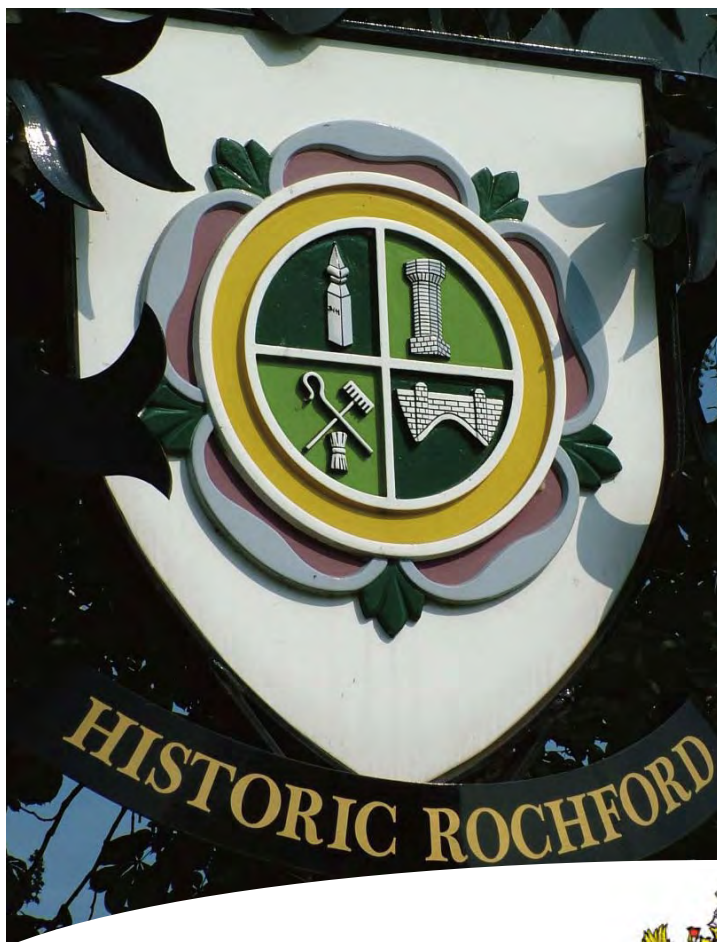


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Under S.71 of the Planning (Listed Buildings & Conservation Areas) Act 1990, the local planning authority has a duty from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

Under S.39 of the Planning & Compulsory Purchase Act 2004, the local planning authority has a duty, when exercising its functions, to contribute towards achieving sustainable development.

Under S.40 of the Natural Environment & Rural Communities Act 2006, the local planning authority has a duty, when exercising its functions, to conserve biodiversity.

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

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The Council carried out public consultation on a draft version of this document from the beginning of January until 23<sup>rd</sup> February 2007. Publicity included press releases, information on display at the Council Offices in Rayleigh and Rochford, as well as headline information on the Council's website. The final appraisal has been prepared having regard to the results of this consultation exercise.

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## **1. Introduction**

- 1.1 Rochford is an old market town which still preserves its original character despite being located in the shadow of the Southend conurbation. Its survival is in many ways a triumph of the planning system, as well as of individual and collective pride of place.
- 1.2 The conservation area was designated in 1969. Originally it covered the historic town centre, but it has since been extended to include the backlands east of South Street and north of West Street, and also the area west of the town covering the station, the parish church, and Rochford Hall, a Tudor mansion now partially demolished.
- 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). They were introduced by the Civic Amenities Act of 1967. Local authorities have a duty to designate conservation areas, to formulate policies for their preservation and enhancement, and to keep them under review.
- 1.4 Government Planning Policy Guidance 15, Planning and the Historic Environment, emphasises that 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).

## **2. Character Statement**

- 2.1 Rochford is a modest but exceptionally well preserved market town centred on a cross-roads. Founded in 1257, there is little evidence today in the fabric of its buildings for its medieval past. The street plan is another matter: the axial roads, the infilled market place, Back Lane, and the irregular frontages are all features inherited from its medieval layout. Around the road junction, along the three main axial streets, there is a picturesque historic core consisting mostly of brick and weatherboarded buildings of 18th- to 19th-century appearance. Imposing brick town houses occur in South Street and the east end of West Street, whilst rows of one-and-a-half storey cottages are characteristic of the west end of West Street and much of North Street and elsewhere. No other Essex town preserves so many cottages of this type. At its edges are 20th-century suburban development, whilst to the west there are large areas of open space round the parish church and old manorial centre of Rochford Hall, where there is a golf course. The condition of the buildings in the conservation area is mostly good, in part the result of successful grant schemes over the last 30 years.

### **3. Statutory protection within the conservation area**

- 3.1 The west half of Rochford Hall (the part which is not used by the Golf Club) is a scheduled ancient monument protected under the 1979 Ancient Monuments Act. There are about 70 listed buildings in the conservation area (*Fig. 1; Appendix 1*). This large number is in part the result of a survey made by the late Mike Wadhams in the 1970s which was used for the accelerated resurvey of listed buildings in the 1980s. Most of the frontages of South Street and West Street are listed, and many buildings in North Street are too. The dates given in the list descriptions are often rather approximate. When it becomes possible to examine them in detail, many buildings with timber frames concealed by brickwork or render may well prove to be older than the dates indicated in the list descriptions. An example is Horners Corner where a 16th-century frame was found behind 18th- and 19th-century brickwork. The low cottages which are such a feature of Rochford are a class of building which has not been closely studied. They seem to have been built c.1600-1800. The 18th-century date generally assigned to them may well be too narrow. In preparing this report, there has been no fresh assessment of buildings or their date.
- 3.2 The Roach Valley Way enters the conservation area at its south-east corner. It then follows the roads to the north and west before linking up with Iron Well Lane. At the eastern edge of the golf course, a north-south public right of way follows an old field boundary. Other footpaths lead off from it across the golf course, one going through the churchyard.
- 3.3 The western part of the conservation area, including the station, is green belt, and within the Roach Valley Conservation Zone.



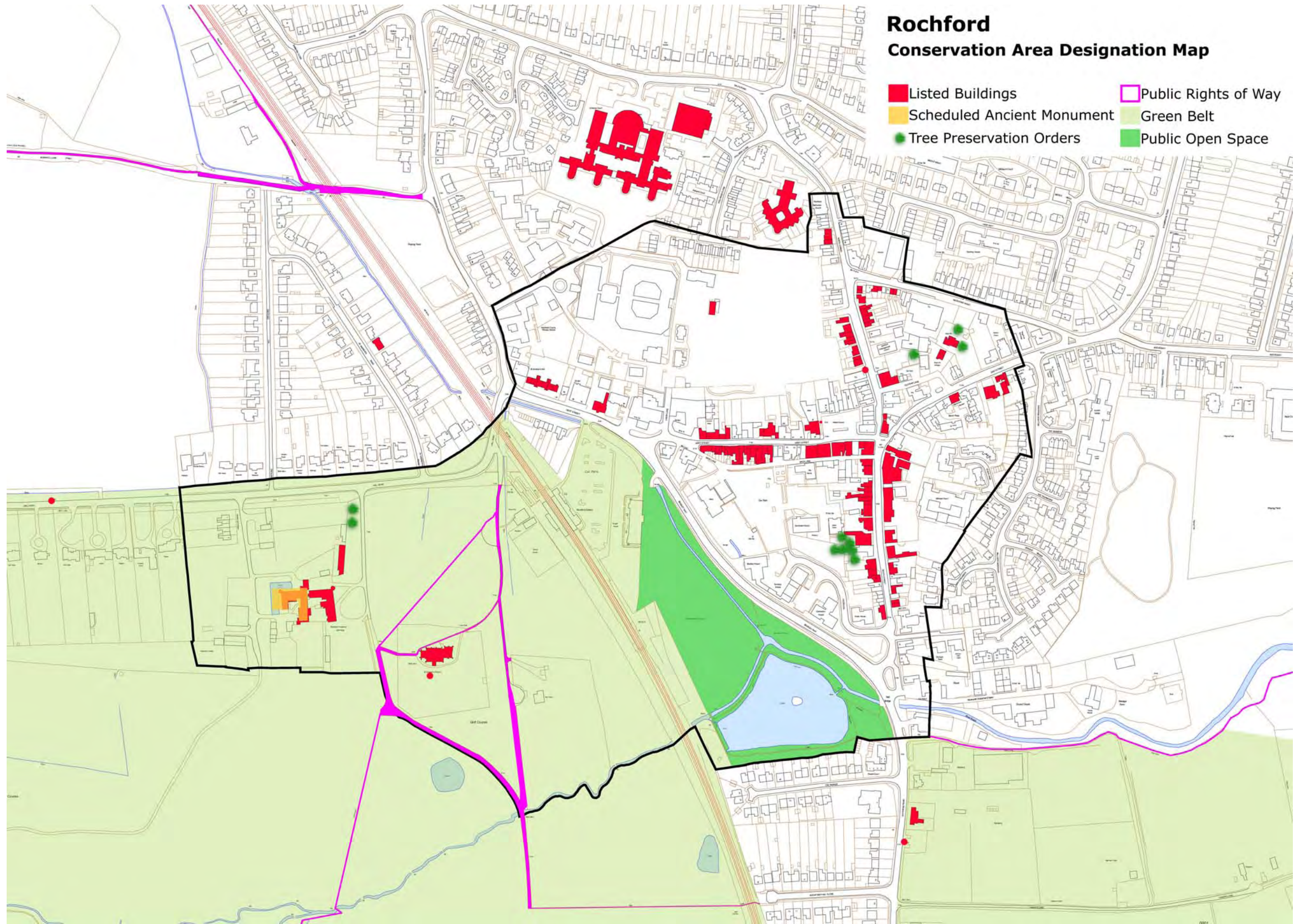


Fig. 1 Rochford town centre, map showing statutory designations within the conservation area.



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## **4. Planning and planning policies**

- 4.1 Rochford District Replacement Local Plan was issued in its second deposit draft form in May 2004 and is expected to be adopted in 2006. Its objectives include the conservation and enhancement of the natural and built environments, and the encouragement of good design. Conserving and enhancing the District's heritage, particularly in the centres of Rayleigh and Rochford, is identified as a priority in the context of the Thames Gateway.
- 4.2 The Replacement Local Plan contains a series of policies (BC1-4) formulated to ensure the preservation of the special character of the conservation areas and to promote good design within them. In some ways, these policies are less comprehensive than those in the previous Local Plan. The list of local buildings of architectural or historic importance (Appendix 8 in the previous Plan) has, for instance, been dropped.
- 4.3 A 1999 study of the local pattern of retail activity revealed a leakage of expenditure outside the District. The local planning authority wants to check this to maintain the viability and vitality of the town centres. The 1999 study was intended to assess whether Rochford could support a large supermarket, and if so of what size. A site north of West Street on the former hospital has been identified for this use (policy SAT2) and is currently being developed.
- 4.4 The primary shopping area identified in the local plan is centred on the Market Square, but includes most of West Street and a small part of North Street. Small parts of West Street and North Street are designated as secondary shopping areas. Rochford District Council is committed to the preservation of shops in town centres (SAT5), and carries out regular shopping frontage area surveys to monitor the retail function within the town.
- 4.5 Rochford is a member of the Thames Gateway South East Partnership. Policy initiatives include the following objectives: conserving and enhancing the heritage of Rochford town centre, and promoting Rochford as a centre for 'Arts and Crafts'. The local planning authority will seek to encourage Rochford to 'rebrand itself as an Arts and Crafts centre', and will support applications consistent with this and other policies. Whilst there can be no denying that the town centre is sufficiently charming and picturesque to fulfil this role, there is at present little activity of this sort.
- 4.6 Rochford District Council has tightly drafted policies on shopfront design (SAT7) and advertisements in conservation areas (SAT9), which are not as effective as they might be
- 4.7 In the four main axial streets, a street enhancement scheme was carried out in about 1994. The sidewalks have been paved with small rectangular textured concrete slabs, with tegula used for dropped kerbs. There are conservation style lamp posts in Market Square and part of West Street.

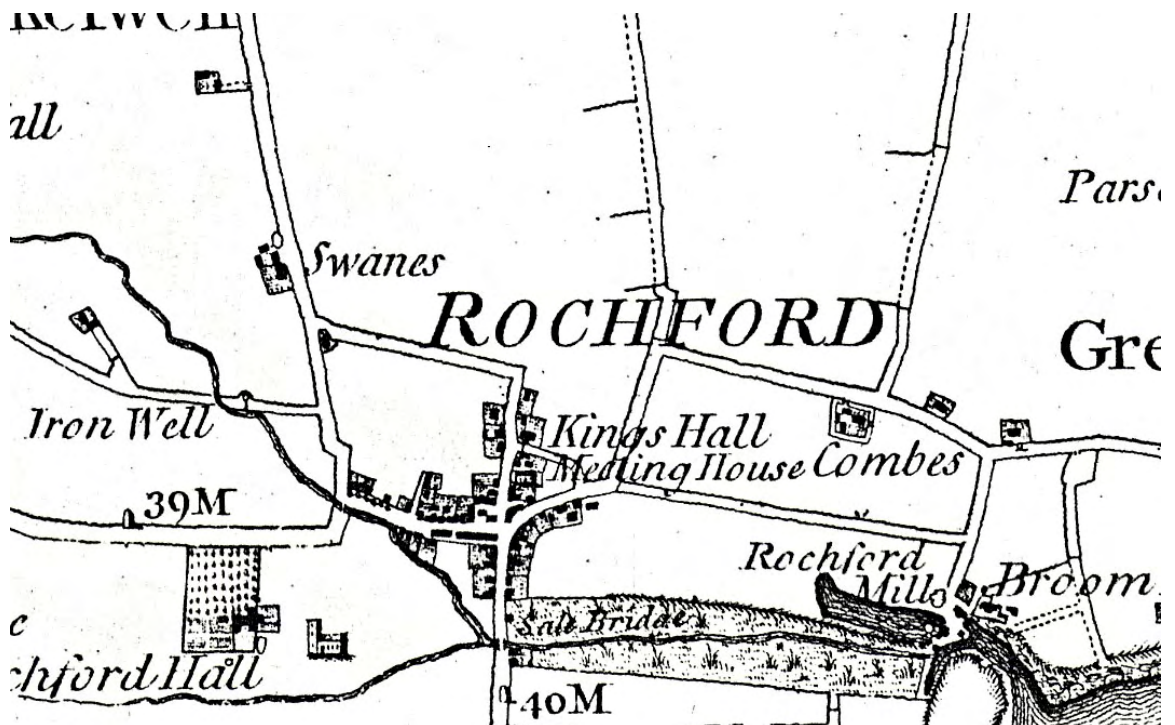
- 4.8 Bradley Way was built in 1967 to relieve congestion in the town centre. A one-way system was then established, substantially that which exists today. Traffic is channelled clockwise round North Street, Weir Pond Road and East Street, and east-west along West Street. Only South Street is two-way. Although this works well enough, an unfortunate consequence is the creation of very busy junctions where these roads meet. There are also similarly busy junctions where Ashingdon Road, Hall Road and West Street meet, and at the intersection of Bradley Way and South Street, this latter caused by the entrance to the Back Lane car park being only from this end of South Street.
- 4.9 A thorough analysis of the town was carried out for the Rochford Town Centre Plan of 1973. The servicing of shops was highlighted as a problem, and the suggestion made that Back Lane be widened. In the backlands to the east of South Street, a relief road and residential development were proposed. A car park was recommended on land to the north of Market Square, whilst the pedestrianisation of West Street and market place was identified as an objective.



## 5. Origins and development

### Location and landscape setting

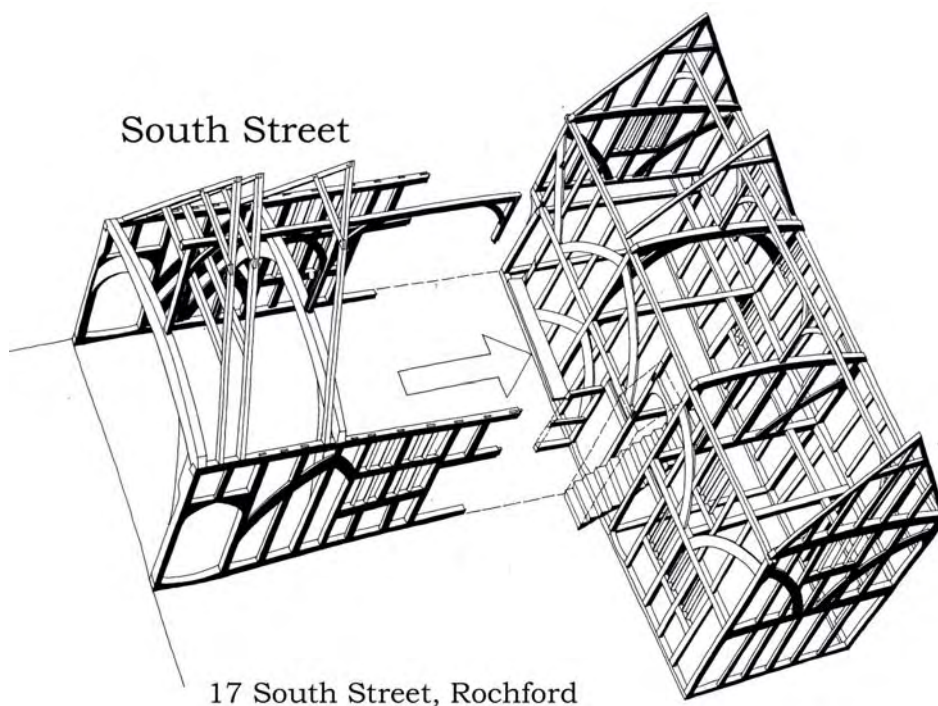
- 5.1 Rochford is situated to the north of Southend, between the Crouch and Thames, where the Southend peninsula is intersected with river estuaries. It is almost one mile west of where the Roach estuary narrows down to form the river, and is located on the lowest bridgehead on that river. The town stands on rising ground above the river crossing. South Street climbs the gently rising side of the river valley, levelling out at the cross roads with the main streets.
- 5.2 Its situation on the terraces formed by the river Roach means that the surface geology consists of extremely variable sands and gravels, with some brickearth and clay in the area of the Hall.
- 5.3 The road junction at the heart of the town seems to fit into the rectilinear field pattern which is characteristic of the Southend area and thought to be of Roman or more remote origin. Rochford was not well served by significant roads, being at the eastern edge of the road network. Sea communication must have formerly have been more important. South Street continued over the river to Eastwood and Prittlewell (now in Southend), the only other urban settlement in an area characterised mainly by hamlets and scattered farmsteads. West Street led to Rayleigh and then to central Essex and London. To the north, there was a road link to the ferry over the Crouch at Fambridge. The topography of the town is clearly depicted on the earliest known map that shows it, the Essex county map by Chapman and André of 1777, which reveals how little changed the town centre is today (*Fig. 2*).



*Fig. 2 Rochford from the Chapman and André Essex map of 1777.*

## Historical development

- 5.4 The light easily cultivated soils of the Southend peninsula have long commended themselves for human settlement. Archaeological evidence for prehistoric occupation in the area is correspondingly rich, though it has yet to be found on the site of the town. Roman pot has been found in East Street and a Roman building is said to have been found when the hospital was enlarged in the 1930s.
- 5.5 Although there is much evidence for Saxon settlement in the area, and although Rochford gave its name to the hundred, an administrative unit of Saxon origin, no remains of occupation of this period have been identified within the town.
- 5.6 Rochford is first recorded in Domesday Book (1086), when it was a manor held of Swein of Essex, the largest landowner in the area. It was later held by the de Rochford family. The Domesday manor may have been on the site of Rochford Hall and the adjacent parish church, though that is only an assumption.
- 5.7 Like many Essex towns, Rochford was a medieval foundation. It grew up around a market established by Guy de Rochford in 1257 about half a mile to the east of the Hall, close to the lowest bridgehead on the Roach estuary. As such, it was probably a planned town with regular plots laid out round the cross-roads of streets focused on the market place.
- 5.8 The oldest house in the town is no. 17 South Street and dates from the 14th century (*Fig. 3*). It is an H-plan house comprising a hall and two cross-wings. Located half way down the street, it suggests that this part of the town may have grown rapidly, though its position on the way to the river crossing may simply reflect the importance of this thoroughfare. Early medieval pottery has been found in East Street (Eddy 1984-85) where there is also an old house, Kings Hill, believed to be of comparable date to 17 South Street.



*Fig. 3 The timber frame of 17 South Street.*

- 5.9 The market place is on the west side of the cross-roads and is still used on Tuesdays. It was formerly much larger. The triangle of land with buildings tightly grouped together on small plots at the junction of North Street and East Street is characteristic of infilled market-places (cf. Chelmsford and Rayleigh). Evidence for the process of infill has been found in excavation at the former butcher's shop known as Horner's Corner at the southernmost tip of the triangle. At a depth of over 1.5m below present ground level, gravel surfaces which seem to relate to earlier phases of the market-place were found. A succession of small and relatively short-lived timber buildings erected on these surfaces must represent stalls erected by traders seeking a more permanent pitch in the market-place. This process culminated in the construction in the 16th century of the timber-framed building which was found behind the brick façade of Horner's Corner. This had a shop front facing on to South Street and was jettied on both its north and south sides (*Fig. 4*).



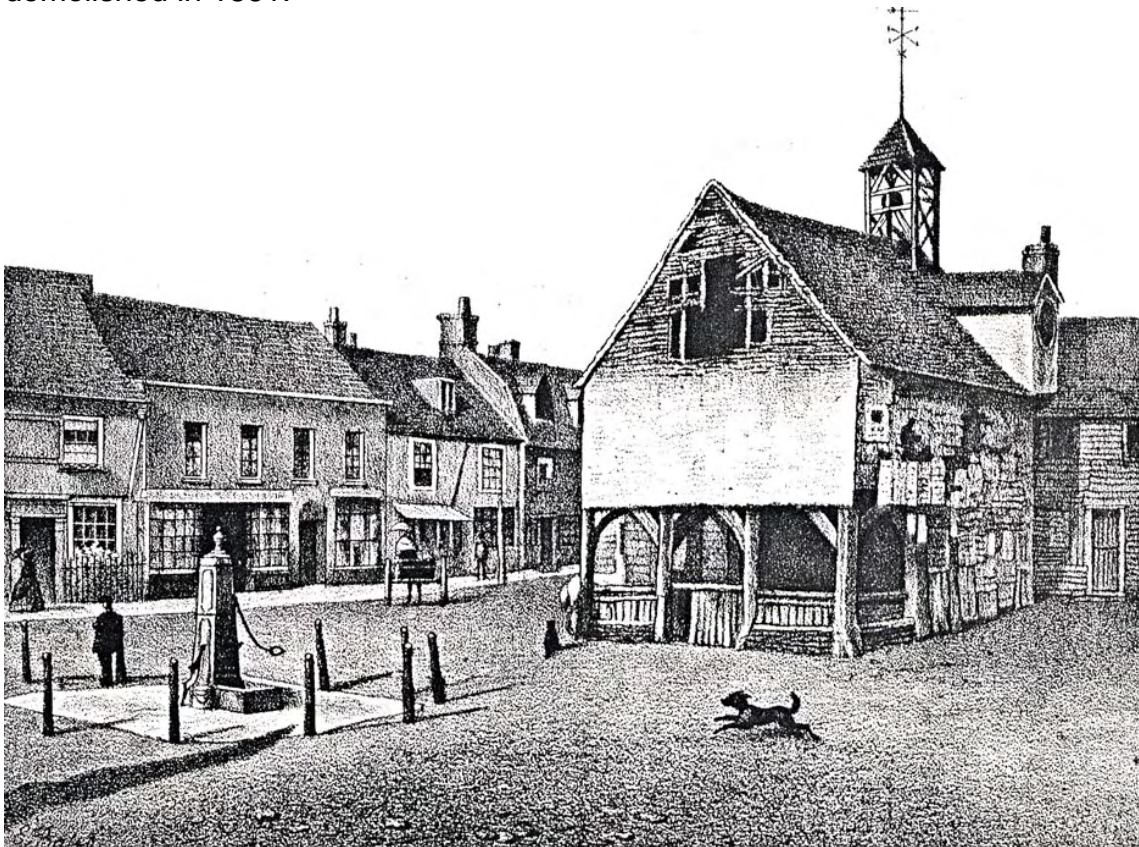
A reconstructed view of the timber-framed buildings which exist behind the brick cladding at Horner's Corner

*Fig. 4 Reconstruction of the timber-framed buildings at Horner's Corner as they might have appeared in the 17th century.*

- 5.10 Excavation at the north-west corner of the Square in 1978 found a rather similar sequence of gravelly layers on which small timber-framed buildings were erected, their frontages encroaching ever further south onto the Square (Eddy 1985-85).
- 5.11 A row of three shops on the east side of the Square were pulled down in 1961 and replaced with the existing shops (Macleod nd). They comprised a two-bay building aligned north-south and a cross-wing to the north. Side purlin roofs and external tension bracing suggest a 16th-century date for these buildings. They presented jettied frontages to the Square and were almost certainly shops. Combined with the Horner's Corner evidence, they suggest that by the end of the 16th century, the market had been infilled with substantial buildings and was reduced to pretty much its present size.



