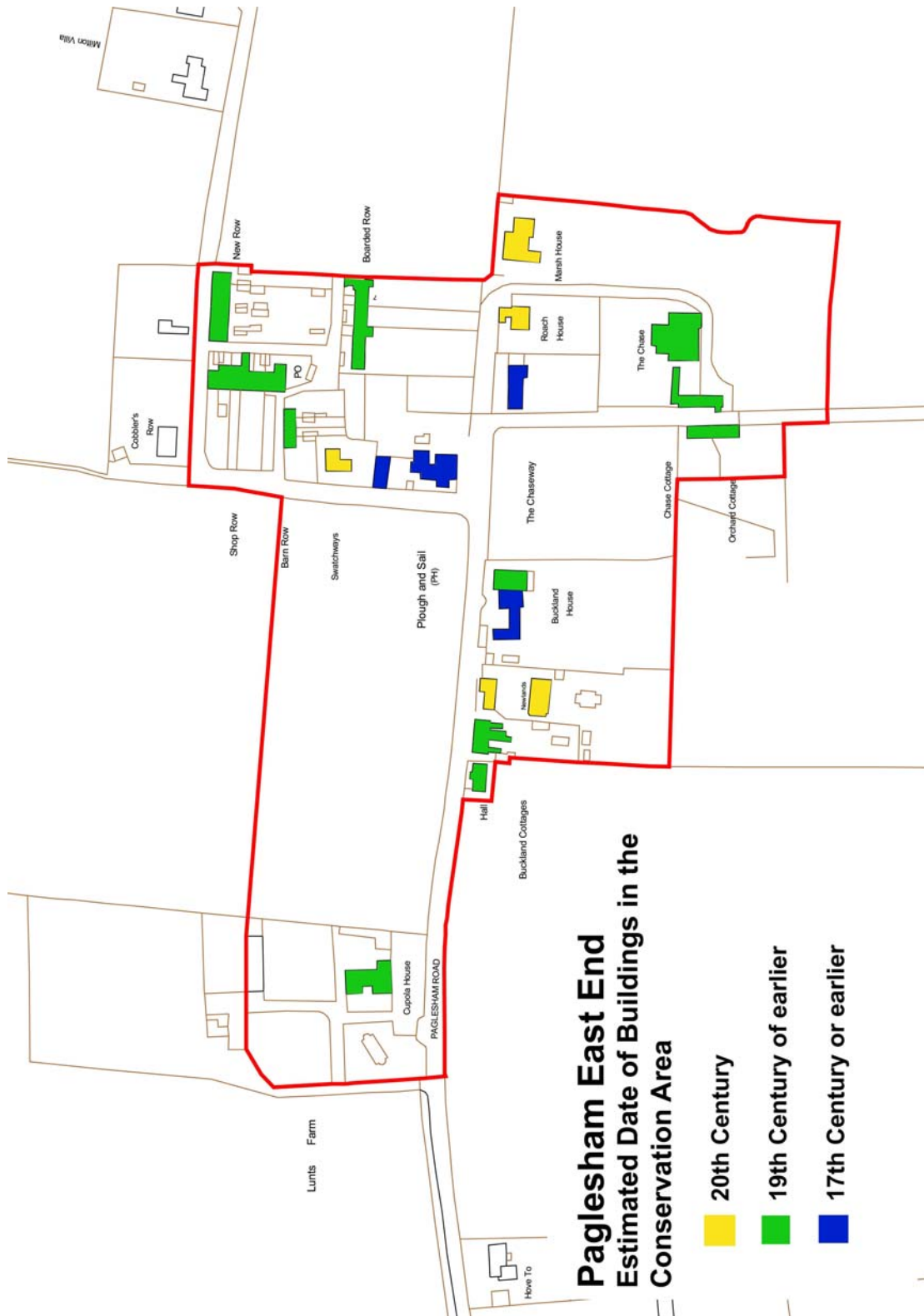


*Fig. 14 Rear access to Boarded Row, between New Row and Shop Row.*

- 7.3 A distinctive aspect of the conservation area's special character is the contrast between the closely built-up and confined area of The Rows with the more open and spacious quality of the remainder of the area. The spaciousness derives in part from the higher status properties in large plots such as The Chase and Cupola House, but also from areas of open space contained within the conservation area boundary. The open landscape setting of East End adds to the spatial character, with frequent and expansive views out from Paglesham Road, Waterside Road and south beyond The Chaseway towards the farm. Views to the river to the north and to the boatyard to the south-east beyond New Row serve as a reminder of the coastal location of the settlement (*Fig. 15*).