- 5.12 It can be argued that the market extended further still, occupying a large open area on both sides of West Street. This street presents a typical medieval street pattern, with a back lane running behind and parallel to it. The short depth of the plots suggest that they are infill of a regular row of stalls on one side of a wide market street, comparable, for instance, to Rayleigh High Street. Such rows are well preserved at Saffron Walden and Bury St. Edmunds. No late medieval houses survive intact in West Street, but a fragment of a 15th- or 16th-century house has been identified incorporated in no. 41.
- 5.13 A market house formerly stood in the Market Square, a building of the type open at the ground floor and with office accommodation above, as at Thaxted or Horndon-on-the-Hill (*Fig. 5*). It is said to have been built in 1707 and was demolished in 1861.



*Fig. 5 The Market House in Market Square, demolished in 1861.*

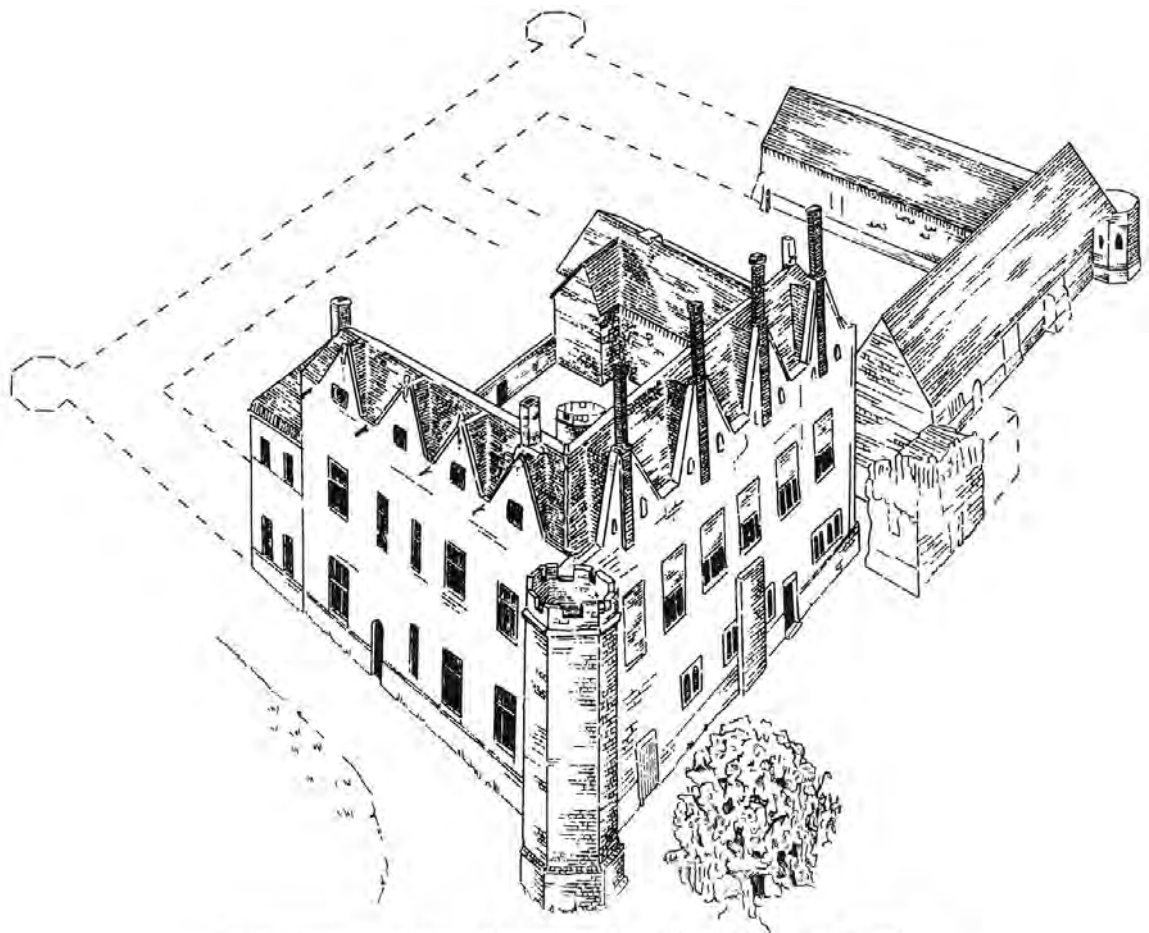
- 5.14 Because few medieval buildings survive, the size of the medieval town is uncertain, though it is probable that there was ribbon development down the main axial streets. This must have been true of South Street and West Street, the main routes in and out of the town.

### **Rochford Hall**

- 5.15 In 1340, the manor of Rochford was granted to William de Bohun, earl of Northampton, passing to his son Humphrey de Bohun. After his death, it remained part of the extensive landholding of his widow Joan de Bohun who died in 1419. It was later in the possession of her niece, Joan Fitzalan, wife of William Beauchamp, lord Abergavenny, another wealthy widow who refurbished the manor and died in 1435. Of the extensive building works carried out in the 1430s, nothing survives today (Andrews 2004a). Her eldest daughter Joan

married James Boteler, earl of Ormond, and on her death the manor passed to that family. The fifth earl was beheaded after the Lancastrian defeat at Towton in 1461. The manor was confiscated and given to the duchess of Exeter, the Woodvilles, and then the Greys, but was recovered by Thomas Boteler in the reign of Henry VII. He probably built the handsome brick tower of the church as the Boteler arms are over the west door. His daughter Margaret married Sir William Boleyn: their son Thomas was created viscount Rochford and was father to Ann Boleyn, the most famous personage associated with the Hall though it is unclear how much time she spent there. Ann's sister Mary and her second husband Sir William Stafford resided at the Hall.

- 5.16 Sir Henry Carey, Mary's son by her first marriage, sold the manor with other property to Richard lord Rich in 1550 for £2000. The lands acquired by Rich included 2000 acres of arable, 500 acres of meadow, 3000 acres of pasture, 1000 acres of wood, and 2000 acres of furze and heath. Richard lord Rich remodelled the manor house as a vast Tudor mansion, part of which survives today (*Fig. 6*).



**A reconstructed view of Rochford Hall (after Norman Barnes)**

*Fig. 6 Rochford Hall, before the barns were converted to residential use. The original extent of the mansion is shown dashed*



## Rochford in the 17th, 18th and 19th centuries

5.17 In the Middle Ages, the population of the town was probably of the order of 500-1000. There were 110 households in the 1671 Hearth tax, from which it can be inferred that the population was still below 1000. The 1801 Census records a population of 1228. During the 19th century, the population grew slowly, reaching 2077 in 1921. Comparison of the 1840 tithe map, the 1st edition OS map (Fig. 7), and later OS maps shows the town largely unchanged until the 1940s.



Fig. 7 Rochford from the 1st edition OS map 25 inch map of 1872.



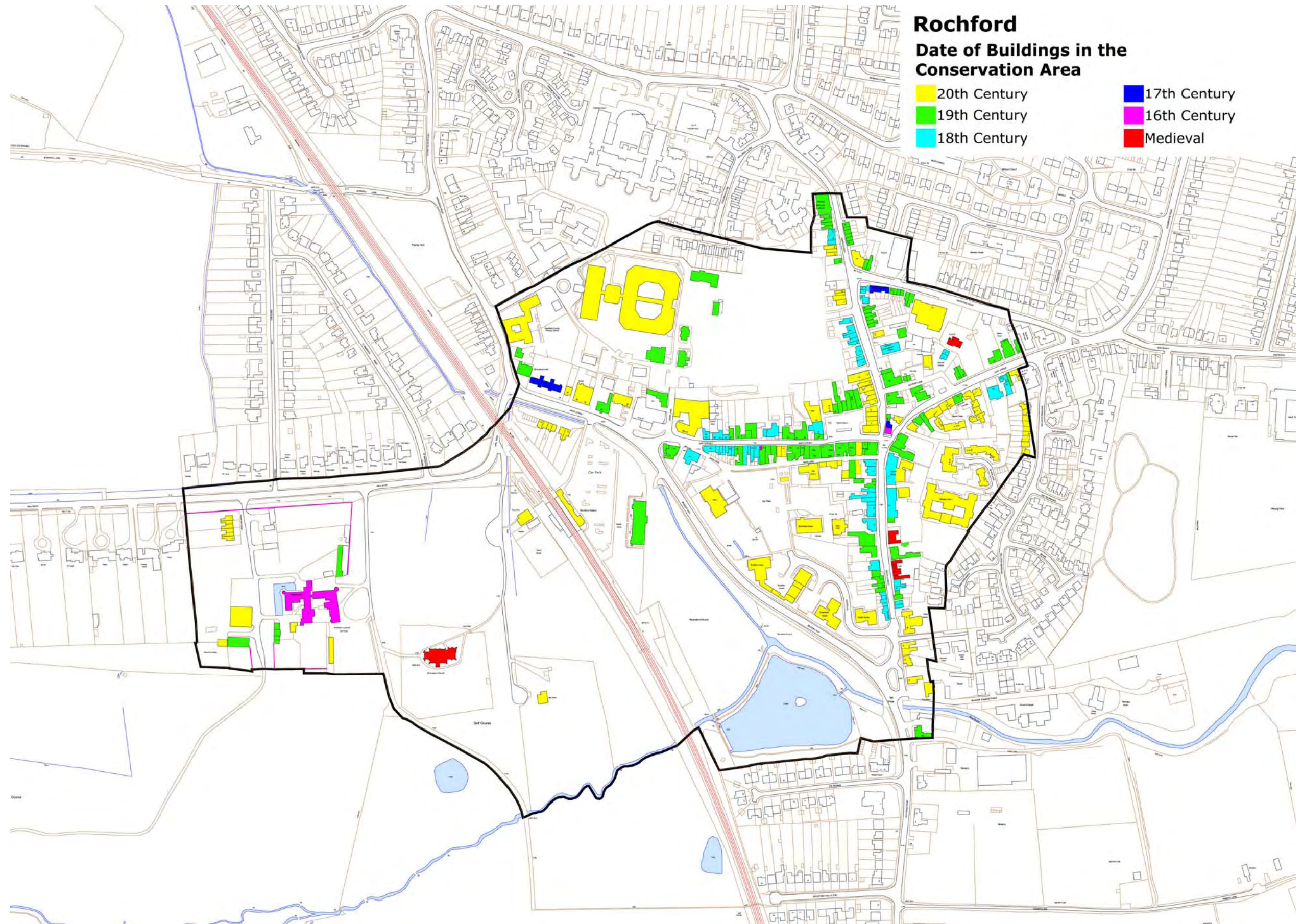


Fig. 8 Date of construction of buildings in the conservation area.



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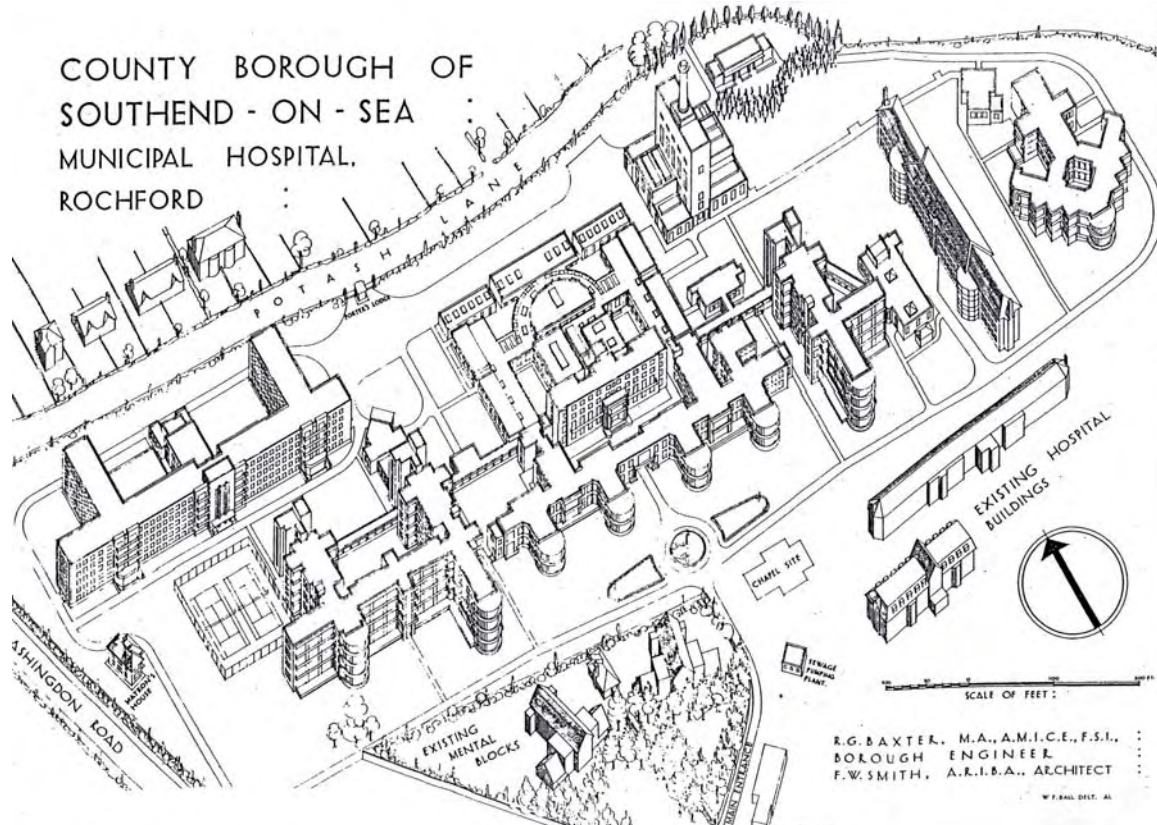


- 5.18 Rochford seems to have prospered in the 18th and 19th centuries inasmuch as buildings of that period comprise a significant part of the town's housing stock (*Fig. 8*), representing about 80% of the listed buildings. It was the principal town of the area before the rise of Southend, and access to the coast meant it was more strategically situated than Rayleigh. A wide range of trades and industries were carried on, but there seem to have no particular specialisation like weaving which in other Essex towns could bring prosperity but also economic collapse in hard times.
- 5.19 In the 18th century, the road past Rochford Hall was turnpiked, and new bridges built over the river on that road and at Salt bridge to the south of the town. The workhouse was built in 1837, and gasworks in 1845. A corn exchange was built in 1866, and a court house in 1859. The railway came in 1889, but seems not to have led to rapid growth in the size of the town.
- 5.20 Rochford did, however, grow significantly before and after the Second World War, with suburban development on its north side, and has become a commuter town. By 1966, over 45% of the population commuted to work, either locally or to London. As the traditional administrative centre for the area, it has become the seat of local government. The hospital, a significant local facility and employer, is now closed. There is no cinema, leisure centre, or large store, though a supermarket is currently being built. Rochford has remained surprisingly untouched and unspoilt by the late 20th century, except for traffic problems. These have been addressed by the construction of Bradley Way in the 1960s, and in the 1990s the diversion of the B1013 southward from the west end of Hall Road to Eastwood and Prittlewell.

### **Rochford Hospital**

- 5.21 The hospital is a major landmark, and its site continues to play a key role in the town's development even after its closure. It originated as an infirmary attached to the Rochford Union Workhouse. It was enlarged in a series of phases, most notably in the late 1930s and 1940s, after it had become the responsibility of the Southend-on-Sea County Borough Council in 1930 further to the passing of the Local Government Act 1929 (Jefferies and Lee 1986; RCHM 1995; Cooper-Reade 1998). New buildings are recorded as having been built in 1901 and 1912, and then in the 1920s. The latter were begun but superseded by the more ambitious Hospital Extension Scheme which was planned from 1932. It was undertaken by a Health Committee of the Southend-on-Sea Borough Corporation in conjunction with the Ministry of Health, and designed by the Borough engineer and architectural assistant. Construction of this new Southend Municipal Hospital did not begin until 1938. Despite the war, it was largely complete by 1941, though the official opening was delayed until 1947. With the introduction of the National Health Service in 1948, the hospital became known as the Rochford Hospital. The old workhouse buildings were meanwhile rebuilt as a public assistance institution, Rochford House.

5.22 The Hospital Extension Scheme buildings followed the most modern and advanced criteria for hospital design, and are in the Modern Movement or International style (*Fig. 9*). They are built of yellow London stock bricks, with blue engineering brick plinth details. The walls are solid brick 340mm thick. The roofs are flat, of reinforced concrete. Windows are of galvanised metal in a hardwood frame. The principal surviving buildings (the nurses' lodging has been demolished and replaced with housing), the Main Block, the Johnson Isolation Block, and the boiler house, lie outside the conservation area but are now listed. They have been converted to residential use. The boiler house, a narrow rectangular five-storey building with a chimney, is a major landmark which can be seen from a long way outside the town.



*Fig. 9 Architect's drawing of the Hospital Extension Scheme buildings of the 1930s.*

5.23 The older part of the hospital site is within the conservation area. Here the 19th-century buildings have all been demolished, apart from the grade II listed chapel of c.1865, and two other buildings on the east side of the Union Lane entrance. The western part of the hospital is to retain a healthcare use; the eastern part is currently being developed for a supermarket, library, shops and housing.

## 6. Materials and detailing

- 6.1 Older buildings in the town centre are timber-framed. The fabric of 17 South Street incorporates quite a lot of elm, something which may reflect a shortage of oak from an early date. Today there is no authentic exposed framing: the frames are mostly concealed by weatherboard, render or brickwork.
- 6.2 Weatherboarding was a cladding material much used on timber-framed buildings in South Essex and indeed London from the 18th century. Rochford is outstanding in preserving large numbers of old weatherboarded buildings. Characteristically the façade is painted white and the sides black, with black and white joinery (*Fig. 10*). In the late 18th and 19th centuries, houses were improved by cladding in render, often lined out in imitation of ashlar stonework, or brick. This work was often confined to the front elevation, and weatherboard can be found on the sides (*Fig. 10*).



*Fig. 10 North Street, no. 36, typical weatherboarding and black and white painted joinery. Nos 38-40 have a rendered or Roman cement painted façade, lined out in imitation of masonry.*

- 6.3 Brick was made at Rochford from at least the 1430s (Andrews 2004a). Brickearths are widely distributed throughout the area. Their abundance supported a significant local industry. There were many brick manufacturers locally in the 19th century. The last of these, the Milton Hall company, had works at Cherry Orchard Lane, which closed in the 1990s, and at Great Wakering, which closed in 2005. The loss of their products has been a blow to building conservation, as their soft reds were the best general purpose brick for use in an Essex context.



6.4 Tudor brick can be seen today in the tower of All Saints church, parts of Rochford Hall, the chimney stack of 17 South Street, and the less restored parts of the Rich almshouses. 18th- and 19th-century brick is the predominant building material of the conservation area. From the end of the 18th century, there seems to have been a trend to case old houses in brick, or to build anew in red brick. This may reflect increased prosperity, or the relatively low cost of a readily available locally made material. In the 19th century, two new types of brick became available: white or gault brick, and brown London stocks (*Fig. 11*). White brick was a prestige material and probably was not made locally. Stocks seem to have been made locally from quite early in the 19th century.



*Fig. 11 Angle of nos 30-32 South Street. White bricks were used for the façade, with stocks for quoins and window lintels, and red bricks in the side.*

6.5 These different types of bricks present a palette of materials which were used in a variety of different ways which are not always evident today. The older red brickwork was sometimes ruddled or treated with a red wash, and in the grander houses must in some cases have been jointed with tuck pointing. Traces of this seem only to survive at no. 22 South Street. Tuck pointing was also used in some stock brick buildings (e.g. no. 21 West Street, *Fig. 12*). Penny-struck pointing must once have been common, but can only be seen in a few instances today. Most of the brick buildings have been re-pointed in the second half of the 20th century, in many cases probably unnecessarily. This has led to an erosion of the character of the original brickwork (*Fig. 12*).



*Fig 12 Nos 21-23 west Street. To the left, stock brickwork with tuck pointing. To the right, unnecessary repointing has had an adverse effect on the character of the brickwork.*

- 6.6 The use of white bricks was limited, confined for the most part to the facades of municipal buildings. They do, however, occur on the front of a terrace (nos. 32-36) in South Street, where stock bricks are used for quoining. Stocks seem not to have been considered an inferior product as was often the case, perhaps because they were regarded as a local equivalent of white brick. Thus at no. 19 South Street, a three-storey house, the façade is of stocks and the sides of red brick. Stock bricks were used for the 1930s Modern Movement style buildings of the Hospital Extension Scheme.
- 6.7 Roofs are mainly of plain clay tiles. Gambrel roofs are common, because they provided enhanced attic accommodation. Slate is to be found on the lower pitched 19th-century roofs.
- 6.8 Most of the brick houses and many of the weatherboarded houses in the conservation area have sash windows, a significant minority being of the older small pane type, either of eight over eight or ten over ten panes. 18th- and 19th-century doorcases are a prominent feature of South Street in particular, and greatly contribute to the attractiveness of the conservation area.

## **7. Uses of buildings & space within the conservation area (Fig. 13)**

- 7.1 The densely built-up town centre is divided from a large area of open space by the river Roach and the Iron Well stream. This division is also marked, though less exactly, by the railway, which represents a significant visual separation as it runs on an embankment. The transition from this open space to the built-up area is still relatively abrupt, as suburban sprawl on the west side of the town has been kept at bay.
- 7.2 Although the Dutch barn to the west of the Hall is still a grain store, the open space is recreational land used a golf course, or, to the east of the railway, maintained as amenity by the local authority. Public rights of way exist across part of it, one of them leading to the church, a building with a significant community use as well as a major landmark. The large area occupied by the golf course gives a sense of remoteness from the town and the Southend conurbation. Within Rochford town centre, there is very little public open space.
- 7.3 For the most part, there is a welcome variety of uses within the town centre. Shops are concentrated mainly in West Street and Market Square, and at the south end of North Street. There are few empty shops or charity shops. South Street looks residential, but the majority of its houses are put to office use, as are the new buildings on Bradley way and in the Back Lane car park.
- 7.4 North Street, West Street and Weir Pond Road are mainly but not entirely residential. Businesses, churches and pubs are to be found scattered along their length. In contrast, the new developments along Millview Meadows and in the South Street backlands are unrelieved housing.
- 7.5 Like the shops, food and catering outlets are centred on the market area. The pubs, most of which occupy historic sites going back well over 100 years, are often in more peripheral positions near the entrances to the historic town. Most of them occupy prominent sites and are landmarks in the street scene.



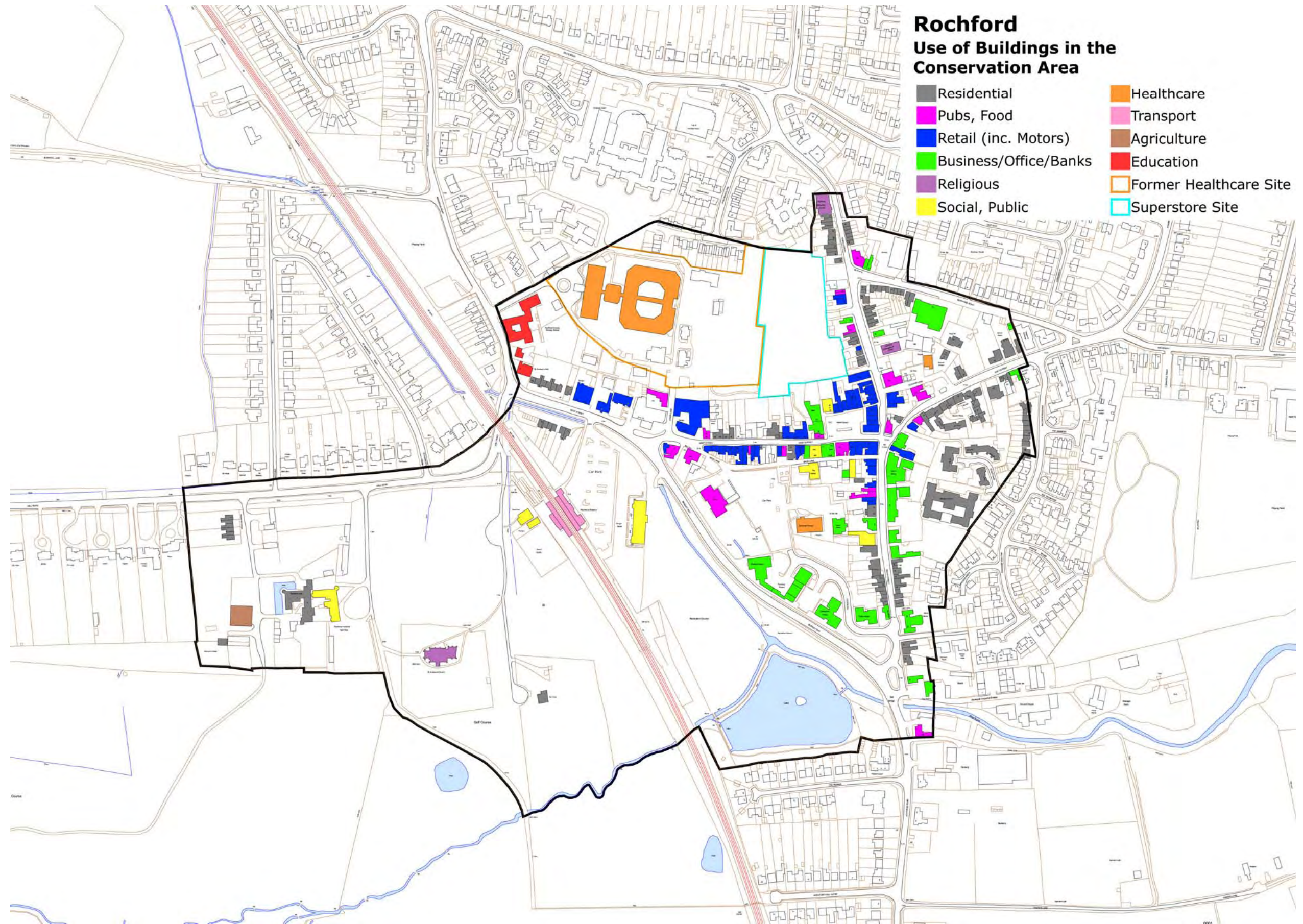


Fig 13 Use of buildings and spaces within the conservation area.



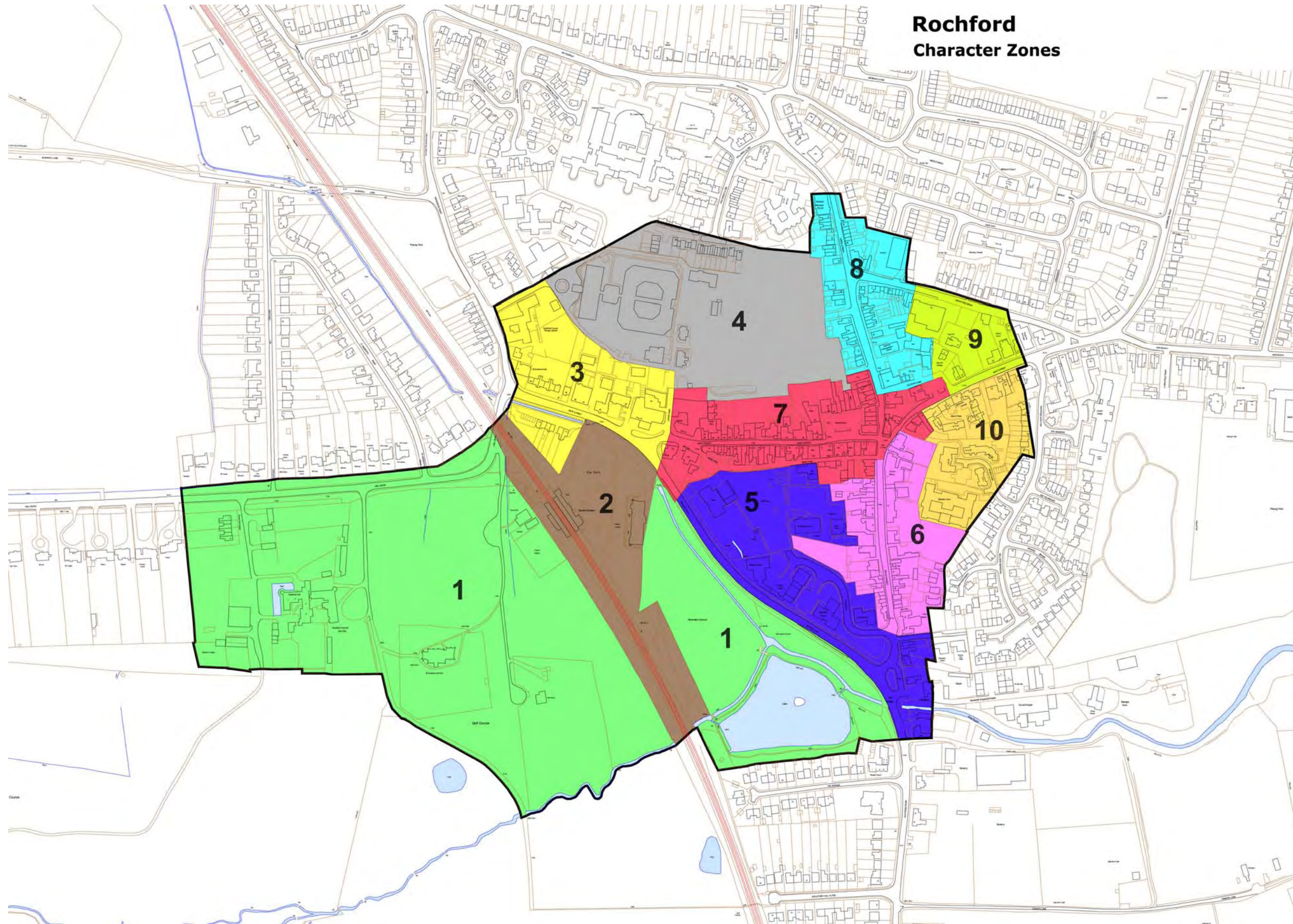


Fig. 14 Character zones identified in the Rochford conservation area.



## 8. Character zones and spatial interrelationships (*Fig. 14*)

- 8.1 The conservation area can be divided into ten character zones, on the basis of visually unifying factors arising from the degree of open space or density of built environment, combined with the age, use and appearance of buildings. The boundaries, needless to say, are somewhat arbitrary. However, significant alteration to the boundaries would reflect a change in the character of the conservation area. A particularly well defined boundary is that on the west side of the town between the manorial area, the public open space, and the historic town area. This is reinforced by the railway, stream and Bradley Way, creating a situation analogous to a walled town. However, it is a boundary that could be subject to erosion and as such warrants careful protection.
- 8.2 The undeveloped western part of the conservation area, comprising the land around Rochford Hall and the church, and the public open space, forms a readily recognisable unit, albeit one cut through by the railway (*Fig. 14, 1*). The combination of a manorial hall and hall in relative isolation is a typical feature of the historic landscape of Essex. The Rochford example is a good one, and notable at the edge of so large a built-up area.
- 8.3 The station and associated railway land forms a discrete area which in terms of landscaping and maintenance is inferior to the rest of the conservation area (*Fig. 14, 2*). The western end of West Street has a mixture of buildings of different ages and uses, but spaciouly laid out reflecting their suburban location peripheral to the town centre (*Fig. 14, 3*).
- 8.4 The hospital site is currently a building site, though it will presumably divide eventually into two zones, one with the healthcare use and the other with houses and shops (*Fig. 14, 4*). The new buildings will be conspicuous, with views into them from Market Square and North Street in particular. The impact of the development, and the quality of the views into it, cannot be assessed at present.
- 8.5 The Bradley Way area is identifiable by large isolated modern buildings surrounded by spaces used for car parking (*Fig. 14, 5*). The Back Lane car park is largely screened from South Street, but has strong visual links to the buildings on the south side of West Street.
- 8.6 Within the historic town centre, three zones can be identified (*Fig. 14, 6-8*), whilst two peripheral zones are more suburban and affected by 19th- or 20th-century development (*Fig. 14, 9-10*). South Street is distinguished by its frontages, occupied largely by imposing brick houses. West Street and Market Square are more commercial, and correspond approximately to what is interpreted as the original extent of the medieval market place. North Street is predominantly residential, with many old cottages. The east end of East Street is less densely built up, with late Victorian villas and buildings on large plots, and has a suburban feel to it. The blocks of flats on the south side of East Street and to the rear of South Street are all much of a piece in terms of age and design with the housing in Millview Meadows and Lever Lane. The narrowness of the main axial streets, and their slight curvature, means that they tend form separated discrete units, except around Market Square and Horners Corner where they are visually interlinked.

## 9. Area analysis

### Hall Road

9.1 Until the first half of the 20th century, Hall Road was undeveloped. It still has a rural feel to it, to which the trees along it make a significant contribution, and forms an attractive approach to the town and conservation area. The large houses which have been built along Hall Road since the Second World War begin on the south side outside the conservation area and stop at Rochford Hall where the conservation area begins. The Hall and the conservation area have formed an obstacle to development on this side of the road, but the houses resume on the north side outside the conservation area boundary which is drawn along the north side of the road. It is essential to the preservation of this approach to the town, and of the setting of Rochford Hall, that further suburbanisation of the road is avoided. In particular, boundary walls in unsympathetic materials can have an effect quite disproportionate to their size on the appearance of the road (*Fig. 15*). Hedges are much more appropriate in this context.



*Fig. 15 Hall Road. Boundary walls, if too elaborately designed, do not look as good in this semi-rural setting as hedges.*

9.2 To the west of the Hall, an asphalt farm road gives access to the residential part of the Tudor mansion, the farmyard and beyond to the golf course (though this is not used by golfers). On the right, there is a row of six early 20th-century stock brick estate cottages. They are partly rendered. They preserve their original doors and windows and form a nice group. Opposite them are brick and timber sheds and garages. To the south is a large area of derelict grassland enclosed by Tudor brick walls, a hard standing used for parking agricultural equipment,

and a large cement rendered Dutch barn or grain store (*Fig. 16*). This area still has the aspect of a working farmyard, a valuable foil to the creeping suburbanisation of Hall Road and traditional setting to the Hall itself. An application made in the late 1980s to build a row of detached houses to the west of the Hall was rejected.



*Fig. 16 Hall Road, access road to the Hall and grain store, an area that still preserves something of its agricultural character.*

- 9.3 South of the Dutch barn, there is a row of collapsing late 19th-century lean-to sheds built up against a Tudor brick wall. A small house, Shepherds Cottage, has been erected here, probably in the 1970s.
- 9.4 When it was first built, by Richard lord Rich in the 1550s, **Rochford Hall** was probably the largest mansion in Essex. It was about 200 feet square with octagonal corner towers, and rows of gables, a somewhat precocious feature at this period, separated in the middle of each side by large square projections resembling towers. Until recently, it has been a poorly understood building, and its place in the development of Tudor architecture not really assessed. Today it is reduced to an E-shaped plan, less than half its former size (*Fig. 6*). Until the 1970s, the eastern part was the Rochford Hundred Golf Club and a farmhouse, whilst the western part was used as barns, which were eventually abandoned and became increasingly derelict. In the 1980s, the barns were converted to dwellings, a moat dug out, and improvements effected to the landscape of the immediate vicinity (Clark 1990). The Hall is listed grade 1. The western part (i.e. the former barns) is a scheduled ancient monument. The scheduling takes precedence over the listing. For this reason, the conversion was carried out free of building control. It is curious that this part of the building remains scheduled after the conversion as residential buildings are not normally scheduled.



- 9.5 The conversion of the barns was done in an accurate mock Tudor style. It included small extensions, and also conversion of some farm buildings. Despite the density of the development, and the element of pastiche, 20 years on it looks good and has worn well (*Fig. 17*). The landscaping around it has also enhanced its setting.



*Fig. 17 Rochford Hall, a view of the residential conversion of the former barns area.*

- 9.6 A grade II listed Tudor brick wall of the 16th or 17th century almost completely surrounds the site of the Hall. This has not been studied and the way the enclosures round the Hall were used is not understood. It is a major landscape feature of considerable historic interest, one that gives definition to the site of the Tudor mansion, but unfortunately not one that can really be appreciated from Hall Road as it is very overgrown by scrub and ivy. This should be partially cleared to avoid damage to the brickwork and to make it more visible (*Fig. 18*). The elevation to Hall Road is said to have diaperwork.



*Fig. 18 Hall Road, one of the least overgrown parts of the Tudor boundary wall.*

- 9.7 On the east side of the Hall where the entrance to the Golf Club is located, there is a clump of very fine but elderly chestnuts. This is the best preserved part of the Tudor mansion. It is unfortunate that the most prominent elevation, the east one, with its characteristic row of gables, is clad in dull grey cement render, an inferior substitute for the original lime render.
- 9.8 The golf course replaces the former parkland setting of the Hall. There are extensive views across the greens. The airport can be glimpsed in the distance. There are numerous trees, but too many birches and evergreens. A planting scheme that attempted to re-instate something of a parkland appearance would be an improvement. There is a row of inappropriate *Lleylandii* close to the churchyard. Although imposing, the church is not a very visible landmark today except from the golf course. It is partly screened from the road by trees. The railway has severed the church from the town, but it is possible, however, to see the tower from the Back Lane car park, from which it looks surprisingly close, a reminder that it was not always as detached from the town as it seems today.
- 9.9 **St. Andrews church** is large with aisles, built mainly of Kentish ragstone, and predominantly 15th-century in appearance (RCHM 1923; *Fig 19*). Its most prominent feature is the magnificent late 15th-century brick tower with diaper work. Of interest is the vestry on the north side of the chancel which was probably built for a chantry priest in the 15th century. In 2005, two-thirds of the north aisle was partitioned off to provide toilet and kitchen facilities, and a meeting room, something which has helped to bring the building more into community use.



*Fig. 19 St. Andrews church, the Hall in the background.*

- 9.10 The **churchyard** has been extended to the west and south. It is enclosed by low brick walls, a stock one on the west side, and a red brick one on the south side. The churchyard is closed for burial and is maintained by Rochford District Council. It is tidy but not manicured. The asphalt paths would look better surfaced in bound gravel. Some graves have been cleared and the stones stood up against the south boundary. It is attractively planted with evergreens, though a clump of pampas grass is less appropriate. The entrance to it is through iron gates to a path flanked by privet hedge leading to the west door. In

the west part of the churchyard, the grass has been replaced by gravel. This surface treatment is quite alien to an English churchyard (though not a French one) and is totally out of character. Its appearance is made worse by many graves with the space between the kerbs filled with green glass chippings.

- 9.11 The area to the east of the golf course is surprisingly rural in character. A patch of wilderness on the road provides a contrast to the mown greens. The area is traversed by footpaths which are public rights of way, following old field boundaries and former routes to the church. One goes through the churchyard. An early 20th-century house, Linden Lodge, stands isolated in this area but virtually invisible behind trees. A scout hut and nursery operate from prefabricated buildings close to the railway line.
- 9.12 At the east end of Hall Road, a sign advertises its north side as a **cycle lane**. There are as many as five signs relating to this cycle lane where it ends by the access point for the footpath to the station. The cycle stands here seem little used. These features need rationalisation.
- 9.13 At the end of the cycle route, a flight of steps ascends the embankment to the west side of the station. The entrance to the steps is through a dilapidated chain link fence, whilst the posts and handrails are painted white and blue, making them excessively visible and an eyesore from a distance (*Fig. 20*). The steps are supplemented by a ramp which tacks up the side of the embankment. These too have unsightly handrails painted blue and white. These features make for an unsightly view at this end of Hall Road, not helped by the use of bright blue plastic reinforcing similar to milk crates used torevet the embankment at this point.



*Fig. 20 Steps and ramp at the west access to Rochford station.*

- 9.14 As Hall Road encounters the railway embankment, it turns sharp left under a bridge, which is typically shabby, the paint on the ironwork peeling, and the engineering bricks badly stained. The bridge over the Iron Well stream has plain white painted railings. Black would be a better colour. The conduit for the stream is overgrown and has accumulated litter. The junction of Hall Road, Ashington Road and West Street is very busy; it is unfortunate that the primary school is so close to it.



## Ashingdon Road

9.15 At the south end of Ashingdon Road, only the **primary school** site is included in the conservation area. The school dates from 1877. It has been enlarged and remodelled, and although recognisably Victorian in origin, it is now substantially modern in appearance. The brickwork has been repointed and the windows are in UPVC. The Before/After School Club occupies a separate Victorian building which was the master's house. It preserves its original windows and its brickwork is not repointed, though the left hand side has been rendered and painted white. A third building, used by the Day Nursery, has not been so fortunate: it has been repointed, has replacement windows, a new porch and an excess of signs and notices. The buildings stand in a relentless sea of asphalt enclosed on the north side by galvanised railings and close boarded fencing with concrete posts. Better boundary treatment and some tree planting would improve the appearance of the school site.

## South Street

9.16 South Street is the longest and best preserved street of period houses in the historic town centre. Its high visual quality is enhanced by the gentle rise up the side of the Roach valley from south to north, the slight curvature of the road to the east, and the gradual change in scale and materials from the cottages at the south end to the brick buildings further down it (*Fig. 21*). A street enhancement scheme was carried out in about 1994. The pavements have been refurbished with small rectangular concrete slabs with a textured finish and stone kerbs. Tegula is used for driveways and parking bays. The pavements are narrow, especially on the west side. Unlike the Market Square, South Street has not been provided with conservation-type lamp standards. The street lamps are not particularly conspicuous and some are fixed to buildings. However, they have been painted black over the galvanised finish, and this paintwork is now peeling and unsightly.



*Fig. 21* View looking north up South Street. No. 47, Police Station and nos 39-41 on the right hand side.

- 9.17 As in West Street, there is a progression from smaller cottages and houses at the edge of the town to more prestigious ones nearer the centre. The majority of the latter are of red brick. Much of the east side of the road is occupied by Rochford District Council's offices. Although office use may not always be readily reconciled with the conservation of historic buildings, the local authority has done an excellent job of preserving the exteriors of its buildings and they make no small contribution to the high quality appearance of this part of the conservation area.
- 9.18 South Street leads down to the river at Salt Bridge. This has a parapet of plain black functional vertical hollow section railings. To the east the river is an under-appreciated element in the landscape. On its south side, it is invisible from the pub garden; to the north there is the Riverside Industrial Estate. From Watts Lane on the south side of the public house, a footpath forming part of the Roach Valley Way follows the river to Stambridge Mills.
- 9.19 At the approach to the conservation area, the view glimpsed up the hill into the town along South Street contrasts with the lower lying bend round into Bradley Way, the junction between the two dominated by a modern office building, Cottis House, which although large just avoids being out of scale with its surroundings. Mature trees planted in this area contribute to this view. There is, however, an excess of road signs which could be rationalised and reduced (*Fig. 22*).



*Fig. 22 The junction of Bradley Way and South Street. Street signs could be rationalised.*



### **South Street, east side, south to north**

- 9.20 To the south of the river, the conservation area just includes **Blanchfields** free house, formerly the Horse and Groom, late Victorian with double gables to its front elevation, well preserved with its sash windows intact though its brickwork has been painted white. As with so many public houses, advertisements detract from its appearance and also impinge on the street scene. To the rear there is a large car park and a small beer garden, the latter without views of the river.
- 9.21 To the north of the river, there is the **fire station**, a plain rectangular single storey flat roofed municipal building in brown brick and with metal windows dating probably from the 1950s. The large area of asphalt in front of it would benefit from an attempt at landscaping. There is access down the side of it to the Riverside Industrial Estate.
- 9.22 **No. 57**, a detached house of c.1900, now an Essex County Council office providing Information and Support for Young People. Nice red brickwork with a band of decorative terracotta plaques; long original rear extension; all well preserved. A large former garden, now an enclosed car park, on the north side, is a vulnerable space which could be targeted for development.
- 9.23 **No. 51**, Swan Cottage: a weatherboarded one-and-a-half storey gambrel roofed cottage with an integral garage, dating probably from the 1970s or 1980s. It fits well into the street scene, but now has UPVC windows.
- 9.24 **Nos 49 and 47**, a semi-detached pair of early 20th-century houses, with a red brick façade and fletton brick sides and rear, and projecting timber bay windows at the ground floor. Only no. 47 is intact. No. 49 much abused: ground floor white painted, first floor with flimsy weatherboard, and UPVC windows and door.
- 9.25 **Police station** dated 1914, red brick and terracotta, rather dark and sombre in colour, but the design a sort of restrained French baroque and quite inventive with good detailing. It has lost its original railings except at the sides of the forecourt in front of it. Ugly tubular hand rail on left hand side of path to front door. Large yard with garages and other buildings to the rear.
- 9.26 **Nos 39-41**, grade II listed semi-detached cottages, 18th/19th century, weatherboard white to front and black to sides in the traditional way, remarkably wide gambrel-roofed extension to rear, walled garden with privies.
- 9.27 **No. 37**, late 19th century stock brick, gable end on to the street, presumably replacing earlier cottage, brickwork repointed but otherwise preserves original features.
- 9.28 **Nos 33-35**, 17th/18th-century row of three one-and-a-half storey rendered timber-framed cottages, since the 1970s restored as one house, and lovingly maintained (*Fig. 23*). Carriage arch on south side a later extension.

- 9.29 **Nos 21-31**, row of grade II listed timber-framed and rendered cottages probably of late medieval date, two storey, under a single roof (*Fig. 23*). Cross-wing at north end. Large central stack may indicate alteration to lobby-entrance arrangement. Very well maintained. Carriage arch through to yard and cartlodge garaging.



*Fig. 23 South Street, east side, nos 19-35.*

- 9.30 **No. 19**, large three-storey five window bay house, 19th century, grade II listed. Parapet to roof, double pile, stock brick façade, red brick sides, gauged red brick arches over windows, good door case. Wall with low railings to front. Long range of good contemporary red brick outbuildings to the rear, coach house and former stables. Yard with red clay pavers with concrete inserts to designate parking lots, nicely done. Although perfectly consistent in design with the 18th- and 19th-century buildings of the conservation area, this house is rather out of scale with the older ones to either side of it. Currently used as Rochford District Council offices.
- 9.31 **No. 17**, listed grade II\*, 14th-century hall and cross-wing to north, later cross-wing to south, classic H-plan appearance (*Fig. 3*). Rendered timber frame, black painted joinery, though one door in the façade is unaccountably painted brown. Known as the Old House, this building was carefully restored by Rochford District Council in 1982-83 and is now used as offices by the local authority (English 1984). Excavations carried out at the time of the restoration remain unpublished.
- 9.32 **No. 15**, the Red House: grade II listed, 18th century, red brick with some flared headers, two storey with attics, gambrel roofed, double pile, end stacks, segmental arched window heads. Very handsome doorcase. On right hand side, tall single storey 19th-century extension, with canted bay to rear with French window. Now Rochford District Council offices.

- 9.33 Behind nos 17 and 15 are attractive gardens maintained by the District Council, with some old red brick boundary walls.
- 9.34 North of Red House were a carriage arch with a projecting 19th-century bay window above, and **nos 9 and 11**, with front doors either side of a three window bay red brick façade (*Fig. 24*). These buildings were remodelled by the District Council in the 1970s. The carriage arch was closed up and three sashes inserted beneath it. Nos 9 and 11 were rebuilt to present a five window bay to match Roche House to the north, with a similar door case. This work has achieved a successful composition such that it is difficult today to work out what has happened. To the rear, these buildings have been extended in two phases, first presumably in the 1970s with an integral extension in a modern unsympathetic style, and then probably in the 1980s with a large free-standing building linked by a first-floor passageway.



*Fig. 24 North end of South Street, now Rochford District Council offices.*

- 9.35 **Nos 5-7**, Roche House, District Council offices like previous buildings. Five window bay grade II listed 18th-century red brick house, two storey with attics, parapet to roof, end stacks, pilaster strips at corners, gauged brick arches, doorcase with consoles (*Fig. 24*). To the south, a formerly separate unit with a carriage arch with a moulded stone surround, now incorporated into Roche House, the ground-floor door replaced by a window. Adequate iron gates to arch; unattractive concrete surfacing in archway. The arch forms the main public entrance to the Council offices. Formerly it gave access to car parking, but the car park is now occupied by a temporary reception office, and the whole area has a makeshift appearance quite at odds with the elegant street frontage.
- 9.36 Adjacent to Roche house is a unit which was formerly an 18th-century or earlier one-and-a-half storey gambrel roofed house used as a shop, which the District Council raised to a full two storeys, with tile hanging at the first floor and render below. Although somewhat alien in appearance, this solution works quite well.



- 9.37 **No. 3**, the Manse, grade II listed, 18th century. Three window bay two storey house, red brick with flared headers, eaves cornice, end stacks, tripartite sash windows under segmental arched heads, very handsome door case with fanlight. District Council offices.
- 9.38 **No.1**, late 19th-century shop, possibly remodelling of earlier building, currently Dive Odissea. Grade II listed. Brickwork white painted, windows black painted. Windows with stucco surrounds, with brackets to moulded cornices. Three storey; with Acacia House in East Street, this represents a slight change in scale at this end of the street. Good shop front let down by poor signage.

### South Street, west side, north to south

- 9.39 **No. 1** South Street, and nos 1-5 West Street, all one corner building, 19th-century, listed grade II, stock brick, windows set in full height recessed panels with arched heads (*Fig. 25*). Plain stucco doorcase with consoles to flat hood facing South Street. Elegant shop windows with half round fluted columns and cornices, but painted garish blue and yellow at 3 West Street, and bad shop signs at 3 and 5 West Street.