*Fig. 15 View north from Paglesham Road towards the river.*



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 Fig. 16 Estimated dates of construction of buildings in the conservation area.



## Character Analysis

7.4 East End conservation area is predominantly residential in character, with the contrast between large high status properties and small-scale two storey cottages a distinctive element in its special character. The oldest buildings in the conservation area today are 17<sup>th</sup> century or earlier. Whilst a wide range of trades were present in the settlement at one time, evidence of former uses of properties now resides in little more than occasional place names such as Shop Row. Cupola House, Buckland House and The Chase are larger properties that reflect the prosperity of the oyster industry in the 19<sup>th</sup> century. All of these are older houses that were upgraded by the wealthy oyster merchants that occupied them. The rows of one and a half and two storey cottages are characteristic of the built environment at East End, and the tight-knit area bounded by Waterside Row and the drive to The Chase largely reflects the patronage of James Wiseman. The pragmatic approach to naming these rows (New Row, Barn Row for example) also contributes to the special character of the conservation area, although the names have changed regularly over time (New Row, for example, was previously known as Brick Row and Tailors Row, Shop Row was known as Rice's Row after a former postmaster and shopkeeper). Wiseman's scheme also involved the laying out of new roads, and he diverted the route to the creek left at the Plough and Sail along what is now Waterside Road. These unmade Victorian roads are an important element in the special character of the conservation area. The Plough and Sail is an attractive landmark building at the heart of the conservation area, and has served as a focus for the village for centuries. There has been very little development in East End over the past 40 years or so. There are some modern properties, but these do not generally intrude on the otherwise unspoilt character of the historic settlement.

## Materials and Details

7.5 East End exhibits a varied palette of traditional building materials that add variety and interest to the street scene. White featheredged weatherboard is characteristic of this part of Essex, and the weatherboarded Plough and Sail pub makes attractive use of this material, as does the older west range of Buckland House where it is used only on the upper storey. Black or tarred weatherboard is also seen, as used on Barn Row and Boarded Row. On the Plough and Sail weatherboard is used in the traditional scheme of white on the front elevation and black on the side elevations. Brick is the other dominant walling material, and may be either soft red brick (for example Cupola House) or yellow stock brick (New Row). It is usually left unrendered or unpainted, although in the case of Shop Row the finish is smooth render. The brick bond is typically Flemish, although red brick is used in English bond on Chase Cottages. Brick chimneys are usually left unrendered, and may be of red brick or yellow stock brick. Some timber framed buildings have a smooth render finish, and Chase Cottages have simple rectangular panels of pargetting in the render. Painted buildings are mostly white or cream, although properties in Shop Row have been painted in a pretty palette of pale colours.

- 7.6 Roofs are typically pitched or hipped, with the flank to the street. Plain clay peg tiles are used on older properties with steeply pitched roofs at 50°-55°, with natural slate used on properties from the later 19<sup>th</sup> century, including the Rows. Slate is generally used on shallower roof pitches of around 35°-40°. Clay pantiles are seen on outbuildings, including those to the rear of New Row. Brick chimneys, often with corbelled courses, enliven the roofscape. Dormer windows are not common, but Chase Cottages has prominent gabled attic dormers with plain clay tiles.
- 7.7 Traditional windows are white painted timber vertically sliding sashes with small panes, sometimes with marginal glazing as seen at Cupola House and Chase Cottages. In brick buildings the windows are recessed with segmental or flat brick arches, and in timber framed buildings they may have simple moulded surrounds sometimes weathered by penticeboards. Traditional doors seen in the conservation area are painted timber and may be boarded, solid panelled or part glazed Victorian doors (*Fig. 17*). Most doorways and windows are simple and unadorned, but some are enhanced with timber doorcases (Chase Cottages), stucco surrounds (Buckland House), fanlights (Buckland House) or small porches (Shop Row, earlier range of Buckland House).



*Fig. 17 Traditional Victorian window and door, New Row.*

- 7.8 Boundary treatments make an important contribution to the character of a conservation area. Formal domestic boundaries at East End are typically either yellow stock brick or soft red brick walls with soldier brick capping, laid in Flemish bond, as used at Buckland House and rear garden walls at New Row. Picket fences are also traditional and appropriate to the rural context. The white picket fencing around the Chaseway and Chase Cottages is an attractive feature of the conservation area (*Fig. 18*). Hedging is used to form boundaries, either informally



with natural mixed hedging or formal clipped hedges, and elsewhere boundaries are loosely defined by garden planting.



Fig. 18 Picket fence boundary, Chase Cottages.

### Individual contributions to character

7.9 At the western edge of the conservation area, Cupola House is an impressive red brick house with a fine Georgian façade, although it has earlier origins (Fig. 20). It is the only three storey building in the conservation area with basement, and its typical Georgian features include the parapet and parapet verges, and the semi-circular door canopy supported by pilasters and columns with moulded capitals and bases. It is Grade II listed, and its red brick front garden wall with urns at the gateway is separately listed and also Grade II, although these are believed to be of later date<sup>4</sup>. The house formerly sported a cupola, which can be seen on an estate map of 1805 showing the building in elevation (Fig. 19). The house was previously known as Lunts Farm, and there was a butcher's shop on the site at the end of the 18th century. It was acquired by Thomas Browning, oyster merchant, in 1803, who upgraded the house

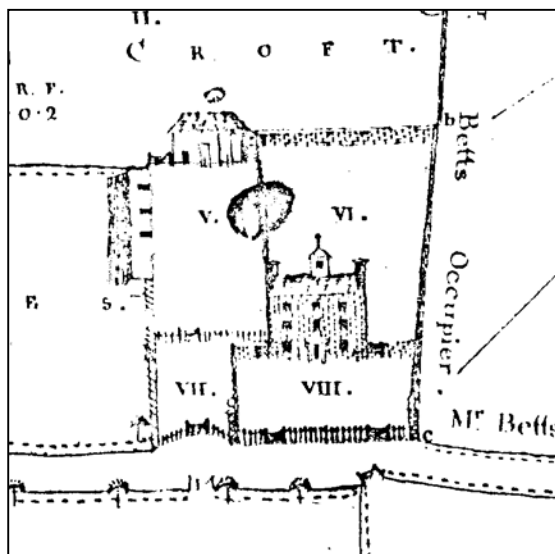


Fig. 19 Lunts Farm, 1805.

<sup>4</sup> R. Roberts, 1972 *Paglesham*, Paglesham: M.A. & R. Roberts, p.15

to its present appearance. Lunts Farm is recorded in a sales catalogue of 1833 as being a 'superior and substantial brick built dwelling house' with 'a cupola fitted up with locker seats'<sup>5</sup>. The house was approached by a circular drive and small pleasure garden enclosed by a front palisade fence, with a productive garden enclosed by an eight foot brick wall. The associated farm included two cattle yards, a barn and granary with adjoining stables, a harness house, cow house, chaise house, hen houses, sheds, and stack yard. The cupola was taken down in the late 19th century when it became unsafe, but its reinstatement would be welcomed as the building is a prominent feature visible across the surrounding fields.



*Fig. 20 Cupola House.*

- 7.10 The green corrugated iron Mission Room is a charming and distinctive building on Paglesham Road, visible across fields from the north (*Fig. 21*). It is a well-preserved Victorian tin chapel, and is an important survival of a once common building type which benefits from remaining in active use as a community building. The mission room is also of local significance having been a gift to the village by the oyster merchant, churchwarden and local benefactor Zachary Pettitt in 1893. Also known as the Tin Chapel, the building was previously on Rochford District Council's Local List of Buildings of Architectural, Historic and Townscape Importance, but the practice of local listing has now been discontinued. Car parking access to the side of the Mission Room is informal and in keeping with the rural character of the area (*Fig.22*). If any hard landscaping is required in the future it should be carried out with great sensitivity to this special character, with appropriate surface treatment and soft landscaping, as a formal driveway would be harmful to the special qualities of the conservation area. The front of the Mission Room has recently been landscaped with a block work boundary, but consideration

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<sup>5</sup> ERO D/DGs B119



should be given in the future to reinstating a picket fence boundary that would be more traditional to the area.



*Fig. 21 The Mission Room.*



*Fig. 22 Car park access.*

7.11 Adjacent to the Mission Room is a neat row of mid-19th century red brick cottages, called Buckland Cottages (*Fig. 23*). They were built by oysterman Frederick Wiseman in 1849 soon after he inherited the adjacent family house. This he had named Buckland House in honour of his friend, the naturalist and marine biologist Frank Buckland, who had aided the family business by providing advice on oyster diseases. Although there are some modern replacement windows, the cottages are generally well-preserved with small paned vertically sliding sashes including some blind 'window tax'<sup>6</sup> windows<sup>6</sup>.