*Fig. 25 No. 1 South Street.*

- 9.40 **No. 2**, listed grade II shop of 19th-century appearance, lined-out Roman cement or render, but timber-framed and probably older. Currently 'Frolics'. Attractive traditional projecting shop front.
- 9.41 **No. 4** South Street, 18th-century, listed grade II, five window bay red brick house, simple eaves cornice. The ground floor has been opened up as a shop front consisting almost entirely of plate glass probably in the 1950s or 1960s, leading to an erosion of character. Currently Ellis' Hair Group; acceptable shop sign, but windows overcrowded with advertising. Large modern flat-roofed rear extension.

- 9.42 **No. 8**, listed grade II, at ground floor double-fronted shop with carriage arch to right, three small pane sash windows at the first floor. Penny struck pointing. Rear of stock brick. Dated c.1819 by graffito to right of first floor window. The sash windows contribute significantly to its character. Formerly a garage, currently Goody2Shoes.
- 9.43 Rear of no. 8, the carriage arch leads through to a yard occupied by rear extensions, outbuildings and new development. Although rather crowded, this has been successfully done. **Wistaria House, no. 6**, is an attractive red brick outbuilding converted to a house. It is dated by a graffito on the brickwork: MS 1832. The windows are of rather tall narrow proportion. Two new houses, 6A and 6B, have been shoehorned in further west. The view into the carriage arch, and the space between no. 8 and no. 4, is not enhanced by parked cars (*Fig. 26*).



*Fig. 26 South Street, carriage arch on the north side of no. 8.*

- 9.44 **Nos. 10 and 12**, two shops under one ownership and a continuous roof, though no. 12 unfortunately has machine made tiles. Beehive Tea Rooms and Records. Listed grade II, 18th-century but with older timber frame behind red brickwork. Small paned sash windows at first floor. Projecting small pane shop front to no. 10 with door with round arch. Double fronted shop front with segmental heads to no. 12 (*Fig. 27*).



*Fig. 27 South Street, shop fronts at nos 14 and 16, Beehive Tea Rooms to the right.*

- 9.45 **Nos. 14-20**, long building under single roof with central stack and central door with handsome doorcase with columns, pediment and fanlight. Listed grade II. 18th-century, but possibly older timber frame behind red brickwork. To right hand side, two shops, nos 14 and 16, the fascias and flanking piers old, but the attractive fronts are recent remodelling replacing full height sheet glass. The shops are, however, unlet. To the left of the central door, the ground floor is rendered, covering up former inserted shopfronts (when this part was a bank). Mainly tripartite sash windows to first floor, under gauged arches. Parapet to roof. Right hand part of roof with concrete tiles.
- 9.46 **No. 22**, tall three-storey house, somewhat out of scale with its surroundings. 19th-century, or perhaps earlier (*Fig. 28*). Listed grade II. White painted stucco surrounds to door and windows, ground-floor windows with cornices, door case with consoles to flat hood. Parapet to roof. End stacks. Red brick, flared headers in side walls. Tuck pointing with black mortar fillets and traces of ruddling, but none of this well preserved. Long been used as offices.



*Fig. 28 South Street, no. 22 and the Masonic Hall, formerly the County Court.*

- 9.47 **No. 24**, built as a Court House in 1859, formerly Rochford Rural District Council offices, now Masonic Hall (*Fig.28*). Listed grade II. White or gault brick façade, stock brick to sides and rear, where there is a huge rectangular flat-roofed block which must house the original court room. This is fortunately invisible from the street, but prominent from the car park to the rear. There is also a modern rear extension, recently the subject of an application to improve access arrangements. The detailing of the façade is slightly heavy-handed and very sharp-edged: the ground floor has imitation rustication, with round-arched windows with raised surrounds; the first-floor has gauged brick arches with imitation voussoirs. The sash windows have marginal glazing. The façade is very well preserved, the only significant change being the loss of the original railings to the low brick boundary wall. They have been replaced with unfortunate spindly railings with silvered arrow tips. The appearance of the building would probably benefit from cleaning; white brick usually withstands the process successfully and comes up well.



- 9.48 **No. 26**, 19th-century, brick ground floor with two canted projecting bays, rendered above. Formerly two houses, now one, position of blocked-up door discernible, façade now unbalanced but well detailed and maintained. Door with simply panelled doorcase and consoles supporting a flat hood. Ash pointing to façade. Rear extensions of various dates, including late 20th century.
- 9.49 **Nos 28 and 30**, no. 28, Sydenham House, and no. 30, a small extension to it, were a school in the 19th century. Both grade II listed, and red brick. Sydenham House is 18th century or earlier, no. 30 19th-century. Sydenham House is of three window bays, with tripartite small paned windows, with end stacks. It has a handsome door case with a fanlight. Flat-roofed extension to the rear. No. 30 has stucco cornices to the door and ground-floor window. Brickwork repointed. Small flat-roofed dormer. It has been provided with well designed new railings round the stone paved yard in front of it, a model to be imitated elsewhere (*Fig. 29*).



*Fig. 29 South Street, well designed paving and railings at no. 30.*

- 9.50 **Nos 32-36**, row of three 19th-century houses, the right hand one probably incorporating an earlier building that belonged to the Sydenham House school. Gault brick facades, stock brick quoining, red brick sides. Sawtooth cornice at eaves. Sash windows with segmental heads. Since 1986, all the windows, except for those at no. 32, have been replaced in plastic, adversely affecting the appearance of what would otherwise be an attractive terrace. Shutters to windows of no. 36 not entirely appropriate.
- 9.51 **Nos 38-44**, attractive row of four low two-storey white painted brick cottages, probably 18th-century. No. 42 has a front door with an integral fanlight, and replacement windows with leaded lights, which has led to a loss of character (its ground floor window had been replaced by 1971). Nos 38 and 40 still have horizontal sliding sashes at the ground floor, which once must have been a feature of all of them. The cottages were formerly painted wildly varying colours; the use of a single colour unifies them and greatly improves their appearance.

9.52 **Nos 46-48**, grade II listed one-and-a-half storey 18th-century red brick cottages with a gambrel roof, formerly three dwellings but long used as offices. Inserted 19th-century shop window to no. 46. Two stone plaques, 'WE 1786', and 'Restored 1974 KCC'. The southern end gable was given decorative pargeting, not of the most skilful sort, in the 1974 restoration, and the ground-floor window in this elevation was remodelled as a projecting bay (*Fig. 21*). There are two large disfiguring rooflights in the rear pitch of the roof. Neither the building nor the approach to South Street is not enhanced by the asphaltting of its land for use as parking.

### **Bradley Way**

9.53 This is a modern ring road, but for roads of this type a not unpleasant one. It has not been arbitrarily imposed on a pre-existing landscape or built-up area. It was able to follow the course of the Iron Well stream which has been straightened to accommodate it. Its south side is lined with a thorn hedge and trees which screen it from the public open space. On the north side, there is planting (mainly pyracantha) and hedges, and several new buildings, a hotel and office blocks. The latter are built up to the frontage and thus relate to it.

**Bradley House** and **Rumsey House** are linked by a wall, increasing the sense of a presence on the frontage. The oast house appearance of **Canewdon House** makes it an interesting landmark (*Fig. 30*).



*Fig. 30 Bradley Way and Canewdon House.*

9.54 The **public open space** is a long strip of mown grassland on a variety of different levels next to the stream. It is a pleasant space, but it is not a park and has few features that might encourage use by families. The reservoir, originally formed to serve the needs of the railway, is a large lake with footpaths round it. Trees, mainly pollarded willows, grow on its banks. Bramble and ivy on these trees need to be kept in check. A dog waste bin and 'No ball games' sign at the entrance to the open space should be replaced or removed. Because of the difficulty in crossing Bradley Way and the absence of zebra crossing, it is difficult to imagine these spaces being well used.

### **Locks Hill and the Back Lane car park**

- 9.55 Locks Hill at the south end of South Street winds round past the new office blocks on Bradley Way to the Back Lane car park. It is the only way to these offices and the car park, with the result that the junction at Bradley Way and South Street is very busy.
- 9.56 The last 30 years have seen the almost total loss of the backland space in the triangle enclosed by South Street and West Street. The car park, which was originally accessed off the west end of West Street has been enlarged to include the gardens of buildings at the back of South Street, the extension still partly enclosed by walls and hedges which acknowledge its place in the historic fabric of the town. The only green spaces left are the garden of the hotel, and a large garden to the rear of South Street, which has been the subject of a planning application. Because this area has become built up and fully used, entirely covered with hard surfacing, these spaces are precious and should be preserved.
- 9.57 Hammerheads give access to the office blocks and their car parks. The road benefits from careful tree planting and design, but the offices are essentially surrounded by hard surfacing. A tall hedge, predominantly holly, flanks the north side of the access road, forming the boundary of the large garden behind South Street. Because of the sense of enclosure provided by walls, buildings and trees, and also the slope which gives views out to the west, even as far as the church, the car park is a satisfactory space, but could be improved by more tree planting. The existing trees in it and on its boundaries are not all in good condition: some are in need of care and attention, and some should possibly be replaced.
- 9.58 The modern office blocks (**Cottis House, Canewdon House, Rumsey House and Bradley House**) are all in recognisably modern styles, but ones which use traditional materials and acknowledge traditional design features (*Fig. 31*). They are two-and-a-half storey with mansard roofs, so although large their height has been constrained. Although visually discrete and quite distinct, these features and the similarity of scale endow them with a certain degree of uniformity. The hotel is different, a plain red brick building with somewhat unbalanced proportions. In the car park extension on land that formerly went with the houses on South Street, there are two buildings, Southwell House, a doctors' surgery, and Dolphin House, which represent a significant encroachment on the backland space.



*Fig. 31 Locks Hill, Cottis House and Canewdon House.*



## Back Lane

9.59 Back Lane, it has been suggested above, has its origins in an infill row on the south side of the market place. The north side of it is occupied by the backs of the properties on West Street (*Fig. 32*). The south side has some buildings which front on to it, but the west end is occupied by the car park. There is great variety down the length of the Lane, of architectural style and scale, of building materials, and of use. Although there may be nothing of individual merit, the views down it are form a composition of considerable visual interest. The backs of the cottages at the west end, with their lean-to and gambrel roofed extensions, are particularly picturesque (*Fig. 32*). The back of no. 43 West Street is notable for a remarkable collection of outbuildings, including a wash house with a chimney.



*Fig. 32 Back Lane, rear of cottages at the rear of the west end of West Street.*

9.60 The Lane is narrow, its surface patched, and there are no sidewalks. It feels like a pedestrian space, but in fact traffic can drive two ways along it, though access is only possible from South Street. It is generally free from parked cars, but where there is space behind the West Street buildings, there is parking on hard standings or in yards. The gardens of the cottages at the west end have been turned into parking lots (*Fig. 32*).

9.61 On the south side at the west end, there are new buildings, a day centre, toilets, and a boundary wall for the car park. The wider pavement outside the day centre is bordered by concrete bollards which are inappropriate in the conservation area. The toilets are set back from the Lane and a small area of landscaped public space created in front of them. This is quite successful, but it is unfortunate that it is opposite the unlovely rear elevations of nos 31-33, which have brash signs and cars parked in front of them. The car park wall, of engineering bricks with good railings above, has evergreen shrubs planted behind it, but more valuable in improving the appearance of the area is the row of trees which have been planted along it.

## West Street and Market Square

- 9.62 In contrast to the more sedate South Street, which is residential in appearance if not always function, Market Square and West Street form the commercial heart of Rochford. Most of the buildings in this area are used as shops or offices, and most are Victorian. Earlier buildings are mostly absent; a fire in 1884 destroyed buildings on the north side of the Square, whilst the east side of it was rebuilt in the 1960s with a row of buildings notorious for their ugliness. The north-west corner of the Square was rebuilt in the late 20th century, but more successfully. The most imposing building in the Square, Connaught House which dominates the view in the approach from the east, is exceptional, being a late 18th century house, now offices; it makes a significant contribution to giving the Square a dignified civic character. Barclays Bank and the former Corn Exchange, both of 1866, are imposing municipal buildings which are a reminder of the town's long-standing role as an administrative and commercial centre for the area.
- 9.63 There were some larger houses in West Street, but these have mostly had shop fronts inserted in them at the ground floor, like the Co-op Pharmacy. The Hollies is unusual in being an unaltered house, still in residential use. West of Market Square, the street is narrow with narrow pavements. The greater height of the buildings at this end make it seem rather tunnel-like. At the west end, there is a change of scale, with rows of one-and-a-half storey cottages on the south side, all now used as shops. Beyond the cottages, there is a transition to widely spaced buildings and suburban development of the 20th century. Parts of the street have been depressed in the second half of the 20th century, and there have been problems with building maintenance. Nos 35-39 are being restored by the Southend Building Preservation Trust; nos 50-54 remain for the moment an intractable problem.
- 9.64 The Square has been provided with traditional-style lamp standards, which are also to be found part of the way down West Street. The pavement island on the south side of the Square has a lamp standard, now covered in CCTV cameras, a bench, and cast iron railings and bollards. The restored horse trough and town pump of 1820 have recently been returned here. They are of listable quality, the pump being of particular interest. These features are laid out in a row, but this fits the shape of the Square and helps define this side of it. The strangely angled bench that floats in the wide pavement by the Spar supermarket is less satisfactory; it is accompanied by an unnecessarily prominent litter bin, and cycle stands which seem unrelated to their context.
- 9.65 The market seems to have lapsed at the end of the Middle Ages. It was revived in the 18th century. In the 19th century, there was a weekly corn market on Thursday, with a market for livestock every other Thursday (Benton II, 887). It then lapsed again, lasted until 1959, and was resurrected again in 1979. Today there is an active Tuesday market which is significant feature of life in the town. Litter removal is a problem associated with the market, a large yellow skip being parked conspicuously in the Square on market days (*Fig. 33*).
- 9.66 Short stay car parking is allowed in Market Square. A consequence is that there are often queues of cars backing up into South Street waiting for a parking place, only adding to the dangerousness of the traffic at Horners Corner. Traffic and parking in the Square should be reviewed. Since the Back Lane car park is

only a short walk away, parking could be confined to taxis and the disabled, and the Square effectively pedestrianised.



*Fig. 33 Market Square on a market day.*

### **West Street, outside the historic town centre**

9.67 As already noted, this is quite different to West Street within the town centre, and indeed was formerly known as Church Street. The two sides of the road present a contrast, the north built up but without a continuous frontage, the south largely open with the Iron Well stream and the station car park. In the absence of any sense of enclosure or unifying elements in the street scene, traffic dominates.

9.68 At the west end, the north side starts well with **Lord Rich's almshouses** (nos 90-100), built after his death in 1567, c.1581-1617 (*Fig. 34*). Grade II listed. Picturesque row of six almshouses, each originally one room with a porch. A surprisingly large amount of the Tudor brickwork has been replaced, and what survives of it has been repointed in cement. The roofs have one or two missing tiles. The chains between the buttresses of the boundary wall are all broken.



*Fig. 34 West Street, Lord Rich's almshouses.*



- 9.69 Next to the almshouses is **Brook House**, a post-War detached house typical of its period. There follows Whittingham's garage, a long-established local business occupying a traditional industrial building with stock brick sides, and a wide steel-framed barrel vault covered with corrugated iron.
- 9.70 The **Parish Council Office** is a modern building set back from the road, partly behind Sovereign House; its noticeboard is very tatty and the view through to it is across a poorly surfaced parking lot (*Fig. 35*). **Sovereign House, no. 82**, is a grade II listed double pile house now used as offices, a use reflected in the cars parked on the crazy paving and cement hard standing outside the front of it, and also on the asphalted area to the rear of it. It is late 18th- or 19th-century in date, but the back may be earlier. The front is plastered, the back weatherboarded. The porch roof has been repaired with inappropriate brown-coloured roofing felt. The land around Sovereign House needs landscaping and better boundary treatment. The Essex County Council Social Services offices (**no. 80**) occupy what must formerly have been four houses, dating probably from the 1960s or 1970s. They are set well back from the road, but the brick boundary wall provides a sense of containment and screens the cars parked in front of the offices.



*Fig. 35 West Street, depressing view between Whittingham's garage and Sovereign House to the parish council offices. In the background, the former hospital boiler house.*

- 9.71 The road edge in this area is bordered by very inferior railings, no more than a steel frame with a wire screen. The street signs in the approach to the junction with Bradley Way could benefit from rationalisation.
- 9.72 Further east, there is currently a large empty site surrounded by hoarding where a petrol filling station has been demolished. **Union Lane** runs north, originally to the workhouse and hospital, but is now blocked off by development work. The **Milestone public house** is a surprisingly intact stock brick building, at least to the frontage, and makes a useful contribution to the townscape. To the rear, the walls enclosing the garden have been painted with brightly coloured murals.

- 9.73 On the south side of the road, the stream which runs next to the pavement ought to be a feature of interest in the landscape. However, it is channelled in a concrete sided conduit which is overgrown and traps litter (*Fig. 36*). Worse, the conduit is bordered by tubular railings set in concrete posts, to which have been attached, presumably for safety reasons, wire mesh screens. Whilst the conduit may be a fact of life, this boundary treatment is ugly and should be improved.



*Fig. 36 West end of West Street, the concrete lined conduit for the Iron Well Stream.*

- 9.74 Set back from the road beyond the river, there are two rows (**nos 77-79 and 81-87**) of early 20th-century cottages, of brick at the ground floor and rendered above. Nos 77-79 preserve their original features. Nos 81-87 have concrete tiles, and nos 81 and 87 replacement windows. On this side of the road, there is a bus shelter made with polycarbonate panels which are beginning to degrade and look shabby.
- 9.75 Further east, the land rises from the road side back to **Rochford station**. Unfortunately, this low hill is a car park and the station buildings are mostly single storey and insignificant as a landscape feature. By the road edge there are utilitarian galvanised railings. A bare grassed bank separates the pavement from the car park, where there is a forest of signs, lights and cameras (*Fig. 37*). On the north-western boundary there is a tatty hedge of ivy-grown trees. The potentially attractive station buildings are not well maintained. The southern two-storey part, the former station master's house, is boarded up and to let (*Fig. 38*). The platforms retain their old canopies supported on cast-iron columns. The brickwork of the buildings facing the platforms has been painted terracotta. The appearance of the iron footbridge has been adversely affected by a high level safety screen. There is no sense of any coherent overall design to the works that have taken place at various times to the station and its environs. This area is badly in need of improvement.



Fig. 37 West Street, view of Rochford Station car park.



Fig. 38 Rochford Station, boarded up former station master's house.

- 9.76 The **Freight House**, in contrast is an attractively restored former railway building. However, it is set below the level of the station car park, the break in slope being represented by a concrete faced ha-ha with a chain link fence. This and the surroundings of the building, especially the derelict land to the south, could be improved by landscaping.

**West Street, historic town centre north side (west to east)**

- 9.77 At the edge of the historic town core are the extensive industrial sheds and the showroom of the **1st Stop** garage centre (Fig. 46). These are white-painted and well and tidily kept, if covered with excessive signage.
- 9.78 **Nos 64-66**, latha Restaurant, grade II listed, 18th-century or earlier, weatherboarded, newly painted and very smart.
- 9.79 **Nos 58-62**, grade II listed, one-and-a-half storey gambrel roofed cottages, probably 18th century with 19th-century alterations. Their fronts are rendered and lined out, except for no. 58 which has stock brickwork cleaned by sandblasting and repointed. No. 62, the Old Bakery, has a carriage arch on the left hand side (Fig. 39) through to an over-developed backlands area where there is parking, an open-sided garage, and Clements Mews, three houses built in a row, probably in the 1970s or 1980s, brick, two storeys with attics, clumsy wooden sash windows.



Fig. 39 West Street, north side, nos 50-62.



- 9.80 **No. 56**, identified by a plaque as 'Charterers Cottage 1810' (*Fig. 39*). Weatherboard, white to front, black to sides. Poor replacement wooden sash windows.
- 9.81 **No. 54**, boarded up and empty. Stock brickwork to street in remarkably good condition, largely unrepointed. Round arched front door; carriage arch. A potentially nice building which could make a valuable contribution to the streetscape.
- 9.82 **Nos 50-52**, a 19th-century or earlier stock brick-fronted house, its ground floor opened up to form shop fronts, most recently a Rumbelows store. Fire damaged in 1994. A report by the Morton Partnership, engineers specialised in historic buildings, concluded that the building can only be demolished, a conclusion with which it is difficult to disagree. Applications were made in 2002 to rebuild it on a like-for-like basis to the street, providing two dwellings, with three houses on the land to the rear. Development in the garden would lead to the almost total loss of the West Street backlands, making this area very densely built up and leading to a loss of character.
- 9.83 **Nos 46-48**, the Hollies (no. 46), grade II listed, a small but aspirational red brick fronted house set back from the frontage to make it seem a little grander (*Fig. 40*). It is an example of the sort of development that took place in South Street in the later 18th century, a trend which largely by-passed West Street which was presumably not as fashionable. Repointing has led to a loss of character of the brickwork. The central first-floor round-arched window has had its sliding sash replaced with an unsatisfactory frame with leaded lights. The land to the front is enclosed by a brick wall with modern low railings on top. No. 48, also grade II listed, to the left, was formerly a surgery, now a house, with a very nice bow fronted window. Between 48 and 50, there is a very nice old weatherboarded stable at the back of a yard paved in stone and concrete, with plain new railings on the street frontage. These buildings form a very attractive group.



*Fig. 40 West Street, nos 44-48.*

- 9.84 **No. 44**, grade II listed, 18th-century, timber frame rendered and lined out to the front (*Fig. 40*). Replacement wooden windows not very good.
- 9.85 **Co-op Pharmacy**, formerly a rather grand 19th-century house in stock brick, large, of five window bays, the windows with stucco surrounds (*Fig. 40*). The ground floor to the east of a carriage arch has been opened up into a large shop front with public convenience type tile surrounds, and an inappropriate sign. The left hand side of the shop windows have been blanked off, to the further detriment of the building.
- 9.86 **Nos. 38-40**, Rochford Furnishing, an old building, which has had its front remodelled, probably between the wars. Parapet roof, pebbledash, and shop front and windows with a strong horizontal emphasis characteristic of that period. The surviving metal windows at the first floor make an important contribution to its appearance.
- 9.87 **No. 36**, Rochford Takeaway, a garish fluorescent sign to Market Square, out of character by day and more particularly by night. Interesting 19th-century brick façade to West Street, large windows set within arched recesses, but these are now blanked off. The stock brickwork has tuck pointing.

### Market Square

- 9.88 **No. 34, Connaught House**, grade II listed, built apparently in 1769, is a large imposing house (*Fig. 41*). Its presence dominates the Square, and helps to give it a character other than commercial. Grade II listed, now used as County Council offices. The façade is curiously asymmetrical, the door not being central. To right hand side, a listed K6 telephone box.



*Fig. 41 Market Square, Connaught House and the NatWest bank.*

- 9.89 The **NatWest Bank** in the north-west corner of the Square is a late 20th-century building, plain, in stock bricks which contrast nicely with the reds of Connaught House (*Fig. 41*). Parapet to a pitched roof. The row of segmental arched recesses at the ground floor giving it visual interest, and also mirroring the arched window heads of Connaught House. To the rear, a newly paved

alleyway flanked by new hoop-topped railings, and flanked by newly surfaced shiny black car parks, leads to the supermarket and library development site and North Street. The view down this alley to the area of the superstore development is potentially important: the existing treatment of the alley is rather mean and uninspired, and not very promising for its future appearance (*Fig. 42*).



*Fig. 42* View down alley at north-west corner of Market Square to the new development on the hospital site.

- 9.90 **Rochford Library**, a late 20th-century building designed to fit into the Square, but with unsuccessful detailing. The brick is too yellow, the aluminium frames to the sash windows are too mean, the roof has imitation slates. Lead sheathed flat roofed timber portico to the front.
- 9.91 **No. 24**, Yeo Jewellers, a refurbished late 19th-century building, new brickwork to ground floor, render above, old sash windows (*Fig. 43*).



*Fig. 43* Market Square, north and east sides.



- 9.92 **Nos 20-22**, Cleadell Butchers and Miss Daisy, a low two-storey late 19th-century stock brick building. The butchers shop front projects out at ground floor to bring it in line with Yeo Jewellers, and has been modernised, with a large plate glass window with unattractive tiles below. Miss Daisy has a nice traditional shop front, but the brickwork above has been painted cream (*Fig. 43*).
- 9.93 **Nos 16-18**, Home Plus 2 and Abbots estate agents occupy a tall two-and-a-half storey late 19th-century building stock brick building with prominent dormers. Decorative stone lintels and cills to windows, fancy bargeboards to dormers. Shopfronts quite good, but let down by poor signs (*Fig. 43*).
- 9.94 **No. 14**, Martins newsagents, a shabby depressing building, its original character obscured, cream painted pebbledash, first-floor window boarded up.
- 9.95 The east side of the Square is occupied by a late 1960s building consisting of four shops, of which the most prominent is the Spar supermarket, as it sticks out into the Square reflecting the footprint of the buildings which formerly stood here (*Fig. 43*). The building is low, two storey, with a flat roof, of a reasonable quality brick, with tile hanging at first floor to the Square. The shop fronts are plain; there are metal framed windows. The main problem with the building, what makes it actively ugly, is the projecting part of the supermarket, a glazed box, the windows of which are largely blanked out. The elevations to West and North Streets are also unsatisfactory, that to West Street being a plain brick wall, and that to North Street being functional, with service doors and areas and no sense of presenting a façade to the street.