*Fig. 23 Buckland Cottages.*

7.12 Representing infilling of gardens between Buckland Cottages and Buckland House, Newlands is a detached two-storey house built in 1957 (*Fig. 24*). The main house is set well back from the road and largely hidden behind an ancillary building that flanks the street. It is white rendered and constructed of modern materials. It is well maintained and, whilst it does not enhance the special character of the conservation area, it does not detract from the appearance of the street.

<sup>6</sup> This tax was abolished a year after the cottages were built in 1850.



Fig. 24 Newlands House.

- 7.13 Buckland House is Grade II listed, and has the appearance of two dwellings. There is a modest 17th century or earlier timber-framed and part weatherboarded range to the right with its own front door under a small porch, and a yellow stock brick 19th century range to the left with a fine entrance with stucco doorcase and fanlight (*Fig. 25*). In fact it is one house that belonged to the Wiseman family, and it was Frederick Wiseman who added the left hand brick range in 1854. The front boundary comprises a characteristic low stock wall with soldier course capping. Outbuildings to the right of the main block add interest and informality to the street scene, and are constructed of a variety of characteristic traditional materials including red brick, yellow stock brick, black weatherboard and pantiles.



*Fig. 25 Buckland House.*

- 7.14 The Plough and Sail is a Grade II listed building at the heart of East End, and its name evokes the twin themes of agriculture and coast that have been critical to the settlement's history. It is 17th century or earlier in date, with later alterations and additions, and is timber framed and weatherboarded with a clay tile roof (*Fig. 26*). Demonstrating continuity of use, the pub has been at the hub of village life for centuries, and its extensive range of outbuildings once included a bakehouse with oven that was available for use by the villagers, and a Pin Shed for ten pin bowling.



There was also a large vegetable and fruit garden, piggeries and stables. Garden Field, on the other side of the road, also belonged to the Plough and Sail and was used for summer events. Naturally oysters were once the Inn's most popular dish. The pub was enlarged in the 1930s and completely renovated in 1968 with extensions to the rear. Although there is an unsympathetic flat-roofed rear extension, the main building is well maintained, and its attractive appearance benefits from the absence



*Fig. 26 Plough and Sail.*

of advertisements apart from the traditional hanging pub sign. There is a large car parking area to the side that is fairly well maintained and helps to keep parking off the street. This does not significantly intrude on the street scene and is surrounded by trees and planting contributed from surrounding properties (*Fig. 27*).



*Fig. 27 Plough and Sail car park.*

7.15 At the entrance to the driveway, beyond a Grade II listed K6-type telephone box nestling in the hedge, Chase Cottages make a picturesque scene. Of the small cottages in the village, they are amongst the oldest, many older cottages having been pulled down. They are single storey with attics, 17th century or earlier in date, and Grade II listed. They are timber framed and rendered, with red brick end walls laid in English bond, and have gabled dormers with side hung casements (*Fig. 28*). The informal planting in the front garden along the drive contributes to their attractive appearance. The rear elevations of these cottages contribute to the streetscape as much as the front. They create an attractive view across their long rear gardens from The Chaseway farm track against the backdrop of the tall trees (*Fig. 29*).



*Fig. 28 Chase Cottages.*



*Fig. 29 Chase Cottages viewed across the rear gardens from The Chaseway.*

7.16 Prior to James Wiseman redirecting the route of the creek road away from The Chase, there were once two more rows of old cottages along what is now the drive. There are now two modern properties on the site, the two storey detached Roach House and single storey Marsh House that marks the eastern extremity of the conservation area (*Fig. 30*). Although these are both of modern appearance and incorporate modern materials that do not reflect the traditional built environment, their discrete location ensures that they do not detract from the overall appearance of the conservation area.





*Fig. 30 Marsh House.*

7.17 The private drive to The Chase passes between Roach House and Marsh House, although the house itself is not visible (*Fig. 31*). James Wiseman inherited The Chase from his father in 1851 when it was still known as Maritime Cottage. The date of the original cottage is unclear, but it is said that parts of original weatherboarding can be seen inside the house. James enlarged the property to an impressive nine bedroom residence with extensive grounds and new farm buildings to the south accessed by The Chaseway. A 1903 sales



*Fig. 31 Private drive to The Chase.*

catalogue reveals the extent of the estate, which included a range of outbuildings (Brew House, Chaise House, Coal and Knife House etc), pleasure grounds with ornamental trees, a one acre kitchen garden with glass houses, one of which was a double span vinery 60 feet by 24 feet, stables with harness room and coachman's cottage (five rooms and small garden), a nut ground of nearly an acre planted with Kentish cobs and filberts, and a farmery comprising a stable, barn, cowhouse, poultry house, open sheds etc, all enclosed in a yard with high boarded doors. This estate forms the basis for the south-eastern portion of the conservation area, although the farm is excluded. The main house is now divided into two dwellings, and what was once used as the rear access to the house off The Chaseway affords the only glimpse of this handsome white rendered property. At the southern extremity of the conservation area The Chaseway passes across pasture and old orchard grounds, beyond which James Wiseman's courtyard farm buildings still

stand to the south (*Fig. 32*). The brick and slate coachman's cottage remains on the Chaseway (Chase Cottage), and was formerly on the District's local list (*Fig. 33*). The adjoining brick and slate stables, with blue Staffordshire brick paving and roof ventilator, were converted into a dwelling (Orchard Cottage) in the early 1970s. Both these cottages were formerly on the District's local list. Unfortunately the conversion of the stables was carried out to a poor standard, and the building was recently demolished to make way for a new detached bungalow. Although the old property was in a poor condition, the loss of this element of the Wiseman estate is to be regretted.



*Fig. 32 View to Wiseman's farm buildings.*



*Fig. 33 Chase Cottage (former coachman's Cottage). The single storey former stables beyond have since been demolished.*

7.18 Waterside Road provides access to the Rows behind the Plough and Sail pub. Immediately to the rear of the pub, however, is Swatchways, a large detached house built in the 1960s, with stained weatherboard cladding and first floor living accommodation with glazed viewing gallery (*Fig. 34*). Although this property is completely out of scale with the humble cottages of the Rows, its maritime flavour is not out of place in the conservation area.



*Fig. 34 Swatchways.*



- 7.19 Barn Row runs perpendicular to Waterside Road, and was converted into four cottages from an existing barn (believed to have belonged to the Plough and Sail) by the Wisemans in 1836. The cottages were provided with semi-detached wash and coal houses. Barn Row is a black weatherboarded building with a steeply pitched slate roof, refronted in red brick on the garden side, which is being sympathetically converted to a single property (*Figs. 35, 36*).



*Fig. 35 Barn Row, north side.*



*Fig. 36 Barn Row, south side, with pantiled wash house.*

- 7.20 At the end of the driveway beyond Barn Row is Shop Row, six cottages built as part of the 1873 scheme to provide accommodation for oyster dredgers, with semi-detached wash and coal houses and toilets (*Fig. 37*). The cottages are brick and rendered with slate roofs, and the right hand cottage at the end of the drive was a shop and post office until 1985. The long front gardens run up to Waterside Road, with informally planted boundaries and a neat clipped hedge along the north roadside edge. The front elevations of these cottages are attractive and largely unaltered, but the rear elevations are much altered with a variety of extensions and UPVC features (*Fig. 38*). These properties back directly onto the access road leading to another of Wiseman's Rows, Boarded Row.



*Fig. 37 Shop Row.*



*Fig. 38 Rear of Shop Row.*

- 7.21 Boarded Row was built as a row of eight weatherboard and slate cottages (currently painted black but painted white in the past) with a wash house each and four shared toilets in outbuildings to the rear. The rear of these cottages back directly onto the access road, but they have long front gardens that stretch south as far as the drive to the Chase. Again, these cottages have been much altered to the rear to provide extra accommodation and indoor facilities incorporating the former outbuildings (*Fig. 39*).



*Fig. 39 Boarded Row from rear access road.*

7.22 To the north of this access road is the third of Wiseman’s Rows, New Row, built as a terrace of six cottages of yellow stock brick, with yellow brick garden walls to the rear and semi-detached pantile and brick wash and coal houses that have survived remarkably well (*Figs. 40, 41*). This Row fronts directly onto Waterside Road, and has retained many traditional features including some windows and doors. Properties of this type are vulnerable to unsympathetic changes, and in this case the dark stained joinery on the end cottage is not traditional, and some of the doors are less appropriate than others. New Row, Shop Row, and Boarded Row were all formerly on the District’s local list.