#### **West Street, historic town centre south side (east to west)**

- 9.96 **Nos 3-5**, listed grade II, part of the same block as no.1. No.3 (Movimax) has the same elegantly designed shop window as no. 1, but has been painted a garish bright blue and yellow. No. 5 is a shop which has had its window opened at a later date and so is much plainer than the others. The brickwork round the window is painted white; the plastic shop sign (1st Impression Dry Cleaners) is quite inappropriate.
- 9.97 **No. 7**, the Tanning Salon, a 20th-century building, the largely plate glass ground floor contrasts unfavourably with the Georgian style windows and detailing of the first floor. The stone surrounds of the original shop front survive at the ground floor.
- 9.98 **No. 9**, very attractive red brick double-fronted house, now two shops, Right Moves and the Rochford Dental Practice. It is listed grade II and dates from the 18th-century. Three storey and a little out scale with its neighbours; it has probably been raised in height. There are bow windows at the first floor where the brickwork has unfortunately been painted white. Concrete roof tiles.
- 9.99 **Kings Head**, listed grade II, 18th- or 19th-century in appearance, but could be 17th-century or earlier. Two storey with attics, three rows of projecting bay windows below a dentil cornice at the first floor, brickwork cream painted, sash windows a rather strong shade of blue, handsome door cases.

- 9.100 **Barclays Bank**, listed grade II stock brick with stone detailing and ornament, very imposing, three storey and out of scale with its surroundings, though the effect of this is to some extent absorbed by the slope in west Street (*Fig. 44*). Built in 1866 (Benton II, 898).



*Fig. 44 West Street, nos 21-23, former Corn Exchange, and Barclays bank.*

- 9.101 Former **Corn Exchange**, built 1866 to a design by Frederic Chancellor, the well-known Chelmsford architect, now the Women's Institute. Listed grade II. Stock brick with white brick and stone detailing and ornament. A good example of a building of this kind. A conspicuous feature is the clock projecting on an iron bracket erected for Queen Victoria's jubilee in 1897 (*Fig. 44*).
- 9.102 **Nos 21-23**, two storey, stock brick with sash windows at the first floor (*Fig. 12*), well preserved, but the ground floor a sad contrast, being rendered and white painted (*Fig. 44*), a series of shop fronts, the right hand one (mjb pharmacy locums) having been remodelled and set back behind the line of the façade with a large plate glass window.
- 9.103 **Nos 25-29**, Craft Cottage and Westgate House, a refurbished two storey building, the front probably stock brick but now remodelled, sides weatherboarded, hand made clay tile roof. Front now rendered and painted at first floor, a not entirely successful pale blue; ground floor set back with two projecting bay windows either side of a central door enclosed by four columns. The elevation is interesting and works well.
- 9.104 **Nos 31-33**, Timbo House and Danielle's, two shops in fletton bricks dating from the 1950s, typical of their period. Two storey, with excessively large boxy dormer windows to the attic floor.

- 9.105 **Nos 35-39**, grade II listed, a large house of c.1800 with a gambrel roof and symmetrically arranged dormers, and first-floor sash windows (Andrews 2004b). At the ground floor, there is a central door with a 19th-century doorcase, flanked by a sash, to either side of which are a paired door and shop window. It is built of red brick, with rear extensions in stock bricks; the front is lined-out render and painted white. Its features are generally well preserved externally. After long lying empty, the property is being slowly restored by the Southend Building Preservation Trust with assistance from the Architectural Heritage Fund and the Essex Environment Trust. The building will be an asset to the appearance of the street, but the work has been on-going for over two years.
- 9.106 **Nos 41-43**, listed grade II, two-and-a-half storey with gambrel roof and cream-painted brick façade and black and white joinery, a successful colour scheme. A portion of timber frame, datable probably to the 15th century, has been found at the south-east corner of no. 41 in the course of the works to no. 39. Otherwise the building is 19th-century in appearance. Ground floor asymmetric in relation to upper storeys. Characteristic round-arched 19th-century doorway. Small shopfront on right-hand side which blends well with the residential appearance of the building.
- 9.107 **Nos 45-49**, listed grade II, evident features 19th-century, two storey, stock brick, a pair of similar traditional shop fronts on the left hand side, round-arched door with fanlight to the right.
- 9.108 **Nos 51-53**, listed grade II, two shops, ground floor and attics in gambrel roof, probably 18th century (*Fig. 45*). The façade is painted, the left hand one, which is currently boarded up and missing tiles at the eaves, an undesirable shade of strong pink which does not fit with the rest of the street. Traditional shop fronts.



*Fig. 45 West Street, cottages at west end (nos 53-69).*



- 9.109 **Nos 55-65**, terrace of one-and-a-half storey cottages with gambrel roofs, red brick fronts, now all shops (*Fig. 45*). Grade II listed, probably 18th century. Brick dentil course at eaves. Doorways typically round arched. Nos 63-65 have terracotta painted brickwork. Only 55, 63 and 65 have inserted shop fronts, the others make use of the sash windows for display purposes. Rear lean-to extensions.
- 9.110 **Nos 67-69**, another terrace of similar grade II listed cottages, but the eaves level is significantly lower, which combined with the weatherboarding makes them particularly picturesque (*Fig. 45*). Probably 18th-century. The rear cross-wing extensions are a significant feature of Back Lane. The corner shop is a landmark at this end of West Street, though one with rather a lot of advertisements.
- 9.111 The **Marlborough Head** (formerly Arms) public house, remodelled probably in the early 20th century with a cross-wing at the east end with timber-framing in the gable, and a cottage-style main elevation with dormer windows. With the corner shop, it forms an attractive approach to the narrower urban part of West Street, and also Back Lane. This is a historic inn, and from old photographs, which show it quite different with sash windows, it can be estimated to be of 17th-century date or earlier. A spine beam in the room to the left of the main door has lamb's tongue chamfer stops, which would be consistent with such a date; it may have been jettied. Large flat-roofed rear extension.
- 9.112 An isolated building, occupied by the Royal Tandoori Restaurant and Haynes Florists, stands in a prominent position on the south side of West Street at the entrance to the town centre. Two storey, brick, now white painted, concrete roof tiles. The restaurant has a garish plastic sign. Haynes is painted yellow. It is not enhanced by two skips outside it, and two ventilation units in its west wall (*Fig. 46*).



*Fig. 46 West end of West Street, at the junction with Bradley Way.*

## North Street

9.113 This is a long straight flat road, uncluttered by excessive signs or wires; the views up it are pleasant but undemonstrative, the road flanked by low buildings (*Fig. 47*). At the north edge of the conservation area, there is a slight bend and drop in level where the White Horse stands, a view that hints that it might lead to open country, which of course it has not done for a long time. At the south end, the road narrows, doubtless the result of encroachment in the course of market infill, and there is a change in scale with taller buildings. There is a contrast, too, between the commercial use at the southern end of it, a secondary shopping area, and the more residential character of the rest of the street. Typical of it are rows of 18th- or 19th-century weatherboarded cottages, as well as two notable terraces of 19th-century stock brick terraces. It seems to have become built up from the 18th century onwards. The presence of two Non-Conformist churches may also be significant as shortage of space in town centres often caused these to be built in peripheral locations. There is no evidence today that the road was settled in the Middle Ages.



*Fig. 47 North Street, looking south to the stock brick buildings of the Horners Corner complex, the Golden Lion on the right.*

## North Street, west side, south to north

9.114 Initially the street is flanked by the flat roofed 1960s building forming the east side of the Market Square, the back of which is a service area accessed from a parking bay. Such service areas do not normally front directly on to a main shopping street in a central position. The result is an inappropriate relentlessly functional elevation, first the largely blank wall of Spar and then a brick wall with tile hanging and windows above, at the ground floor boarded service doors and partitions in need of painting. At the end of the building, the alley provides an interesting glimpse through to the Square.

9.115 **Nos 5-11**, four shops, dating probably from the 1920s, pebbledashed at first floor where there are canted bay windows of slight projection with metal frames, except for the southernmost one which has UPVC windows. The shop fronts are wooden with glazed tile surrounds.

- 9.116 **No. 15**, Mendoza Optometrist, rectangular uncompromising fletton brick block, parapet presumably to flat roof, softened, not entirely successfully, by a varnished wooden shopfront.
- 9.117 **No. 17**, post office and Premier store; the good if not very special quality of the original post office has been eroded by successive alterations (*Fig. 48*). Red brick, white painted pebbledash to the front, where there is an excess of unsuitable signs, the white box metal ones creating a visual ambiguity with the white wall. North elevation functional, south has sash windows and ramped block paved access to the entrance door. On this side there is a yard shared with no. 15, currently an ugly space filled with bins and a skip. To the north, a gap with views through to the hospital development site and car parking on the north side of the Square. This will be one of the ways into the new supermarket development. Unless some landscaping is carried out, it will not be very enticing. The flank wall of the post office is ugly, whilst there are modern extensions to the rear of the Market square shops. Adjacent to the post office, a nice ER11 letterbox with two posting slots, and a grade II listed cannon used as a bollard.



*Fig. 48 Nos 21-31 North Street.*

- 9.118 **Nos 21-23**, two, formerly three, nice weatherboarded cottages, white fronts and black sides, grade II listed, probably late 18th century (*Fig. 48*). Rear gambrel roofed extension; bow-fronted small paned ground floor window. Right hand cottage has a Norwich fire insurance sign.
- 9.119 **Nos 25-27**, grade II listed, probably late 18th century, nice weatherboarded double-fronted house, now with a shop (Animal Fayre) to the right (*Fig. 48*). The shop front is old, a full width sash window. Good door case with frieze with paterae. Gambrel roofed rear extension.



- 9.120 **Nos 29-35**, terrace of grade II listed 18th-century or later cottages, with the **Golden Lion** public House at the north end. First a pair of white painted brick fronted cottages (*Fig. 48*), the brick doubtless replacing an earlier material, weatherboarded side, round arched doors, sashes with panes of various types. No. 35 is weatherboarded, with a wide glazed shop front, currently empty, and in need of decoration. The Golden Lion is also weatherboarded, white painted with black joinery, an attractive double-fronted elevation with restrained signage, modern gambrel roofed extension to the rear. View through to asphalted yard used for parking and the hospital building site.
- 9.121 **No. 37**, grade II listed, red brick fronted 18th- or 19th-century cottage, south side weatherboarded, good door case, later bay window. Long rear extensions with roofs of various shapes. Currently used as taxi office. On the north side, Roche Close, a lane which will be the main way into the supermarket and library development.
- 9.122 **Nos 41-45** are three 1950s or 1960s shops, typical of their kind, with painted pebbledash above the shopfronts, the middle one still with metal framed windows, the others with UPVC ones. They are double pile, having been extended to the rear.
- 9.123 There follow two empty plots, the first apparently the site of a demolished building, currently overgrown with buddleia and littered with refuse, and the second the car park for the Rose and Crown on the other side of the road. The car park is large, potholed, with crumbling larchlap fencing covered with no parking signs. Unfortunately it occupies a prominent position at a junction, being particularly visible from Weir Pond Road (*Fig. 49*).



*Fig. 49 Weir Pond Road, looking west to the Rose and Crown car park in North Street.*

- 9.124 **No. 55**, Ash Cottage, a tall conspicuous partly weatherboarded detached house, the fancy ridge tiles and bargeboards, and large stock brick flank stack, indicative of a 19th-century date. Cream painted, black and white joinery, basement area (*Fig. 49*).
- 9.125 **Nos 57-59**, brick and weatherboard houses with sash windows, separated by a wide carriage arch. A new development, possibly of the 1980s, they fit in nicely.

- 9.126 **Nos 61-67**, row of weatherboarded cottages, grade II listed, 18th-century or earlier and 19th-century. Nos 61-63 have a sign 'Cucumber Cottage circa 1700'. The central stack which rises through the plain tile roof is suggestive of a lobby-entry house which might be somewhat earlier in date. These buildings are double pile. No. 63 has UPVC windows in the rear elevation. No. 67, Gladstone Cottage, is separated by a carriage arch; its lower height, greater depth, and slate roof, indicates a 19th-century date.
- 9.127 **Nos 69-75**, terrace of four stock brick cottages under a slate roof, Wistaria Terrace, dated 1881. Sawtooth eaves cornice, white brick detailing over ground floor windows and doors. No original doors; nos 71 and 75 have had their sashes replaced with modern wooden windows. Nos 69-71 have vitrified brick boundary walls.
- 9.128 **Methodist church**, of 1880 replacing earlier buildings (Benton 1888, 888; Kaye 1999, 62). Stock brick, white brick details, stone pinnacles on corner buttresses, central rose window, obscured glass to lancet windows. A rather plain and ponderous composition, not helped by the flat roofed link to the Wesleyan Sunday School of 1897. This is a somewhat severe building with stone window and door lintels, and wired glass in the windows. The door to the street is now replaced by a window, which does not improve the main elevation. The land in front of these buildings is surfaced with block paving; it could be improved by softening with some form of simple planting.

#### **North Street, east side, south to north**

- 9.129 **Nos 2-4**, the **Horners Corner** complex, listed grade II (*Fig. 50*). The building facing on to the South Street junction was revealed as 16th-century and timber-framed when restored in the 1980s (see East Street). A sign still marks the English Heritage grant to its restoration. To the rear is a 17th-century building cased in stock brick and then a 19th-century three-storey stock brick building.



*Fig. 50 Horners Corner, Acacia House in the background.*

- 9.130 North of this is a garden which also faces on to East Street where there is a sea-food bar. A notable feature on this side is an evergreen tree. An improvement would be to replace the close-boarded fence with a wall.
- 9.131 **No. 6**, a stock brick building remodelled probably in the 1920s, pebbledash at the first floor where there is a canted bay window with a UPVC frame, a shopfront at the ground floor with a green glazed tile surround. Currently empty.
- 9.132 **Nos 8-10**, 19th-century building, now two shops, Upper Crust Bakery and Flatleys Takeaway. Red brick at first floor, stucco cornice below parapet to roof. Shop fronts with tiled surrounds, early 20th-century. Flank wall to no. 10 has its brickwork painted. Deep flat-roofed rear extensions. At the back of no. 10, a nice cast-iron crane and pulley.
- 9.133 The **Old Ship** public house, listed grade II, 19th-century in appearance, large, imposing and historic but exterior painted leading to a loss of character, abetted by the signage associated with its new identity as Masons Lounge Bar (*Fig. 51*). Of six window bays, the central four projecting forward. Moulded parapet to low hipped roof. Stucco string course. Consoles to the hoods of the two doors. Nice cast iron lamp and bracket at right corner. Well preserved 19th-century rear extension on this side in stock brick. Carriage arch on left hand side. A K6 telephone box stands next to the pub on the north side, where is an old stock brick wall, the back of a lean-to stable, set well back from the frontage; the space in front of it has unfortunately become a hard standing for parked cars. Depressing view into the pub garden through an open carriageway (*Fig. 52*); the front part of it is gravelled and used for parking; the rear, partially screened by evergreens, is a beer garden with a derelict children's play area and three garages. Litter is a prominent feature of this space.



*Fig. 51 North Street, The Old Ship.*



*Fig. 52 Hard standing adjacent to the Old Ship, with view through into its garden.*

- 9.134 **Rochford Congregational church**, a plain gaunt building, the more so because of the sea of asphalt in which it stands (*Fig. 53*). The car park extends right to the back of the plot on the north side. The asphalt covers a burial ground which has been completely cleared. The chapel is a red brick building, but the front is stuccoed and lined out, with two entrance doors. The original building was square in plan, and dated from 1741 (Benton 1888, II, 888; Kaye 199, 62). It was extended by two bays in 1838, at which time the existing galleries must



have been put in. A large extension has since been made to the rear in the late 20th century. The site is enclosed by modern brick walls, but the old stuccoed brick gate posts, with their iron gates and lantern on an iron arch above them, are notable. The setting of this building desperately needs to be softened by some planting. In view of its age, the chapel could be considered for listing. To the rear of the site, there is a nice detached stock brick building of four window bays; UPVC windows to the first floor.



*Fig. 53 North Street, the Congregational chapel.*

- 9.135 **J.W. Tate and Son** funeral directors, a plain rectangular fletton brick detached building, probably 1950s, with sombre mahogany UPVC windows and doors, not entirely in harmony with the blue shop sign. Asphalt down north side to flat-roofed white painted chapel of rest. On the south side of the building, a very attractive traditional clock with painted and gilded face, a prominent feature when looking north up the street.
- 9.136 **Nos 22-32**, nice grade II listed terrace of three pairs of 19th-century stock brick cottages, the outer pairs projecting forward slightly forming notional wings. Round arched door hoods supported on consoles. View down the side of no. 22 to garden at rear, a welcome glimpse of a green space.
- 9.137 **No. 36**, 18th- or 19th-century, listed grade II, tall narrow weatherboarded house with single storey weatherboarded garage and outbuilding on south side, rear gambrel roofed extension. Weatherboard, white to front, black to sides. Simply moulded door case (*Fig. 10*).
- 9.138 **Nos 38-40**, grade II listed, 18th- or 19th-century, pair of semi-detached houses, front rendered and lined out, white painted, black weatherboarded flank, central chimney stack, rear outshot (*Fig. 10*).
- 9.139 Beyond Weir Pond Road junction, nos 42-44, **Rose and Crown**, probably built after the First World War, replacing a 19th-century brick building. Well preserved, in the road house style, brick at the ground floor, render and half timber above. Timber window frames with metal casements. Bow windows to the ground floor. Feature brick chimney with three diagonal stacks on the oblique angle presented to the road junction.

9.140 **Nos 46-56**, handsome 19th-century stock brick terrace, slate roof, stucco eaves cornice and string course below first floor windows, stucco hoods over ground floor doors. Uniform decoration enhances their appearance: the window lintels are white painted, the doors black. Well preserved to the street, but the sides and rear are cement rendered, and the rear windows are in UPVC.

### Old Ship Lane

9.141 This lane runs east-west between North and East Street. It would be reasonable to regard it as representing the north side of the original larger market place. The first edition OS map shows the north side of the Lane formerly occupied by buildings which have been demolished in the 20th century. Like the other town centre roads, it is part of the one-way system: traffic can only westwards along it. The lane has no street sign and no pavement. Its surface is much patched.

9.142 From North Street, the lane begins well, being enclosed by the buildings to the rear of nos 8-10 and the Old Ship and by stock brick walls with wooden gates. On the north side, however, the sense of enclosure is broken by a newly laid out and very unsatisfactory car park (*Fig. 54*). The boundary to the lane is a low brick wall marred by salt efflorescence, with crude cement flaunching on top of it, above which are spindly hooped railings which have been already vandalised. The effect of this car park is made worse by a degree of visual continuity with the bare asphalt car park to the south belonging to the New Ship. Despite the presence of these car parks, parking is allowed on the south side of the Lane.



*Fig. 54 Old Ship Lane car park.*

9.143 On the north side at the corner, **Raphael House**, NHS Primary Care Trust building, with a large roof and a glazed gablet, set back from the frontage to allow parking in front of it. This is at least screened by a high brick wall. Glimpse through trees and a gateway with cast stone eagles of **Kings Hill Cottages**, grade II listed, 18th-century or earlier.

## Weir Pond Road

- 9.144 Old photographs show Weir Pond Road to have been a pleasant rural lane, and reveal that some impressive old buildings on its north side at the west end have been lost. Today, it is rather bleak, its north side built up with houses in the 1960s or 1970s, set back from the road, most with their front gardens paved for parking, very few with traditional hedges. On the south side at the west end, there are attractive rows of cottages. There is also a degree of mixed use giving visual variety, represented mainly by Does premises. Parked cars on both sides in the eastern half of the road, where there are no restrictions, do not enhance it. At the west end of the road, there is a depressing view into the Rose and Crown car park on the west side of North Street (*Fig. 49*).
- 9.145 The conservation area boundary runs along the frontage of the north side of Weir Pond Road, only at the west end of this side are the buildings included. Next to the Rose and Crown, there is a pair of late 19th-century badly treated houses, now shops (**nos 1-3**); the left hand one (Campbell Bookmakers) stock brick at the first floor with original sash windows; right hand one with white painted render and UPVC first floor windows. They have hand made tiles with fancy ridge tiles. Adjacent to the east, there is a large plot where a building has been demolished and development is currently taking place.
- 9.146 Four cast iron bollards on the south side of the road are a reminder that this is part of the conservation area. **Nos 2-8** are a row of rendered one-and-a-half storey cottages with dormers with fancy bargeboards. Grade II listed; probably 18th-century. They are a picturesque group presenting a unified appearance, but may not all have been built at one time. They are rendered, white painted with black joinery in the style typical of Rochford. At the bottom of the front walls, there is a weatherboarded skirt or plinth. **Nos 10-16** are another row of low attractive grade II listed cottages, the weatherboarding painted white at the front and black at the sides, the joinery black. Slate roofs and stock brick chimneys, which together with the slack roof pitch indicate a 19th-century date (*Fig. 55*). **Nos 18-20** are a pair of early 20th-century semi-detached houses, with red brick fronts and fletton sides, slate roofs and ground-floor bay windows. No. 18 has UPVC windows and doors.



*Fig. 55 Weir Pond Road, cottages at the west end (nos 6-16).*



- 9.147 **Does** premises comprise a well kept group of new buildings set back from the road behind a wide concrete forecourt, a garage, showroom and office with workshop to rear. The office is a good red brick with pantiles; the workshop at the back is brick at the ground floor and steel clad above. The site is let down only by the spindly railings on top of the low wall in front of the forecourt. The east part of the yard is enclosed by walls, that on the road being an old one in stock bricks.
- 9.148 To the east of Does yard, there is an old lean-to tin shed or garage on the frontage, visually interesting albeit dilapidated. Further east is the garden to the rear of the flats at no. 21 North Street, with concrete bollards round a scrubby patch of grass, a gravelled car park, and a view to clothes driers and the ugly flat-roofed rear extension. This space needs screening and better boundary treatment. By the road, there is a pair of garages with an asbestos roof. **No. 40**, KLT Ltd., is a modern rectangular building in yellow brick, with a slack pitched roof, an unprepossessing office with parking in front. It was built in the garden of no. 23 East Street.
- 9.149 The east end of Weir Pond Road lies outside the conservation area. It is one of the busy traffic interchanges at the edge of the historic town. At the corner where the traffic divides, there is a war memorial, a raised area of crazy paving delineated by a post and chain fence, at the back of which there is a small plaque on a low stone wall flanked by two benches. This memorial is totally inappropriate to its purpose, must be difficult to use for ceremonies because of the traffic, and should be replaced by a better monument in a more suitable location.

### **East Street**

- 9.150 East Street does not fit into the grid plan of the town's street pattern, being set on a diagonal to it. It may have originated as a desire line across an open space. Today it is also rather different to the other main axial roads, with gaps in the frontage on the north side, modern blocks of flats on the south side, and a more spacious suburban feel at its eastern end. The two most significant buildings, Kings Hill and Fir Tree House, make little contribution to the street scene, the former practically invisible within an oasis of greenery, and the latter set back from the frontage. The north side of the Street has been repaved and tegula has been used for driveways, an improvement not shared with the south side of the road. Parking is allowed on both sides of the road except at the south end.

### **East Street, south side, south to north**

- 9.151 **No. 2, Acacia House**, large three storey stock brick building, with white painted stucco window surrounds. District Council offices. Nice old cast iron fire escape to rear. Depressing car park enclosed on the north side by a concrete wall with close boarded fencing above. Better boundary treatments are merited in this area; it contrasts unfavourably with the well maintained front of the building. Alongside the car park, Quays Lane, a footpath through to Lever Lane; this is currently (March 2006) being resurfaced. Views through to Winnowers Court, which succeeds in looking imposing as well as simply large.

- 9.152 **Woodys Wines**, interesting late 20th-century block, its corner chamfered to present an aspect across the open space in front of it. It is however rather tall, its brickwork has been painted cream, and the timber windows are of indifferent design.
- 9.153 The **Great Wall Restaurant**, and **Taste of Raj** takeaway, form an attractive group of adjacent timber-framed buildings, of 19th-century or earlier date (*Fig. 56*). Both are weatherboarded at the first floor. The Great Wall restaurant is rendered at the ground floor, and has a slate roof which forms a pentice to a nice wooden balcony, an unusual feature. The Taste of Raj is of cross-wing form; the ground floor is taken up with large plate glass windows and has a rather garish shop sign; the roof has concrete tiles.



*Fig. 56 East Street, looking east, Great Wall restaurant and Taste of Raj takeaway, the New Ship on the left.*

- 9.154 **Saxon Place** and to the north **Glenmore House**, an extensive block of flats consisting of separate but contiguous blocks on the additive principle, that on the frontage dated 1982. Wide carriage arch through to nicely planted up enclosed courtyard. The elevations to the street have been given a variety of treatments, and are of red and yellow brick and weatherboard, and two-and-a-half or three storey. The buildings are identifiable as above average design of their period, though the front elevation of Glenmore House is dull; the courtyard is very pleasant. The original windows have been replaced in UPVC. The complex incorporates No. 20 (which separates Saxon Place and Glenmore House), a nice grade II listed 19th-century double-fronted house in an unusual stock brick, end stacks, stucco window surrounds, door with consoles to hood.

- 9.155 **Nos 24 and 24a, Fir Tree House**, and **nos 26 and 28**, form an attractive group, both visually and historically, the cottages 26 and 28 having been service buildings to the larger house. They are all grade II listed, and currently have either been just restored (in the case of the house) or are in course of restoration (in the case of the frontage cottages). Fir Tree House is a handsome 18th-century double fronted building, weatherboarded, two storey with attics and basement. The rear extension is now no. 24a. The house is set back from the road and has old railings in front of it. No. 26 is a one-and-a-half storey cottage with a gambrel roof, a red brick façade and a weatherboarded flank. It is probably 18th-century. To the rear of it, there is a stable. No. 28 is a tiny, low, narrow, but surprisingly deep two storey cottage, apparently only one room wide. The fenestration suggests an early 19th-century date.
- 9.156 On this side of the road, the conservation area includes an undistinguished modern office building, brick at the ground floor, false half timbering above. This has been incorporated into a later office complex, Mill House, at the corner with Millview Road. Curiously, the conservation area boundary has been drawn through this office block, excluding the more recent block on the corner which is a better building than the older part situated within the conservation area.

#### **East Street, north side, south to north**

- 9.157 **No. 1, Horners Corner**, is a complex of buildings which was a former butcher's shop (*Fig. 50*). It was empty and boarded up for about ten years in the 1970s and 1980s, but then was restored in phases from 1986 by Lawrence and Adrian Chapman, with the help of a town scheme grant and English Heritage. Observations on the building and its archaeology were made by Essex County Council but remain unpublished. In brief, opening up of the structure facing on to South Street revealed a timber-framed building of the 16th century, whilst foundation trenches exposed layers representing a sequence of small buildings dating back probably to the 13th or 14th century and representing the gradual building up of an open market place. The building occupies what is arguably the most prominent position in the town, at the intersection of the four principal streets, and closing the view at the end of South Street. The restoration has seen the removal of the render from the façade exposing the red brickwork encasing the timber frame, and the replacement of the shop window with two brick arches, a new shop front being set behind these. The porticoed appearance is somewhat alien in an Essex town, but has the advantage of creating more pedestrian space in an area where the pavement is narrow. The cupola above the roof is not architectural whimsy; it covers a matchboarded shaft which rises the height of the building and may have been for smoking meat.
- 9.158 Around this side of the Horners Corner complex there is a parking bay and an area of York stone paving. To the rear of Horners Corner, a new house has been built, picking up themes from the older buildings, an interesting pot-pourri of styles and features. Brick at the ground floor, weatherboard to jettied first floor where there is an iron crane above a pair of doors. Bridge to three storey building (no. 4) in North Street. A footpath through to North Street is a valuable amenity for pedestrians, avoiding the narrow pavement round the south side of Horners Corner. Behind close-boarded fencing, a yard and garden with shrubs and ponds, wooden garages and sheds, and a sea-food bar. An interesting



space, but one that looks as if it may be awaiting development. As in North Street, it would be an improvement to replace the fence with a wall.

- 9.159 The **New Ship** is a 19th-century building given a 20th-century make-over, rendered at ground floor, false half timbering above (*Fig. 56*). Although retaining most of its original windows and joinery, it looks rather unconvincing, probably because its decoration has been oversimplified in recent times. The main central door has been blocked up, which has not improved its appearance. 19th-century buildings to the rear. The New Ship car park is a desolate unenclosed strip of asphalt on the frontage, across which there are views of outbuildings at the rear of the pub (*Fig. 57*).



*Fig. 57 East Street, the New Ship car park.*

- 9.160 **Nos 11-13**, a nice pair of late Victorian semi-detached houses, red brick front, stock brick sides, slate roof and original sash windows. Behind them glimpses of Kings Hill cottages, barely visible from the road, screened by walls and shrubs.
- 9.161 **Kings Hill** is a curiosity. It is a site to which legend attaches, since the famous manorial court known as the Whispering Court was transferred here from Rayleigh in the 16th century. Second, it is one of the oldest houses in the town, but its location seems unrelated to the town layout, as it sits in the middle of a plot lying between East Street and Weir Pond Road. Grade II listed, and dated to 1300 or earlier, it is a white rendered building in a large garden with mature trees. A high laurel hedge above a brick wall gives partial concealment, enhancing the surprise of seeing the old house set back in its large garden.
- 9.162 **Nos 17-19, no. 21 and no. 23** are all late Victorian or early 20th-century villas in a similar style, presumably built at much the same time by the same developer. They have red brick fronts and stock brick sides, and heavy stucco surrounds with moulded cornices and capitals to windows and doors. Their uniformity makes a significant contribution to the character of this part of the conservation area. Nos 17-19 are mainly used as a veterinary surgery. It retains its original features and still has a front garden, though there is a gravelled parking area to the side and rear. Hatfield House (no. 21) is an imposing double fronted house, but now split into flats, its windows replaced, some in UPVC, and its front garden asphalted for parking. Mercifully the flat-roofed rear extension cannot be seen

from East Street. Kingsmead (no. 23) in contrast has its original windows intact and is well preserved.

### **Millview Meadows and Lever Lane**

- 9.163 At the east end of East Street, the conservation area boundary turns south and runs down the west side of Millview Meadows. Its line is erratic, having been fixed by features which predated the housing development in this area, and needs rationalisation. In earlier plans for the town (County Planner 1973), a road had been proposed through the extensive backlands to the east of South Street to relieve traffic congestion in that street. Millview Meadows is to the east of that proposed road line and does not have that function as it is a no through road serving a series of developments built in the 1990s in the Essex Design Guide style.
- 9.164 Within the conservation area are **nos 20-28**, a distinctive row of tall three storey houses in red and stock-type brick, with steeply pitched roofs and integral garages. Lever Lane leads past pleasant terraces of two storey housing to **Winnowers Court**, a three storey block of flats in stock brick with a slate roof (*Fig. 58*). Its height makes it a prominent landmark, both from this side and South Street. Although a satisfactory design, its size and the materials make it slightly forbidding, reminiscent of a workhouse. Lever Lane also gives access to **Millview Court**, a very large block of two storey flats dated 1986 and 1988, and built round a courtyard. It is carefully designed. The first floor has a pargeted finish, the render with the slightly dead look that results from the use of cement. To the south of it, there is a large well kept garden. On the north side, there is an area of car parking which links up with the car park of the Rochford District Council offices. This extensive area of hard standing and brick walls should be softened with some planting and trees.



*Fig. 58 Lever Lane and Winnowers Court.*



## **10. Evaluation of the contribution of individual buildings to the character of the conservation area**

- 10.1 A map (*Fig. 59*) has been prepared assessing the contribution made by individual buildings to the appearance and character of the conservation area. Although a subjective process, the map can be a helpful guide in the planning process. Buildings have been graded on a scale of five according to the following criteria:
- Negative, buildings of no architectural quality detrimental to the character of the area, either by reason of mass, design, materials or siting.
  - Negative, buildings of indifferent design or detailing, or unsuited to the character of the conservation area.
  - Buildings which have a neutral presence in the conservation area, fitting satisfactorily into it.
  - Positive contribution through design, age, materials or detailing.
  - Positive, listed buildings or landmark buildings.
- 10.2 Unsympathetic alterations or 'improvements' can have the effect of moving a building down a grade. Similarly, reversal of such alterations could restore its original character and move it up a grade.
- 10.3 *Fig. 60* attempts to assess the public realm and open space within the conservation area. It shows bad views; the extent of car parks and parked cars which form negative townscape; green spaces which contribute to the character of the town centre and warrant protection; traffic flows and problems, and footpaths.



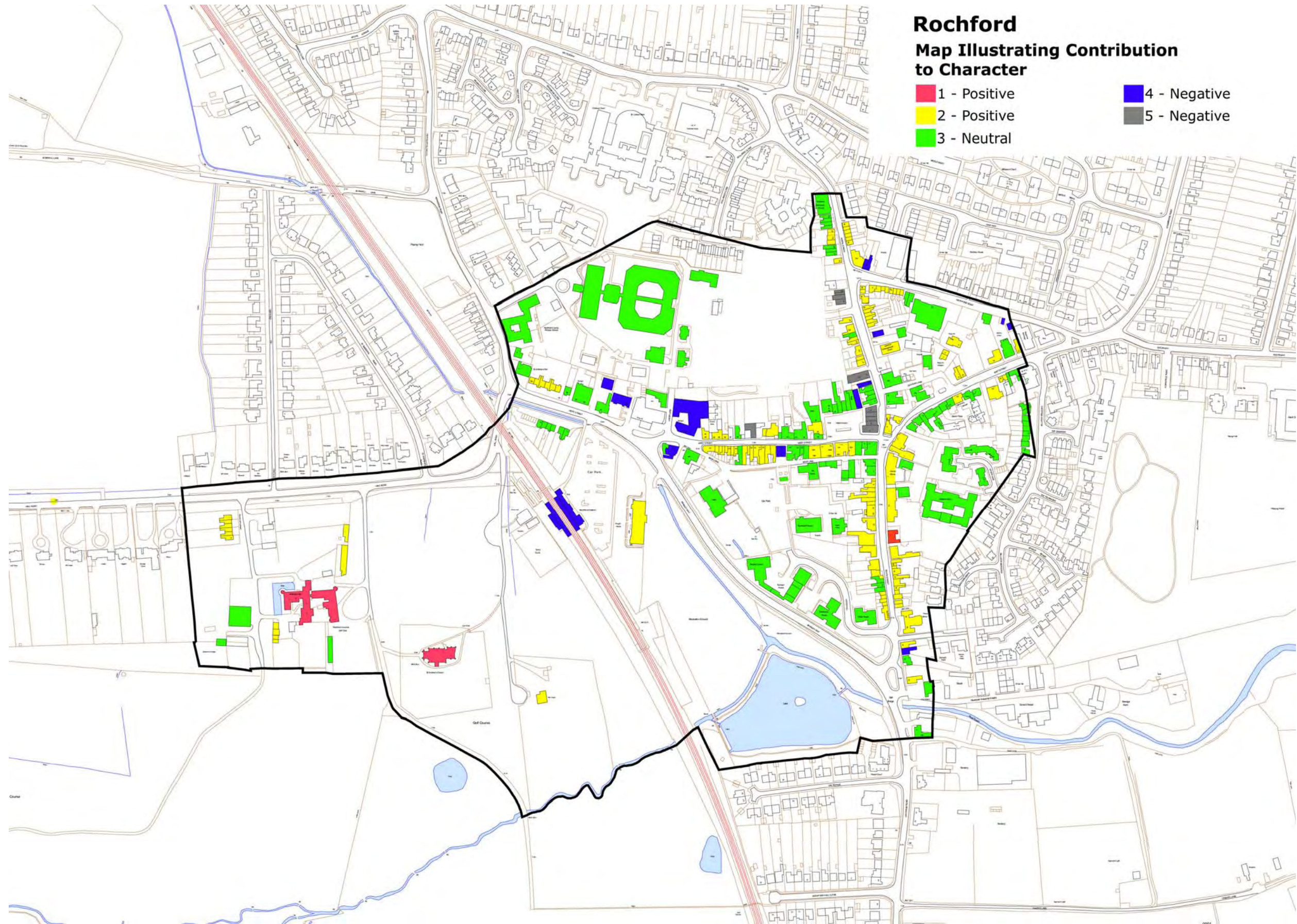


Fig. 59 Map to illustrate the contribution of individual buildings to the conservation area.



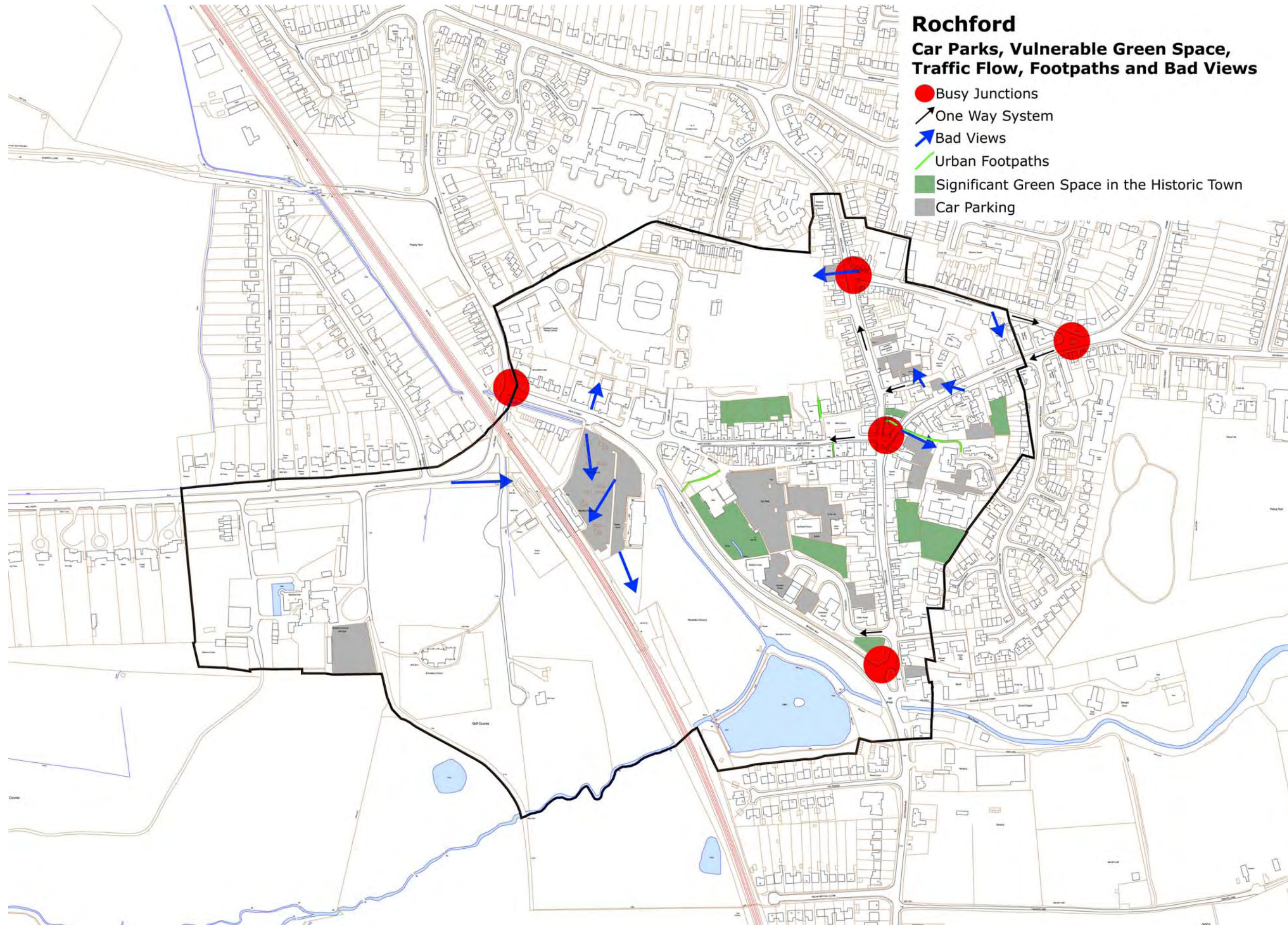


Fig. 60 Map indicating car parks, vulnerable green spaces, traffic flows, footpaths, and bad views in the conservation area.



## **11. Change in the conservation area and current planning proposals**

- 11.1 Examination of the photographs taken at the time of the listed building resurvey in the 1980s indicates that there has been little change to buildings in the historic town centre over the last 20 years. This includes roofs and windows, though a small number of UPVC windows have been installed. Most planning applications have been for alterations to signs and shopfronts.
- 11.2 Outside the main historic streets, there are three areas where there has been significant change, all in backland situations: the extension of the Back Lane car park and office buildings on land to the west of South Street; the Millview Meadows and associated developments to the east of South Street; and the current redevelopment of the hospital site to the north of Market Square.
- 11.3 The most significant recent change arises from the closure of the Rochford Hospital. The western part of the site, where the listed chapel and two other 19th-century buildings, as well as the large modern building known as the 'doughnut' are to be preserved, is to be redeveloped for healthcare use. The listed late 1930s buildings to the north, which lie outside the conservation area, have been converted to residential use. The eastern part has approval for a mixed development currently under construction (ROC/332/05). It comprises three buildings, the largest to contain a supermarket, library and basement car park. In total there will also be 115 flats, 34 sheltered flats, and six shops. The new buildings will be in a Design Guide style, but their scale, some of them being up to four storeys high, is likely to have an impact on their surroundings. The development site is also tightly developed, with excessive car parking and hard surfacing.
- 11.4 Two large sites in the conservation area are in line for development. In West Street, at the western approach to the historic town centre, at the corner with Union Lane, a petrol station has been demolished and its site cleared. Because of its prominent location, it is important that the future development is to a high standard.
- 11.5 In Locks Hill, to the rear of South Street, application has been made for an office block on the site of a large garden (ROC/18/05). It currently awaits determination. This is one of the last remaining large backland spaces in the town, and it would be unfortunate if it were to disappear beneath concrete.

## **12. Management proposals (Fig. 61)**

- 12.1 The Rochford conservation area is attractive and presents few problems. There are few dilapidated buildings, except in West Street. Maintenance is generally good. The District council has promoted effective street improvements and other initiatives, though the Old Ship Lane car park is an aberration. The one conspicuous blot on the landscape is the station and its environs. A series of recommendations about the conservation area and its management are outlined below, for the most part picking up on observations made in the Area Analysis.

### **Rochford station**

- 12.2 Access arrangements to the west side of the station need improvement to make them less of an eyesore. The fence should be replaced, and the hand rails painted more subdued colours. The plastic revetment could be obscured by planting.
- 12.3 The station buildings need refurbishment and a use found for the former stationmaster's house. The car park area needs landscaping. Its appearance should be softened by tree planting. A hedge should be planted to screen it from Bradley way. The signs and notices at the entrance to the car park should be rationalised. The hedge and trees on the west boundary need attention and possibly some replanting. New boundary treatment is required between the car park and the Freight House. The derelict land at the south-east corner of the station area should be landscaped if it has no imminent beneficial use.

### **Traffic and pedestrianisation**

- 12.4 The busy junctions on the one-way system and at the extremities of the conservation area have already been commented upon. They are hazardous to pedestrians, who are also ill-served by the narrow pavements and shortage of footpaths in the town. When the town centre street enhancement scheme was carried out, one objective was doubtless to avoid the signs, road markings and street furniture that accompany zebra crossings and traffic calming. This has been successful, but measures should nevertheless be considered to try and slow traffic further and to provide a more relaxed environment for pedestrians. This is particularly necessary at the Horners Corner junction. It should be possible to achieve these ends by narrowing the street width at raised crossing places made with carefully selected natural materials.
- 12.5 On Bradley Way, where crossings would be less visually intrusive, one should be provided to give access to the public open space, which is cut off from the town by a steady stream of traffic. To try and relieve the South Street/Bradley Way junction, the possibility of using land in the hotel garden to provide a more direct access to the Back Lane car park could be considered.
- 12.6 Both Back Lane and Old Ship Lane feel like pedestrian spaces but in fact are not so. Whilst it may not be possible to close these roads to traffic, schemes could be designed to make the pedestrian the dominant user. They could be paved in tegula or similar with rumble strips made from granite setts, and a pavement could be provided along one side of them.



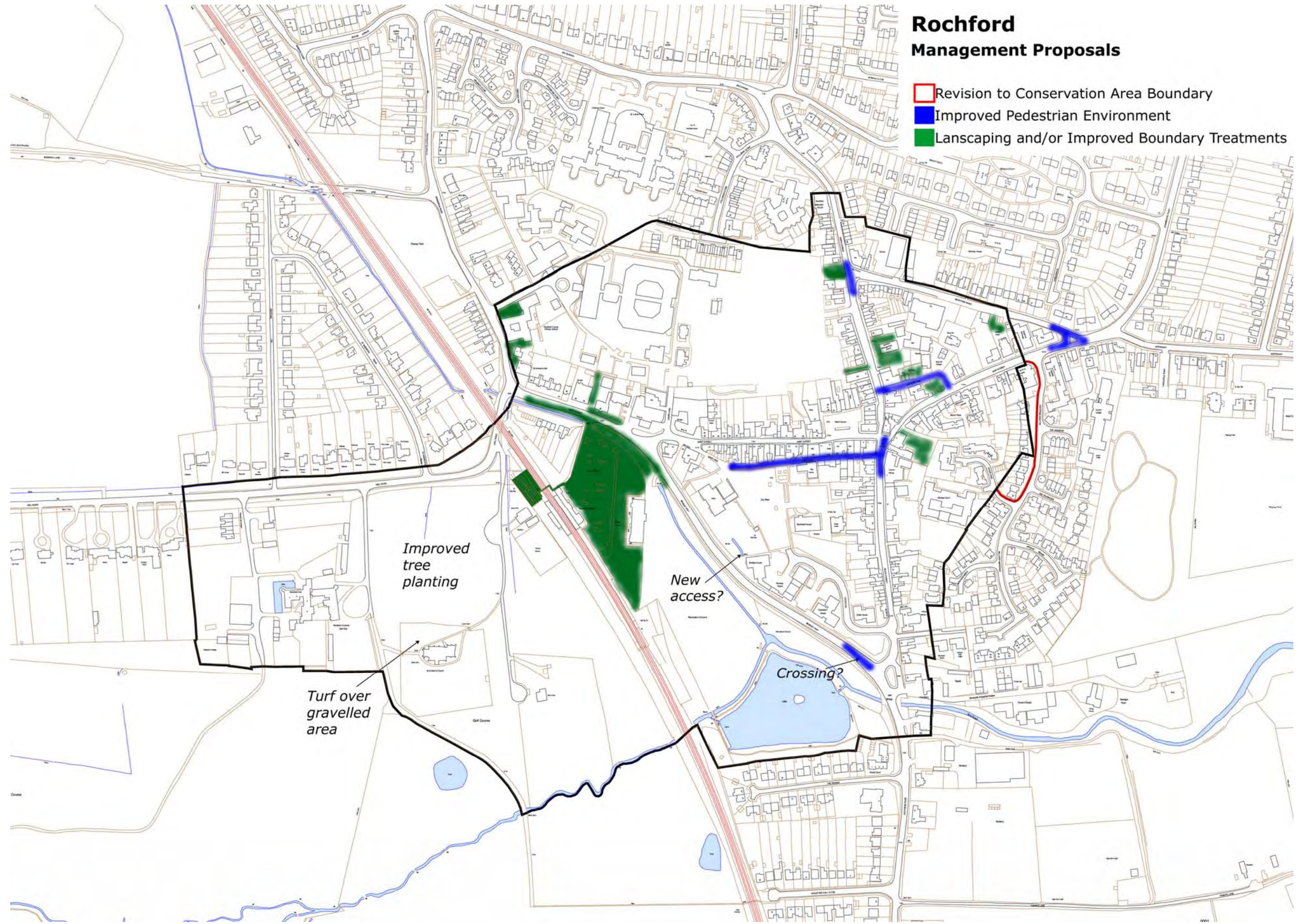


Fig. 61 Map to illustrate management proposals for the conservation area.



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- 12.7 Cars queuing for short stay parking in the Market Square back up into South Street and are a hazard to other motorists and pedestrians. The old objective of the 1973 Town Centre Plan of pedestrianising West Street and the Market Square may have proved unattainable, but this situation could be improved by denying Market Square to its junction with Back Lane to all but disabled drivers.

### **Public open space**

- 12.8 In the churchyard, the paths would look better with a bound gravel surface, and in the western part of the graveyard the loose gravel should be replaced with turf. The Tudor wall in Hall Road should be released from ivy and overgrowth, so that it becomes more of a landscape feature. In the area round the reservoir, a dog waste bin should be replaced, and the trees need to be kept free of ivy and brambles.
- 12.9 Within the historic town centre, a shortage of public open space has been identified. There is little scope for remedying this today. The garden in Locks Hill to the rear of South Street could have potential for use as a park, and would not be inconveniently situated for such a use. The gardens behind the Council offices could be made more available for public use.
- 12.10 The Market Square is the only area of civic open in the conservation area. The market is a constraint on how this is treated and used, but there could be scope here for public art here, or a war memorial if that at the end of Weir Pond Road were moved.