*Fig. 40 New Row.*

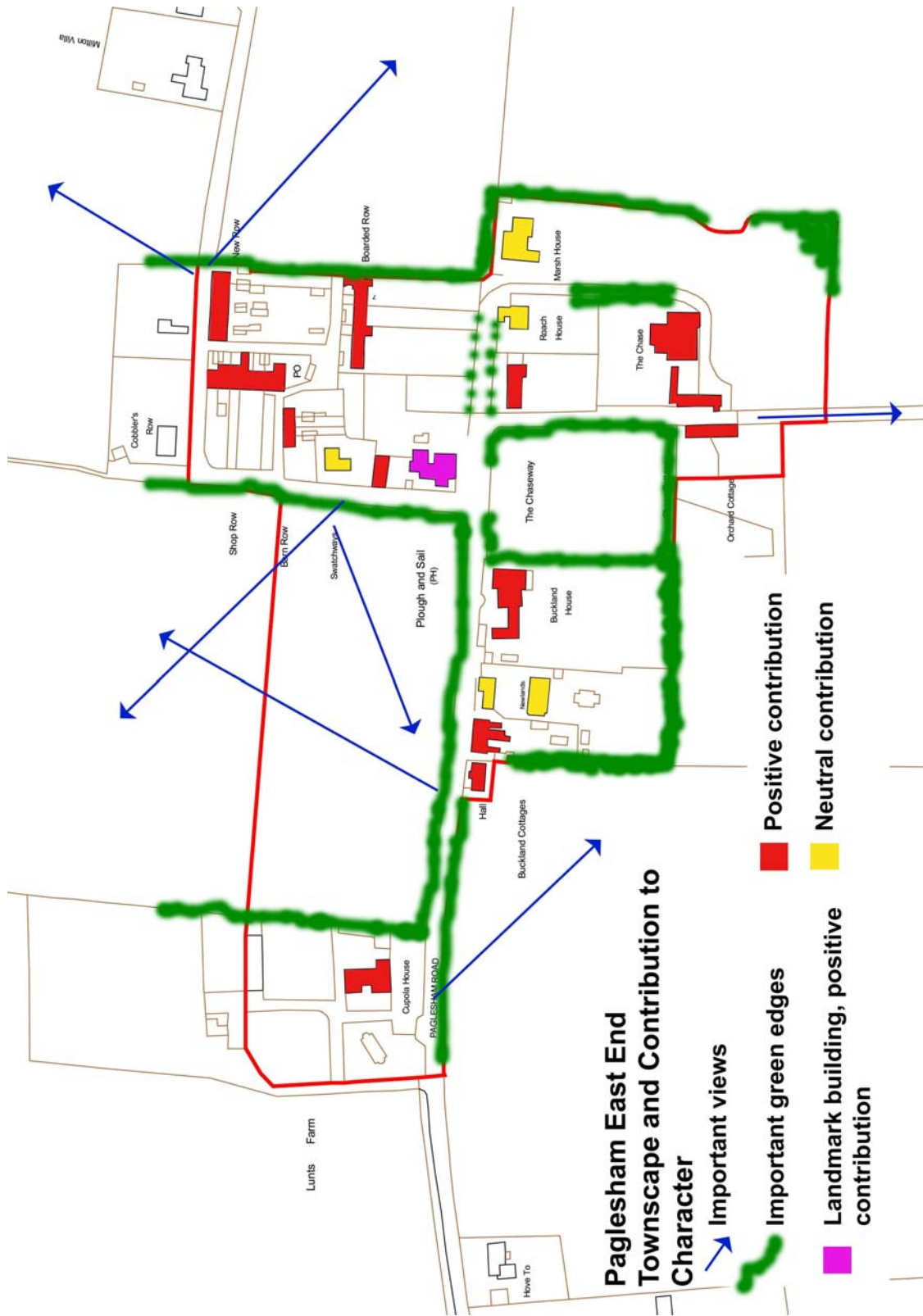


*Fig. 41 New Row outbuildings.*

### **Contribution of trees and green spaces.**

7.23 The conservation area has a green and rural character, and trees and hedges make an important contribution to this, particularly at the eastern end. Green edges are a feature of East End, as can be seen in the townscape map (*Fig. 41*). Elms were once characteristic of the area, but many were lost when Dutch Elm disease hit in the 1970s, although elm can still be found in some hedgerows. The tall trees lining the drive to the Chase are a particularly attractive feature at the eastern end of the conservation area (*Fig. 42*).





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 Fig. 41 Paglesham East End townscape map and individual contributions to character.



*Fig. 42 Trees lining The Chase drive.*

- 7.24 Although the conservation area includes little in the way of public open space, green open spaces enhance the rural appearance of the conservation area, both those included within the boundary, such as the Garden Field opposite the pub, and those at the fringes of the area, such as the pasture between The Chase and the farm (*Fig. 43*).



*Fig.43 Garden Field.*

- 7.25 In addition, large areas of domestic gardens included within the conservation area contribute to its green character, with garden planting enhancing the street scene. This applies as much to small domestic properties such as Shop Row and Chase Cottages, which often have large gardens relative to their size, as it does to the grander properties like The Chase and Cupola House.