### **Backlands and car parking**

- 12.11 Backlands are a characteristic feature of historic town centres, but one vulnerable to unsympathetic use and development. They do, however, present an opportunity to preserve the old boundaries and spaces which have evolved behind street frontages and to use them imaginatively, creating footpaths, shopping arcades, courtyards, and places for small businesses of various types. Although built up, they remain interesting spaces.
- 12.12 The backlands in the Rochford historic town centre are now almost entirely developed for housing, offices or car parking. They have mostly lost their historic relationship to the street frontages and are largely impermeable to them, inasmuch as there are few footpaths leading into them. Important surviving open areas are identified on *Fig. 60*, and should be carefully protected.
- 12.13 Car parking is not a particularly obtrusive feature of the conservation area. Frontage parking is really only a significant feature of Back Lane, where it is not entirely out of character with the mixture of buildings and uses, though it does little for the picturesque rear elevations of the West Street cottages.
- 12.14 The Back Lane car park does not have the desolate aspect of many car parks, a result of it being partly enclosed by trees and buildings. It would however benefit from better management of the existing trees and from some tree planting within it.
- 12.15 Parking should be restricted to one side of Weir Pond Road and East Street where currently it is allowed on both sides of the road.

12.16 In Old Ship Lane, parking should only be allowed in the car park. This car park should be landscaped and given better boundary treatments, the wall and railings on the Lane being rebuilt. The same observations also apply to the nearby car park of the New Ship.

### **Redevelopment**

12.17 Because of its satisfactory condition, and the large number of listed buildings, the scope for redevelopment as a means of improving the conservation area is limited. However, there area number of sites which present opportunities for redevelopment:

- Replacing the buildings on the east side of Market Square could restore the character of this focal part of the town.
- The plot north of Horners Corner, running between North and East Streets, is a gap in the frontage that could be infilled. However, it has valuable potential as a green space and pedestrian way, free of traffic, between the two streets.
- On the west side of North Street, opposite Weir Pond Road, there are two empty plots. One is overgrown and development as a house plot would seem the most appropriate solution. The other is used as the Rose and Crown car park. If this is not to be developed, it is in urgent need of better boundary treatment and landscaping.
- Nos 50-52 West Street is derelict and has deteriorated beyond the point at which restoration is realistic. In this case, it is important that the backland space is preserved and used in an attractive and imaginative way.

### **Signs and advertisements**

12.18 Despite sternly worded planning policies, there are a number of shop fronts and signs which do not do justice to the buildings in which they are located. The brightly coloured signs of the Rochford Takeaway at the south-west corner of Market Square are a particularly poor example. More rigorous implementation of these policies could bring about localised improvements in the conservation area.

### **Street scene, boundary treatments and soft landscaping**

12.19 There are a number of places in the town where improvements could be effected by street enhancement, better signage and boundary treatments, and tree and other planting (*Fig. 61*).

12.20 The cycle lane signs at the east end of Hall Road could be rationalised, as should those at the junction with Ashingdon Road and West Street. The appearance of the primary school in Ashingdon Road could be softened with a few trees or shrubs. At the west end of West Street, the railings on the bridge should be painted black. The conduit on the south side of the road should be cleaned up and provided with better railings and some planting. Ideally, the stream should be an attractive feature rather than looking like a drain. In the same area, a bus shelter needs replacing, and better railings should be provided along the pavement. The spaces around Sovereign House and the Parish Council office could be improved by landscaping.



- 12.21 At the junction of South Street and Bradley Way, there are signs of various types which should be rationalised. They include a poorly located town sign which in its present position is inconsequential and readily overlooked.
- 12.22 The street enhancement schemes carried out over ten years ago have proved effective, but minor improvements could be made. In South Street, the lamp standards need repainting; they could be replaced eventually with ones in a conservation style. In Market Square, the array of CCTV cameras on the lamp standard could be replaced by cameras designed to look like lights. Also in the Square, the bench, bin and cycle stands on the east side could be relocated in a more convincing way that relates them more satisfactorily to their surroundings.

### **Additional planning controls**

- 12.23 In order to enhance and preserve the traditional features and appearance of conservation areas, local planning authorities are empowered to introduce directions under Article 4 of the Planning Act to remove permitted development rights in respect of such things as windows, doors, fences, walls and frontage areas. Such is the quality of the Rochford conservation area that an Article 4 direction is not an urgent necessity, but one could be considered as it would certainly strengthen the ability of the District Council to preserve its character.

### **Boundary changes**

- 12.24 The existing conservation area boundary makes reasonable sense and does not seem in need of alteration, except at its eastern edge where it should be modified to include the office buildings at the junction of East Street and Millview Meadows and then to run down the frontage of the latter (*Fig. 61*). A case could be made for omitting all or part of the hospital site, in particular the healthcare part of it. Since the hospital site is intimately connected with the town centre, occupying its former backlands and influencing views in the area of West and North Street, and since the development is not very far advanced, this is a question that is probably best left for consideration at a later date.

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## APPENDIX 1 Listed Buildings in the Rochford conservation area

TQ 8790 NE

ROCHFORD

EAST STREET  
(south side)

15/199  
23.7.73

No. 20

-

II

House. C19. Gault brick, stucco end pilasters and surrounds. Pantile roof. Right and left chimney stacks. 2 storeys. 3 window range of vertically sliding sashes. First floor with brackets to cills, capitals to pilasters, plain lintels. Ground floor moulded surrounds. Central 2-panel 2-light door, pilasters, moulded brackets to moulded flat canopy.

TQ 8790 NE

ROCHFORD

EAST STREET  
(south side)

15/200  
27.7.59  
GV

No. 24 and 24A  
(formerly listed as No 24)  
II

House. C18 or earlier. Timber framed, plaster faced weatherboarded returns, plastered rear wing. Red plain tiled gambrel roofs. Right and left chimney stacks to front range, central stack to rear range, moulded and dentilled eaves cornice. 2 storeys, attics and basement. 3 flat headed dormers to front range. 2 catslide dormers to rear range. 3 window range of tripartite small paned vertically sliding sashes excepting single first floor centre window, moulded canopies over. Right and left basement windows. Rear range of three 2-light casements. Central 3-panel 2-light door approached by steps, capitals and bases to fluted pilasters, moulded frieze, moulded and dentilled pediment. Central door to rear range.

TQ 8790 NE

ROCHFORD

EAST STREET  
(south side)

15/201  
23.7.73

Nos. 26 and 28

GV

II

2 cottages. C18 and C19 with later alterations. No. 28 to left, painted brick, red pantiled roof. 2 storeys. No. 26 to right, red brick faced, weatherboarded right return. Half hipped and gambrelled red plain tiled roof. Central red brick chimney stack. One storey and attics with 2 catslide dormers, 2-light casements with centre transoms. 2:2 window range of small paned vertically sliding sashes, gauged segmental heads, excepting C20 small paned shop front and door to left of No. 26. Right and left vertically boarded doors, segmental heads, gauged brick arches. To rear of No. 26 is a stable block with loft doors to first floor and garage doors to ground floor. At one time service cottages for No. 24.



TQ 8790 NE	ROCHFORD	EAST STREET (north side)
15/202		No. 5 Horner's Corner
4.10.78		q.v. 15/219, and 15/231
GV		II

Shop and shop front to South Street, now empty. See Nos. 2 and 4 North Street.

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TQ 8790 NE	ROCHFORD	EAST STREET (north side)
15/204		No. 17 (Kings Hill)
15.5.68		
GV		II

House. Circa 1300 or earlier origin with later alterations and additions. Timber framed and rough rendered. Plaster rose to eastern gable. Red plain tiled roofs. T plan with additional ranges to north. Central red brick panelled chimney stack to east range, exterior stack to south of west range. One storey and attics or 2 storeys. The eastern range, south face, 3 window range of various vertically sliding sashes and casements, that to ground floor left an angled bay. Lean-to porch to south east of west range with C20 door. Of complex plan, the roof of the eastern range is of simple 2 armed crown post construction. There is a splayed scarf with undersquinted abutments to the north wall top plate. Back to back inglenook fireplace. Stop chamfered ceiling beams to inserted ceilings. C18 cupboard. The western range has been much altered and its age is uncertain. The Whispering Court Post stands in the garden approx. 4 metres south of the south wall of the house, the south face is dated KH 1867, the east face 1340 and the north face has a plaque relating restoration November 1935. The date of origin of the Whispering Court is unknown, but it is believed to have been held at Kings Hill, Rayleigh during the reign of Henry III, 1216-1272. Said to have originated when a normally absentee Manorial Lord returned home and heard, at midnight unsuspecting tenants plotting to murder him. As penance for their treachery they were commanded to assemble at Kings Hill, annually on the Wednesday after Michaelmas at midnight to do homage for their lands in a whisper. Morant says the time is "upon the first cock-crowing; without any light but such as the heavens will afford". It is believed Robert Riche, second Earl of Warwick moved the Court to Kings Hill, Rochford, nearer his home Rochford Hall. The Deeds of the Manor of Kings Hill stipulate that the post must never be removed. In the C18 a feast was held at The Kings Head before the tenants set off for the Whispering Court. L.E. Jerram-Burrows "Rochford Remembers" 1983. P. Morant History of the County of Essex 1763-8. Nos 1 and 2 Kings Hills Cottages q.v. were probably part of the homestead.

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	ROCHFORD	(north side)
15/205		Nos. 1 and 2 Kings Hill Cottages.(formerly listed as Kings Hill Cottage)
15.5.68		
GV		II

Pair of cottages. C18 features of probably earlier origin with later alterations and additions. Timber framed, painted brick facing to ground floor, weatherboarded first floor, plastered returns. Plaster rose to south return wall. Red plain tiled roof. Central red brick chimney stack. 2 storeys and attics with 2 gabled dormers. 3 first floor C19 style 2 light casements with transoms. 2 ground floor central windows of 9 panes with pentice boards over. Right and left board doors with small canopies on brackets. Rear left square plan. 2 storey extension with pyramidal red tiled roof, single C20 window range and C20 board door. Probably at one time part of Kings Hill homestead q.v. 15/204.

TQ 86/8790

ROCHFORD

OFF HALL ROAD

14/207

Church of St. Andrew

27.7.59

II\*

Parish Church. Mainly C15 and C16, C14 north aisle. The thickness of east wall of nave and north wall of west arcade suggest earlier origin. Walls of ragstone rubble with flint and septaria in chancel walls and squared rubble in south aisle, porch and tower stair turret C15/C16 red brick west tower and north chapel, the latter with timber framed and plastered double gabled roofs. Heavy C19 restoration. Red plain tiled roofs. Chancel. Probably C15. Plinth. Dressed angle buttresses and buttress to centre of south wall. Partly restored C15 east window of 5 cusped lights with vertical tracery over, 2 centred head, moulded label. Stone cross to gable apex. 2 C15 style windows to south wall each of 2 pointed lights, quatrefoils over under square heads, labels with foliate stops to west and king and queen stops to east windows. South aisle. Plinth. Flint and ragstone diapered crenellations, moulded band under with gargoyles. East wall window of 3 cinquefoiled lights, vertical tracery, moulded labels. There are 2 C15 cinquefoiled lights under square heads and labels to south wall with the south porch between. The south porch with crenellations and band carrying through, east and west windows similar to those in south wall of aisle, 2-centred archway of 2 moulded orders, the outer continuous, the inner resting on attached shafts with moulded capitals and bases, moulded label. In each angle is a moulded corbel. C15 inner doorway, moulded jambs, 2-centred arch and label. South aisle west wall C14 cinquefoiled ogee light in a square head. Clerestorey north and south walls, moulded cornice, 3 C19/C20 round headed windows each with different tracery, stopped labels over. West tower C15/C16 red brick with black diapering. Crenellated with raised octagonal stair turret to south east, this with ragstone base. Stone coping to crenellations. Plinth with stone band. Of 3 stages with buttresses to each face of angles. Bands between stages. Each wall of the bell chamber has a stone window of 2 cinquefoiled lights in a square head, labels over. Second stage, brick north, south and west restored single light windows with 2-centred heads. West window, stone of 3 cinquefoiled lights, vertical tracery over, 2-centred head, label over. Below this window is a rectangular sunk panel with moulded label over containing a stone shield of arms, "a chief indented" for Butler, Earl of Ormonde. West doorway, stone, moulded jambs, 4-centred arch and label. The octagonal stair turret has slit lights at various stages. North aisle. Angle and 2 centre buttresses, right and left windows of 2 cusped and moulded ogee lights under square heads with labels. West wall window of 2 trefoiled lights in a square head, moulded label partly of brick. The C14 blocked north doorway is between the 2 centre buttresses, moulded jambs and 2 centred head. Recessed to east a C19 window of 2 cinquefoiled lights with quatrefoils over, moulded square head and label with king and queen stops. North chapel. Stone with some brick. Plinth. Angle and central buttresses to north wall. The double jettied gables with timber bressumers, collars and vertical studs. Stone east wall window of 3 pointed lights in a segmental head, moulded label. 2 north wall windows of 2 simple square headed lights, labels over. Octagonal chimney stack to western roof. Western moulded stone doorway, 4-centre arch, moulded label. Interior. Chancel. C19 boarded barrel vaulted roof. Moulded wall plates. Candle chandelier of 18 lights. 4 shields of arms each to north and south walls. C19 stained glass to east and south windows. Stone crenellated reredos. Squint to north wall of Sanctuary. Piscina, cinquefoiled arch, label cut back, 4 centred head chamfered jambs, C19 cill. North doorway, moulded jambs, 2-centred arch in a square head, quatrefoiled spandrels enclosing small heads, label with one headstop. Wall memorial above door to Rev. J. Wise 1814. 3 early C16 memorial plaques to south wall. Circa 1700 wooden altar rails with twisted balusters. Scratching on jamb of south west window. Samuel Purkis 1642. Tall narrow 2-centred arch to south west wall. Chambered moulded 4-centred arch to

north west. C19 2-centred chancel arch, C19 mosaic over. Nave. C19 roof of 3 bays. Stone corbels support wall posts from which spring moulded arched braces forming round headed arches to collars. Intermediate principals with collars. Double side purlins and ridge board. Chamfered arches to clerestorey windows. North and south arcades of 3 bays, chamfered 2-centred arches, moulded capitals and bases to columns and responds. C19 stone octagonal pulpit with trefoiled 2-centred arches, roundels to spandrels, stone steps with brass rails. Wooden eagle lecturn, 4 carved figures to stem. Font. Moulded base, moulded band to stem, moulded soffit and rim, curved octagonal bowl. South aisle. 3 bay lean-to roof. Moulded arched braces supported by carved head corbels, moulded centre purlin. Piscina in south wall, moulded jambs and rounded head. Blocked rood loft door to north east wall, rebated jambs, 2-centred head, masons mark. C19/C20 stained glass to windows. South wall memorial to John Lodwick 1845. West wall stair turret doorway, hollow chamfered jambs and 2-centred head. Masons mark similar to rood loft doorway. Nailed and boarded door with moulded band and muntins, strap hinges. North Aisle. 5 bay lean-to roof with stop chamfered principals. Stained glass to windows. Small brass of woman in a pedimented head-dress praying, Mary Dilcok, 1514, below north western window. 1914-18 War Memorial to north wall. Memorial to Captain H. Clifford RFC killed defending London from air attack 7 March 1918. East window of 2 cinquefoiled ogee lights, tracery over. West tower:- 2 centred tower arch of 3 chamfered orders, the inner with moulded capitals and bases. High up in south wall is a blocked segmental stone arch. North chapel. North wall said to be a fireplace with hollow chamfered jambs and 4-centred arch in a square head. South wall large recess with a 4-centred head, now partly blocked. Hatchment above door into chancel. South porch. Roof. 2 stone corbels on east and west walls support arched braces to centre purlin. East wall, coffin lid with moulded edges and raised cross, probably C13. RCHM 1.

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TQ 86/8790

ROCHFORD

OFF HALL ROAD

14/208

Headstone and surrounds approx. 16 metres south of south west angle of south porch of Church of St. Andrew

GV

II

Headstone and surround of grave of James Banyard, born 31 January 1800, died 31 October 1897. Simple with rounded angles to headstone, pyramidal heads to corner stones and chamfered side and end stones. The inscription relates that James Banyard was the founder of The Peculiar People in the County of Essex. The sect was founded as a grass roots revivalist movement during the 1850's, they were respected for agricultural and social reforms, but belief only in natural healing was a cause of friction with the general public, especially when Smallpox vaccination etc., became popular. The two earliest surviving intact Peculiar Peoples Chapels at Tillingham (11.218) and Steeple (4/167) Essex, are listed buildings. Mark Sorrell, The Peculiar People.

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The remains of a very large house now a golf club house, said to have been built circa 1540-50 of possibly C12/C13 origin, with later alterations, additions and demolitions. Red brick, ragstone and ragstone rubble, and mixed rubble, the south east face is plastered, in places the external walls are 2 ft 6 ins thick. Red plain tiled roofs. Once one of the largest houses in the County with at least 3, possibly 4, courtyards, the whole of the south part has been destroyed. The surviving buildings of the north western courtyard are reduced in height and used as barns, the remaining 2 full height north eastern 2 storey and attic ranges are L plan with the wings joined by an octagonal turret at the north east corner. East face. 2 chimney stacks end left and right forward of ridge between the 2 northern gables. Parapet verge to right. 4 gables with continuous coping, each gable with a truncated finial and a small paned vertically sliding sash window. 5 first floor small paned vertically sliding sash windows, 3 of which are tripartite, similar range to ground floor. 6-panelled door, moulded surround, semi-circular fanlight with ornate tracery to right of the first window. To the left (south) is a parapeted 2 storey, 2 window range of tripartite small paned vertically sliding sashes, 4 panel 2 light door to right. The taller crenellated octagonal turret to right (north) of mainly red brick with rubble and ragstone shows traces of former plaster. There is a moulded plinth and a band below the crenellations. Ground and first floor original window openings with moulded labels and a similar smaller window to second floor to eastern faces, traces of similar blocked windows to western faces. The north western face, mainly of red brick with rubble and ragstone shows traces of plaster. There are 4 gables each with a single octagonal chimney shaft supported below and rising from the apex. Coping to gables. There are traces of attic windows to each side of each chimney stack. 6 blocked first floor windows now with smaller 3-light casements. The ground floor has been much altered and repaired but blocked openings are visible, now with 5 various windows and 2 doors. Almost central is an external red brick chimney stack to first floor cill level. To the west of the return gable the remains are mainly of 2 storey height with later roofs of red plain tiles or pantiles, hipped to north west angle, gables to southern ranges. At the north western angle are the remains of an octagonal turret similar to that at the north eastern angle also with blocked doorways and windows. Part of the south western and off centre west ranges remain with courtyards between. The western face has remains of 2 blocked windows, one showing traces of 3 lights, there is another blocked window to the eastern wall of this range and the remains of a stair turret in the north western angle of the courtyard, this with an original doorway. A later gable has been erected to the east of this stair turret to east of which is a doorway with a 4 centred head. There are other windows and doorways to the west and east faces of the central range and 2 to the south. Former central projection now with only 2 walls has a moulded doorway to south wall and an opening to north. The north eastern courtyard has a stair turret in the north eastern angle. There are traces of 2 former projections, one with a blocked fireplace. Several original windows, doorways and recesses remain. Other doorways and windows are probably hidden by plaster and rubble infills. The building was inspected October 1974 by Messrs. A.C. Edwards, C.A. Hewett, M.C. Wadhams and Dr. D.J.E.L. Carrick, the comments made at the time noted "although apparently a building of C16/C17 there is re-used older material and in the north west area a building of great age. The West tower could possibly have been built C12/C13, lowered later and then built up again using old material. The bricks are of remarkable uniformity the great majority  $9\frac{1}{4} \times 2\frac{1}{2} \times 4$  inches, dark red and hard, well moulded and with very straight edges. English bond. Dr. Carrick suggested



a date of 1590-1620 for the bricks, but, if earlier are presumably the result of brickmakers imported from the Continent. Regarding the attics with chimneys and roofs to match, a date of late C17 is suggested. The view of the group was that there was a building of C12-C13, then ruined and restored early C16 using old materials, then late C16/early C17 the present house was added and many parts of the original stone building rebuilt in brick. Possibly the roof was raised C17." A memo by C.A. Hewett states "The structural carpentry of this building is confirmed as original to the building, the precedent for the techniques employed survives in "The Queens House", Tower of London, and dated circa 1598, no evidence has been seen that can indicate disturbance or renewal of this timber work which comprises the first floor and roof of parts standing to full height," and "The standard of accuracy and excellence of finish justifies a Grade I listing and the technological innovation if proved earlier than St. Pauls deanery (1666) is of national importance." Historically Thos. Butler seventh Earl of Ormonde (d. 1515) once owned the Hall as did Sir Thos. Bullen (d. 1538), father of Ann Boleyn and later Lord Rich (d. 1567) Chancellor of England. During the period 1540-1550 the date given by RCHM for the building it was assigned by Bullen's elder daughter, Mary, Lady Stafford and her son by her first marriage, Lord Hunsdon. The Rochford Historian, Benton mentions 2 fires, "one in the time of James Butler who was beheaded 1461 and the second 1760 when the Hall remained for some time in a ruinous condition, when the windows were modernised and the red brickwork was encased in plaster." RCHM 2. Norman Barne and Leslie Newman Rochford Hall, Essex 1973. Dr. David Carrick Comments on Rochford Hall 1974, unpublished. C.A. Hewett Memo. Rochford Hall, Essex 1974, unpublished. Rev. Philip Benton A History of Rochford Hundred 1873.

TQ 86/8790

ROCHFORD

HALL ROAD

14/210

Rochford Hall. Wall enclosing a garden to the north, west and south of Rochford Hall with a spur wall running from the northern boundary towards the ruin of the north western angle turret with barns attached to north east boundary

27.7.59

GV

II

Wall and attached barns to north east boundary. C16 with later repairs. Red brick with some black diapering. English bond. The south east face runs north parallel to Rochford Hall Drive, where it is approx. 2-3 metres high. 2 later barns are attached to this length of wall, they face the garden. They are timber framed to front and returns, the wall acting as rear walls. The southern barn has a red tiled and corrugated asbestos clad roof, there is an aisle to the west face, straight braces to top plate and some hanging knees to tie beams, it is boarded internally. The northern barn is weatherboarded with a red plain tiled roof. Near the north eastern angle is a small gateway. The northern wall, running parallel with Hall Road is the tallest section, 3 metres or more and although covered by climbers and shrubs much black diapering shows. Off centre east of the northern face is a southern spur wall which may have been attached to the now ruined north west turret of the Hall. The south western face is 2-3 metres tall. The south west angle is south of the Hall and the southern face has 2 sections which angle further south and terminates to the south of the Hall. There are carriageways through the wall to north and south. The whole enclosed area is said to be approx. 8 acres. RCHM 2.

TQ 8790 NE

ROCHFORD

NORTH STREET  
(east side)

15/219

Nos. 2 and 4. (Horner's  
Corner) with return  
facing South Street and  
rear No. 5 East Street  
q.v. 15/202, and 15/231

4.10.78

GV

II

Corner block, now empty. C18 and C19 of earlier origin. Mainly red brick facing to North Street, excepting plastered south gable. Red brick first floor, tiled ground floor to South Street. Plastered brick to East Street. Red plain tiled roofs, that to northern block of East Street range derelict at time of re-survey. 2 rear chimney stacks to North Street face, left end stack to East Street. North Street face, the northern 3 storey block with 2 window range of small paned vertically sliding sashes, gauged brick arches. 4 panel door to right, fanlight over, gauged brick arch. The southern block of 2 storeys and attics, coping to right and left gables and central parapet. Gabled lucam to central roof, now weatherboarded. 2-light window to right gable attic. 1:1:0 first floor small paned vertically sliding sashes, gauged brick arches. 1:2:0 ground floor windows boarded at time of re-survey, gauged brick arches to the 2 left windows, fluted pilasters, moulded frieze and flat canopy to right window. Simple surround to 4-panelled door between the left windows. South Street face. Red brick parapet, 3 first floor vertically sliding sashes with horns, segmental arches tiled ground floor shop front, left and right doors with attached inner shop windows, all now boarded, fascias over. East Street face. A single storey link building now completely boarded is attached to the 2 storey northern block, now with roof missing. Dentilled cornice, 3 first floor small paned windows. A small square off centre left and a long rectangular window with timber lintel to right. Simple doorway to left, all now boarded. 2 square pierced metal grilles below long window.

TQ 8790 NE

ROCHFORD

NORTH STREET  
(east side)

15/220  
23.7.73

The Old Ship Public  
House

GV

II

Public House. C18/C19 features of possibly earlier origin, with later alterations. Painted brick. Hipped grey slate roof. Right, left and central gault brick chimney stacks. Moulded parapet. Of 6 bays, the 4 central bays break forward. Plinth, central band. 2 storeys. 1:4:1 window range of small paned vertically sliding sashes, gauged brick arches. Ground floor with carriageway to left bay, frieze and cornice over. 2 central and 1 right vertically sliding sash windows. Doors to right and left of central bays, moulded surrounds, frieze, flat canopies on scroll brackets. Elaborate cast iron scroll lamp bracket to ground floor left. Iron scrollwork bracket to central name board.