## **Problems and Pressures**

7.26 Generally East End is an unspoilt conservation area which has suffered little in the way of modern intervention which might detract from its special character, and properties are generally well maintained. Unlisted Victorian properties make an important contribution to the distinctiveness of the conservation area. These are particularly vulnerable to unsympathetic alterations and modernisation carried out as part of permitted development, such as replacement windows and doors, which could undermine the special character of the area. Incremental alterations can cause irreparable damage to the rhythm and cohesion of properties in the rows that are an important element in the distinctive character at East End. To date these unsympathetic alterations have been mainly confined to rear elevations, although these are sometimes visible from public areas, notably from Waterside Road. Many of the former outbuildings that formed part of Wiseman's redevelopment have been lost or incorporated into the main dwelling, which is an understandable modernisation but a sad loss from what was a planned scheme for the settlement.

## **8. RECOMMENDATIONS**

### **Planning Controls**

8.1 Under the 1990 Planning Act permitted development rights within conservation areas can be limited through the use of an Article 4(2) Direction. This has the effect that planning permission is required for certain defined categories of works that normally do not need it. Although up to now unsympathetic alterations to front elevations have been limited, any changes in the future would be extremely harmful to the special character of the conservation area. An important aspect of the distinctiveness of the conservation area lies in the 19th century developments by James Wiseman and it is important to preserve the integrity of his scheme where possible. Any further future erosion of character should be avoided, and efforts made to promote the restoration of original features where they have been lost. It is particularly important to limit the use of UPVC, a material which is neither sympathetic in appearance nor sustainable. Boundary treatments have been highlighted as an important contribution to character, and whilst unsympathetic boundary treatments are uncommon at present future inappropriate changes should be avoided. Replacement of front garden areas with hard landscaping for cars is another potential threat to 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 new windows and doors or other openings including the insertion of dormer or other windows to the roofs and change of roof materials.
- The application of render or cladding to the external walls of a dwellinghouse, or the painting of brickwork.
- The erection or construction of any fences, gates or other forms of enclosure to the front or sides of a dwellinghouse, or the alteration of fences, walls or other

forms of enclosure if they adjoin the highway, and construction within the curtilage of a dwelling house of a vehicle hard standing.

## **Public Realm**

- 8.2 The public realm at East End is generally good and appropriate to the informal, small scale and rural character of the area. Whilst some conservation areas suffer from excessive street clutter, road signs and markings, this is not the case at East End. The fuzzy-edged verges and road-side hedges and trees along Paglesham Road suit its rural setting, and The County Council Highway's division should be sensitive to the special character when carrying out Highways works. The unmade character of Waterside Road and other Victorian roads also contribute to the informality of the area. The low key, minimal intervention approach should be maintained, although there is a difficult balance to be achieved with the Victorian roads between maintaining them to an acceptable standard whilst retaining their informal character. This is evident in Waterside Road where the verges have become eroded by traffic and the road surface is now in a fairly poor state of repair. When the landowner undertakes resurfacing it should be carried out with an appropriate surface finish such as bound gravel, and plain tarmac should be avoided. A footway could be demarcated on this wide road, but the surface treatment should be informal and if kerbing is introduced this should be in the form of stone cobbles or kerbstones rather than concrete ones. The approach to the boatyard follows a public right of way through to the riverside, access to which is an important feature of the village. Access to the riverside could be improved and enhanced, perhaps with a well designed sign and a more attractive approach rather than the gate currently barring the road.
- 8.3 A further public realm improvement that could be made is the undergrounding of overhead wires and the utilities companies should be consulted on this.

## **New Development**

- 8.4 The new bungalow replacing Orchard Cottage represents the first significant new development in East End in the last 40 years or so. There is little potential for further development particularly given planning controls and policies with regard to the situation of the conservation area within Metropolitan Green Belt, which limits development. However there are some open spaces both within the conservation area and on its margins that might in the future become the subject of development proposals. The large gardens which are an important feature of the conservation area could come under threat. New development within Green Belt is strictly controlled, and East End is one of many settlements within Green Belt where it is considered that any new dwellings would have a detrimental effect on the visual appearance of the Green Belt and the existing open character of the settlement. In addition the design of any new development that might affect the conservation area and its setting must take into account the context in terms of massing, architectural detailing and materials in accordance with policy BC1 of the revised Local Plan, to ensure that the development preserves or enhances the special character of the area.

- 8.5 The boatyard at Paglesham has been in use for over 150 years. As well as being accessed via East End, it is also visible across fields to the south-east. Whilst recreational access to the riverside should be encouraged, any development proposals affecting the boatyard must take into account the volume and type of traffic that would pass along Waterside Road to access the site. The small scale, quiet and unmade nature of Waterside Road and the tight enclosure that it affords the Rows is an important element in the special character of the conservation area that should not be compromised by any future plans for the boatyard.

### **Locally Listed Buildings**

- 8.6 Many of the buildings in the conservation area that make a positive contribution to its special character were formerly on the District Council's Local List of Buildings of Architectural, Historic and Townscape Importance. These were covered by a Local Plan policy that set out to encourage owners of locally listed properties to avoid unsympathetic alterations. This practice has now been discontinued and no such policy exists in the new adopted Local Plan. Whilst the policy was not always successful in its ambitions, it did offer a degree of protection and acknowledged the importance of these buildings to local heritage and to the local street scene. East End is an excellent example of a settlement where locally important properties are essential to the character of an area. The Heritage Protection Review envisages local lists having a place in the protection of the historic environment. It is recommended that the practice of local-listing should be re-instated, and that Barn Row should be added to the original local list.



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## APPENDIX

### Listed Buildings in the Conservation Area

#### PAGLESHAM

TQ 99 SW EAST END  
 7/166 Chase Cottages  
 21.4.80  
 GV II

Row of cottages. C17 or earlier with later alterations and additions. Timber framed and plastered, painted brick to left end and right return. Red plain tiled roof. End and central chimneystacks. One storey and attics. 4 gabled dormers to front and one to rear. 5 various small paned windows, 2 tripartite sashes, 2 with shutters. Far left vertically boarded door, simple surround. Left 6-panelled door with flat canopy on brackets. Off centre right 4 board door, flat canopy supported by hanging brackets. There is some old pargetting and the date 1626 to left above the second door.

TQ 99 SW EAST END  
 7/167 The Plough and Sail Inn  
 22.6.84  
 GV II

Public House. C17 or earlier with later alterations and additions. Timber framed and weatherboarded. Red plain tiled roof. Central red brick chimneystack. 2 storeys, one storey and attics rear range with 2 cat slide dormers. 2 window range of small paned 2-light casements. Central C20 gabled porch and glazed door. There is a C20 flat roofed single storey extension to rear of left return. RCHM 6.

TQ 99 SW EAST END  
 PAGLESHAM ROAD  
 7/168 Buckland House  
 4.3.83 II

House. C17 or earlier right range, left range dated 1854. Timber framed and weather boarded and plastered right range, rough rendered left range. Red plain tiled right 2 storey range. Hipped grey slate roof with dormer to left. 2 storey and attic range. Gault chimneystack to left range. Left gault, right plastered chimneystacks to right range. 2:2 window range of small paned vertically sliding sashes, moulded wood surrounds to right range, moulded stucco surrounds to left range. Left 2-panel 2-light door, moulded stucco surround, flat canopy on scroll brackets. Right 4 panel door, slanting red tiled porch, timber support posts. Substantial timber frame to right range. Named Buckland House after a Victorian Naturalist, Frank Buckland. Rosemary Roberts "Paglesham" 1972.

TQ 99 SW	EAST END PAGLESHAM ROAD
7/169	Cupola House (formerly listed as Lunts)
27.7.59	
GV	II

House. Early C19 features of earlier origin. Red brick. Red plain tiled roof. End chimneystacks. Parapet, parapet verges. 3 storeys and basement. 3 window range of small paned vertically sliding sashes, gauged brick arches, the right and left windows tripartite, smaller arches to basement. Central doorway approach by semi-circular steps. Moulded semi-circular canopy supported by pilasters and circular columns with moulded capitals and bases. 2-panel 4-light door, tracery to fanlight, moulded surround and segmental head. It is recorded that Thomas Midwinter resided at "Lunts" in 1697. The Georgian façade with a cupola (now demolished) was added to the house 1803 by Thomas Browning whose initials are by the front door. Rosemary Roberts "Paglesham" 1972.

TQ 99 SW	EAST END PAGLESHAM ROAD
7/170	Walls and gateway with urns approx. 15 metres south east of Cupola House
GV	II

Walls and gateway with urns. Early C19. Red brick. The wall is adjacent to the road and curves north towards the gateway. The right and left square plan brick columns surmounted by fluted urns with domed lids and urn finials on square bases. Square coping to angle columns.

TQ 99 SW	EAST END
7/290	K6 Telephone Kiosk to East of Plough and Sail Public House
GV	II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.



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