TQ 8790 NE

ROCHFORD

NORTH STREET  
(east side)

15/221  
23.7.73

Nos. 22-32 (even)

GV

II

Row of cottages. C19. Gault brick. Grey slate roof hipped to right and left forward bays. 2 chimney stacks each to right and left returns, 2 front and 2 rear central chimney stacks. 2 storeys. Of 3 double bays. 2:2:2 window range of small paned vertically sliding sashes with margins, gauged brick arches. Central paired doorways to each double bay, with moulded double semi-circular heads, moulded scroll brackets, moulded cornices. 5 and 6 panel doors.





TQ 8790 NE

ROCHFORD

NORTH STREET  
(west side)

15/226

Nos. 29-35 (odd).  
Cottages and The Golden  
Lion Public House

25.11.70

GV

II

Cottages to left, former shop & Public House to right. C18 and C19 features of possibly earlier origin. Nos. 29 and 31 (left) with C19 painted brick facade, the rest timber framed and weatherboarded with plastered right return. Red plain tiled roof to Nos. 29 and 31, C20 grey tiles to right with hip to right. 4 rear chimney stacks. 2 storeys. 5 first floor small paned vertically sliding sash windows. Shutters to 2 right windows. Ground floor, Nos. 29 and 31 each with a vertically sliding sash window with glazing bars and segmental heads to right, left 4 panelled doors, rounded heads over. Central 4-light shop window with fascia over and C20 door to right. To the right 2 tripartite vertically sliding sash windows with leaded lights, central half glazed door, fascia with cornice across right range. 8 C20 pilasters below fascia.

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TQ 8790 NE

ROCHFORD

NORTH STREET  
(west side)

15/227

Nos. 25 and 27

25.11.70

GV

II

Former house, now with shop to right. C18 with later alterations. Timber framed and weatherboarded. Red plain tiled roof. Central red brick chimney stack. 2 storeys. 2 window range of small paned vertically sliding sashes. Central 6-panel door, pilasters with capitals, bases and patera, moulded and decorated frieze, moulded flat canopy. Shop front to right with end pilasters, fascia over door and window. Tiled plinth.

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TQ 8790 NE

ROCHFORD

NORTH STREET  
(west side)

15/228

Nos. 19, 21 and 23

25.11.70

GV

II

Shop and cottage. C18 with later alterations. Timber framed and weatherboarded. Red plain tiled roof. Rear right red brick chimney stack. 2 storeys. 3 window range of small paned vertically sliding sashes, moulded surrounds. Ground floor right similar window, central small paned bow window with moulded frieze. Left paired doorways, fluted pilasters with capitals and bases, friezes and flat canopies, C20 doors. Right 4-panelled door, moulded surround simple open pediment on brackets.

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TQ 8790 NE

ROCHFORD

NORTH STREET

15/229

Cannon adjacent to  
north east corner of  
No. 17 Rochford Post  
Office

GV

II

Cannon, now used as a bollard. C18/C19. Cast iron. Set in an upright position at the corner of the Post Office. Believed to be one of 3 cannon in Rochford at the time of the Napoleonic Wars. The muzzle splays outwards from a barrel ring. The pivot arms are visible above ground. No 17 is not included.

TQ 86/8790

ROCHFORD

OFF NORTH STREET  
(west side)

14/230

Outbuilding, approx.  
150 metres west of 39  
North Street and 300  
metres south east of  
Daly's Road entrance,  
Rochford Hospital

II

Possibly a former chapel. Early/mid C19. Gault brick, grey slate roof gabled to front. Double brackets to gable. Circular window to apex with circular and compass point glazing. Front wall breaks forward. 2 tall metal round headed windows with glazed margins, stone cills. Central doorway, painted stucco surround, frieze, dentilled flat canopy. The door boarded at time of resurvey, fanlight over. The returns each with 4 windows similar to front windows. Rear wall part plastered, circular window to apex. Central double doors. Rochford Hospital and 39 North Street. are not included.

TQ 8790 NE

ROCHFORD

SOUTH STREET  
(north end)

15/231

Horner's Corner. Shop  
front facing south  
q.v. 15/219 and 15/202

GV

II

Shop now empty. See Nos. 2 and 4 North Street and 5 East Street.

TQ 8790 NE

ROCHFORD

SOUTH STREET  
(west side)

15 & 16/232  
23.7.73

Return of Nos. 1, 3 and  
5 West Street

GV

II

See under Nos. 1, 3 and 5 West Street.



TQ 8790 SE

ROCHFORD

SOUTH STREET  
(west side)

16/233

No. 2

23.7.73

GV

II

Shop. C18/C19 or earlier with later alterations and additions. Timber framed and plastered. Red plain tiled roof. Parapet verge to right return gable. Large rear red brick chimney stack. 2 storeys and attic with catslide dormer to left. Central band. 2 window range of vertically sliding sashes, moulded plaster surrounds. Similar window ground floor left. Right shop bay of 5 lights with central transom and segmental heads, fascia and canopy over. Recessed door far right, pilasters with capitals and bases, panelled door with top light. Formerly a bakers shop the right return has a vertically boarded door with segmental arch over to ground floor right ?formerly a bake oven door. This return has an attic window to gable, 3 first floor and 2 ground floor C19 windows with a C19 door between.

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TQ 8790 SE

ROCHFORD

SOUTH STREET  
(west side)

16/234

No. 4

23.7.73

GV

II

Shop. C18 with later alterations and restorations. Red brick facade, plastered left return. Red plain tiled roof. No chimney stack visible from road. 2 storeys. Moulded eaves cornice. 5 window range of small paned vertically sliding sashes, segmental heads. C20 shop front to ground floor with brick piers between 3 windows, double doors to right.

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TQ 8790 SE

ROCHFORD

SOUTH STREET  
(west side)

16/235

No. 8

GV

II

Shop. Circa 1819 facade of possibly earlier origin. Red brick. Red plain tiled roof. Left red brick chimney stack shared with No. 10. 2 storeys. 3 window range of small paned vertically sliding sashes. Carriageway to ground floor right, shop front to left, central door with round head. End pilasters with capitals and moulded surrounds to right and left shop windows. Wrought iron ?lamp bracket above door. Date scratched in brickwork. "1819 WB" to right of first floor right window. Included for group value.

TQ 8790 SE

ROCHFORD

SOUTH STREET  
(west side)

16/236

Nos. 10 and 12

GV

II

2 shops. C18 features of C16 or earlier origin. Timber framed. Red brick faced. Red C20 tiles to No. 12, red plain tiles No. 10. Each with a chimney stack to right, that to No. 10 shared with No. 8. 2 storeys. 3 window range of small paned vertically sliding sashes. Ground floor left No. 12, C19 shop front of two 3-light bays, angle shafts with moulded capitals, segmental heads continue across the front of the recessed central door forming a 3 bay arcade. Fascia and cornice over. Right No. 12. Round headed doorway to left, central small paned angled oriel, right fixed window with gauged brick arch. Internally some timber frame is visible rear wall side girt and wall studs appear to be of C16 origin.

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TQ 8790 SE

ROCHFORD

SOUTH STREET  
(west side)

16/237

Nos. 14-20 (even)

23.7.73

GV

II

Formerly a house now shops. C18 features of probably earlier origin with later alterations and additions. Timber framed. Red brick faced. Left red plain tiled, right C20 pantile roof. Left and central large red brick chimney stacks. 2 storeys. Parapet. 5 window range, the first, second and fourth tripartite small paned vertically sliding sashes, fifth, small paned vertically sliding sash, central window blocked, all with gauged brick arches. Circular tie plate to right. 5 wrought iron brackets below parapet. Ground floor. No. 20, plastered, right and left tripartite vertically sliding sash windows, recessed C20 door between. Central 6 panelled door, rayed semi-circular fanlight, capitals and bases to half columns, moulded open pediment with dentilled soffits. Right C19 double shop fronts with end and central pilasters, shop windows to left angled to recessed right doors.

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TQ 8790 SE

ROCHFORD

SOUTH STREET  
(west side)

16/238

No. 22

23.7.73

GV

II

House, now Estate Agents Office. C18 with later alterations. Red brick. Red plain tiled roofs with double range to right. End red brick chimney stacks. Stone coping to parapet and parapet verges. 3 storeys. 5 window range of vertically sliding sashes with horns, moulded stucco surrounds, and moulded cornices to ground floor. Central doorway approached by 4 steps. Pilasters with capitals and bases, frieze, moulded flat canopy on scroll brackets. Panelled double doors, fanlight over.

TQ 8790 SE	ROCHFORD	SOUTH STREET (west side)
16/239		No. 24 (Masonic Hall)
GV		II

Formerly the Court House, now a Masonic Hall. Circa 1859 or 1869. Built for £3,000. Gault and black bricks. Hipped grey slate roof. End and central chimney stacks. 2 storeys. Of 5 bays, the end bays break forward. Eaves cornice with 2 dentilled and moulded bands, band of black brick crosses below with moulded and dentilled soffit. 1:3:1 window range of vertically sliding sashes with side margins to first floor, stepped and raised gauged arches, recessed panels between windows, aprons to windows and panels. Central band, that to the 3 centre bays of stucco with the centre breaking forward and supported by 2 moulded brackets. Ground floor with 8 bands, lugged round headed arches with keystones to windows and right doorway, right and left keystones stepped. Aprons to windows. Step approach to panelled double doors, semi-circular fanlight over.

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TQ 8790 SE	ROCHFORD	SOUTH STREET (west side)
16/240 23.7.73		No. 28 (Sydenham House)
GV		II

House. Late C18 features of possibly earlier origin. Red brick faced, plastered right return. Red plain tiled roof. Left and right red brick chimney stacks. 2 storeys. 3 window range of tripartite small paned vertically sliding sashes, segmental heads, excepting central first floor single window. Central doorway, recessed 6 panelled door, semi-circular fanlight, reveals, moulded surround, decorated frieze, decorated brackets, flat canopy.

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TQ 8790 SE	ROCHFORD	SOUTH STREET (west side)
16/241		No. 30
GV		II

Cottage. C19 features. Red brick. Red plain tiled roof. No chimney stack visible from road. 2 storeys and attics with flat headed dormer to right. 2 window range of vertically sliding sashes, gauged brick arches to first floor, stucco lintel with cornice to ground floor. Left recessed 6 panelled door, stucco lintel with cornice. Included for group value.



TQ 8790 SE

ROCHFORD

SOUTH STREET  
(west side)

16/242  
23.7.73  
GV

No. 46 (formerly listed  
as Nos 46 and 48)  
II

Formerly a row of cottages, now offices. C18 with later alterations. Red brick faced. C20 pargetted plaster left return. Red plain tiled gambrel roof. One storey and attics. 2 hipped dormers with small paned vertically sliding sashes. 2 similar windows with segmental heads to ground floor. C19 shop window to right of 3 lights with centre transom, fascia and canopy over, vertically boarded door to left with pentice board over. Between the 2 windows are 2 panelled doors with moulded surrounds, friezes and flat canopies on brackets. A plaque above the doors reads "WE 1786" and another to right reads "Restored 1974 KCC". 2 iron S tie plates to front wall.

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TQ 8790 SE

ROCHFORD

SOUTH STREET  
(east side)

15 & 16/243  
23.7.73

No. 1.  
(Renoufs Restaurant)

GV

II

Shop. C19. Painted brick. Red tiled roof, hipped to road. 3 storeys. Small second floor and large first floor small paned vertically sliding sash windows, side pilasters with bases, brackets to moulded cornices. Shop front with similar pilasters, dentilled cornice enclosing fascia, left 4 panelled door, right 3-light window each with a segmental head, mullions with capitals.

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TQ 8790 SE

ROCHFORD

SOUTH STREET  
(east side)

16/244  
27.7.59

No. 3 (formerly The  
Manse)

GV

II

House, now offices. C18 with C20 restorations. Red brick. Red plain tiled roof. Parapet verges. Right and left chimney stacks. 2 storeys. Eaves cornice. 3 window range of tripartite small paned vertically sliding sashes, moulded surrounds, segmental heads, excepting central first floor single light window. Central 6 panelled door, fanlight with rayed tracery, pilasters with moulded capitals and bases, frieze, moulded and dentilled pediment. Included for group value.



TQ 8790 SE

ROCHFORD

SOUTH STREET  
(east side)

16/248

27.7.59

GV

No. 17

II\*

Hall house with right and left crosswings. Circa 1300 with C15/C16 replacement right (south) crosswing and other alterations and additions. Timber framed and plastered. Red plain tiled roofs. Red brick chimney stack to left crosswing with 4 attached diagonal shafts. Off centre right stack to hall and rear stack to right crosswing. 2 storey crosswings, one storey hall, now with a gabled dormer with 3 leaded casements. H plan. The gabled crosswings are jettied with end brackets. 1:1:1 window range. Small paned vertically sliding sashes to first floor left and ground floor right, C19 2 light casement with centre transom to first floor right. Small paned angled bay ground floor right central C19 shop bay of 5 lights with centre transoms and segmental heads. C19 doors to right and left of hall that to left with 2 vertical lights, to right vertically boarded. Interior 2 bay open hall (now 6.9 metres long). Cambered and arched braced tie beam. 2 armed crown post roof. Originally the front and rear walls were braced in herringbone pattern between hall window and cross passage doorways. Original doorhead survives to rear. Originally there were opposing windows, each with central square post, 2 diamond mullions either side and a transom. Simple crown posts with braces carried down the shafts as pilasters with broach stops. Roof timbers were heavily sooted. Towards the south end are 2 original additional collars set approx. 2 feet below the common collars, use unknown. Radiocarbon dating from hall and north crosswing gave results 610+70 and 670+70, the resulting calibrated age AD calculated on the mean was 1350+85 (HAR 5717; HAR 5718; 1984) indicating a date of circa 1300 as not unlikely. Nothing survives of the original service end of the hall. The present 4 bay replacement is difficult to date but appears C15/C16. The 3 bay north crosswing is of similar date to the hall, but may be slightly later. An extremely fine and imposing red brick chimney stack was inserted into the hall probably between 1480 and 1530. Mantel beam radiocarbon dating gave the calibrated age AD of 1440+80. The mantel beam is cambered, there are 3 decorative brick niches over with corbelled trefoiled heads, these flanked by a lower niche on each side with a plain arched head. A floor was inserted late C16 early C17 (now removed). The north (left) crosswing is of structure similar to the hall and originally multi-braced to the road. There is a doorhead in the north wall of the central bay. The tie beams are flatter than in the hall, the westernmost was arch braced, front wall, tie beam was originally moulded externally and cambered. Splayed top plate scarfs with undersquinted abutments and face pegs. Inserted chimney stack with flat stop chamfered mantel beam, possibly contemporary with the Hall chimney stack. There were indications of wall paintings, too fragmentary to retain, but said to be a floral motif. A staircase was inserted at a later date. The south crosswing has a simple crown post roof and halved and bridled top plate scarves. Information from E.C.C. ESB/DAP/LA/A/606/64. RCHM 6.

TQ 8790 SE

ROCHFORD

SOUTH STREET  
(east side)

16/252

23.7.73

GV

Nos. 39 and 41

II

Pair of cottages. C18/C19. Timber framed and weatherboarded. Red plain tiled roof outshot at rear. Central red brick chimney stack. 2 storeys. 2 window range of small paned vertically sliding sashes; moulded surrounds. Step approach. To right and left half glazed doors, simple surrounds.



TQ 8790 SE

ROCHFORD

SOUTH STREET  
(east side)

16/249  
23.7.73

No. 19 and railings  
attached to front

GV

II

House. Early C19 features. Red brick. Double range red plain tiled roofs. End red brick chimney stacks. Parapet and parapet verges to front range. 3 storeys. 5 window range of small paned vertically sliding sashes, gauged brick arches, of gault brick to central windows. Step approach to central 4 panel 2 light door, reveal panels moulded capitals and bases to fluted pilasters, frieze, moulded and dentilled semi-circular flat canopy. A dwarf wall attached to right and left angles and to either side of the doorcase is surmounted by low cast iron railings, the baluster heads arching between the support posts.

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TQ 8790 SE

ROCHFORD

SOUTH STREET  
(east side)

16/250  
23.7.73  
GV

Nos. 21-31 (odd)

II

Row of cottages with crosswing to left (north). C15/C16 or earlier with later alterations and additions. Timber framed and plastered. Red plain tiled roofs. Large central and forward right red brick chimney stacks. 2 storeys. 4 first floor small paned vertically sliding sash windows to right, 3-light casements with central transoms to left crosswing. Ground floor. Central carriageway, left shop window, side pilasters with capitals and bases, moulded fascia, flat canopy. Shop, small paned oriel to left of carriageway on arched brackets, frieze, flat canopy. Small paned shop bays to right of carriageway and far right, a small paned vertically sliding sash window between these 2 bays. Two 4 panelled doors with simple surrounds between the left windows and a 6-panelled and 4-panelled door between the right windows. Door heights stepped to follow line of hill.

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TQ 8790 SE

ROCHFORD

SOUTH STREET  
(east side)

16/251  
23.7.73

Nos. 33 and 35 with  
carriageway to right

GV

II

Row of cottages. C18 or earlier with later alterations and additions. Timber framed and plastered. Red plain tiled roof to left, red pantiled roof to right. 2 red brick chimney stacks. One storey and attics. 3 gabled dormers with 2 light small paned casements. Carriageway to right with 2-light small paned casements over. Small paned windows to left of 3 vertically boarded doors, the left window fixed central horizontal sliding sash and right vertically sliding sash.



TQ 8790 NE

ROCHFORD

WEST STREET  
(north side)

15/259

Nos. 46 (The Hollies) and  
48 (Surgery attached to  
left)

23.7.73

GV

II

House with surgery to left. C18. Timber framed, surgery plastered, house red brick faced with parapet. Red plain tiled roofs, that to surgery lower and hipped to left. 2 red brick chimney stacks, external left and right. 2 storey surgery, 2 storey and attics house. The surgery has a small paned bowed shop window to left of the half glazed door, fascia and cornice over, pierced ventilator to right of door, extending canopy to fascia. The house has a 3 window range of small paned vertically sliding sashes with gauged brick arches, excepting first floor central window with round head. Central 2-panel 4-light door, painted rayed head over. Moulded open pediment with patera, Ionic columns. Step approach.

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TQ 86/8790 NE

ROCHFORD

WEST STREET  
(north side)

14/260

Nos. 58, 60 and 62 (even)

23.7.73

GV

II

Row of cottages with shop and carriageway to left. C18 or earlier with C19 and later alterations and additions. Nos. 60 and 62 plaster faced. No. 58 painted brick faced, probably all timber framed. Red plain tiled roof with 4 catslide dormers to left and 2 hipped dormers to right, the former with small paned vertically sliding sashes, the later with 2 light small paned casements. 2 rear red brick chimney stacks. Carriageway to left adjacent to a C19 shop front with side pilasters and moulded brackets enclosing the fascia and moulded cornice. 3 light angled shop window with tiled plinth, door to left. Nos. 60 and 58 (centre and right) each have small paned windows to right and left of central doorways with C20 doors. The right hand window of No. 58 is a shop window with side pilasters, fascia and cornice. Shutters to No. 60.

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TQ 86/8790 NE

ROCHFORD

WEST STREET  
(north side)

14/261

Nos. 64 and 66. The  
Crusty Pie (formerly  
listed as Square Meal  
Cafe)

23.7.73

GV

II

Cafe. C18 or earlier with later alterations and additions. Timber framed and weatherboarded, double range red plain tiled roofs. Right and left red brick chimney stacks. 2 storeys. 2 first floor and ground floor right small paned vertically sliding sash windows. Ground floor left small paned shop windows, side pilasters with finials, fascia between. 3 similar windows to left return. 2 central C19 shop doors with top lights, continuous pentice board over, single step approach. Rear range.



TQ 86/8790

ROCHFORD

WEST STREET  
(north side)

14/262

24.10.77

No. 82, (formerly No. 82  
Church Street)

-

II

House. Circa 1800 with earlier rear range and C19 rear range. Timber framed and plastered, weatherboarded plinth. Red plain tiled roof. End left red brick chimney stack, right chimney stack with bands and capping. Moulded eaves cornice. 2 storeys. 3 window range of small paned vertically sliding sashes with shutters. Central plastered and weatherboarded porch, 6-panelled door, fluted surround with patera, fanlight with glazing bars, flat canopy on moulded brackets. Wide sash windows with shell panes to rear (north east) range.

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TQ 86/8790

ROCHFORD

WEST STREET  
(north side)

14/263

15.4.59

Nos. 92-100 (even).  
(Lord Riches' Cottages,  
formerly 92-100 Church  
Street (formerly listed  
as Almshouses)

-

II

Row of almshouses. Founded 1567 by a bequest of Lord Rich of Leez Priory who died at Rochford Hall 1566 and probably built late C16 early C17 by his grandson the Earl of Warwick. C20 restorations. Red brick, red plain tiled roof with 2 forward gables to right and left of centre. 3 red brick chimney stacks with small buttresses to bases. Single storey. 3:1:3:1:3 one or 3-light C20 small paned casements. 6 C20 vertically boarded doors, one to left and right of each gable and left and right of main block. Each gable apex with a small plaque, that to left reads "Lord Ryches Cottages" to right "AD 1576".

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TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/264

23.7.73

Nos. 1, 3 and 5 (Odd) with  
return to South Street

GV

II

A corner block of shops with return and house to South Street. C19. Gault brick. Grey slate roof, hipped to South Street angles. 3 chimney stacks to West Street and 2 to South Street. 2 storeys. Painted parapet. Painted and curved angle. First floor. 4 vertically sliding sashes with painted gauged arches to West Street, 4 similar windows to South Street in brick recessed arches with painted imposts. Ground floor. The South Street house to left with central doorway approached by steps, stucco surround, moulded scroll brackets to flat canopy. 2-panel 2-light door, fanlight over. Right and left windows as first floor. 2 basement grilles with gauged arches to left of door. The shop front moulded fascia and cornice continues through over the 2-light shop window in South Street, recessed door at angle and in West Street a 2-light shop window. Two 3-light shop windows with recessed door between (all C19) and a C20 shop window with door to left. Each group of C19 shop windows and the doors have moulded semi-circular pilasters with capitals and bases. Moulded window cills. These details may still exist under the C20 shop front of No. 5.

TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/265

No. 9. R.H. Facey and  
Lang, Solicitors

27.7.59

(formerly listed as Delph  
House Tea Rooms)

GV

II

House now used as offices. C18. Red brick with plaster to first floor centre bays. C20 tiles. Right red brick chimney stack. 3 storey. 2 second floor vertically sliding sashes with horns. Moulded and Dentilled band extending full width above the first floor. 2 large bow windows to first and ground floors, the former 3 light small paned vertically sliding sashes, those to ground floor small paned shop windows with moulded cornice and soffit to continuous fascia over. Central doorway, fluted pilasters and frieze with patera, reveal panels. Half glazed doors with lower panels. Round headed doorway to left, C20 half glazed door.

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TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/266

The Kings Head Hotel

27.7.59

GV

II

Public House. C18 and C19 facade of probably C17 or earlier origin. Painted brick faced. Red plain tiled roof. Large red brick chimney stack to right. 2 storeys and attics. 3 gabled dormers. Three 2 storeyed angled 3-light vertically sliding sash bay windows. A dentilled band above the upper storey continues across the front. Doorways to left and right of central bay, that to left with moulded surround, rectangular fanlight and shaped cornice head, to right with moulded surround, moulded and dentilled pediment, half glazed doors.

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TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/267

Nos. 15 and 17 (formerly  
listed as Barclays Bank)

23.7.73

GV

II

Bank. Mid/late C19. Yellow brick with stone dressings. Hipped grey slate roof. 3 large chimney stacks with moulded capping and bases. 3 storeys projecting eaves. Moulded brick brackets and band to cornice. Stone bands to each storey below windows. 6 window range of vertically sliding sashes with horns and segmental heads, moulded jambs and heads to second floor, similar surrounds with ornate keystones to first floor, ground floor 4 central windows similar to first floor with attached shafts with capitals and bases to jambs and stone panels with foliate carved motifs between the arches, detail carried over to right and left double panelled doors, fanlights over.

TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/268

Womens Institute Hall,  
(formerly The Corn  
Exchange )

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II

Meeting Hall. Formerly The Corn Exchange. Circa 1866. F. Chancellor. Striated yellow brick. Grey slate roof with continuous raised lights to apex. A tall single storey building, gabled to road with raised and gabled apex. Moulded and dentilled cornices, moulded stone terminals. The raised apex with side bands and roundel set within a recessed arch. An ornate wrought iron bracket supports a double faced memorial clock, Queen Victoria's Jubilee 22/6/1892. 3 continuous recessed arches with striated round heads, each decorated with central and base flower panels, foliate capitals and moulded bases to attached shafts and flower decorated impost roundels enclose the windows and central doors. The windows are vertically sliding sashes with round headed fanlights over. Panelled double doors with ornate wrought iron round headed grille over.

*Plan in ERD: D/FB. 655*

TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/269  
23.7.73

Nos. 35, 37 and 39 (Odd)  
(Commerce House,  
Danehurst and Chameleon)

GV

*All about 1800, except for parts of no. 39 of ground floor which may be II or C18. DA. 2004*

Formerly a row of houses, now converted to shops. C18 features. Plastered brick facade, red brick left return. Red plain tiled gambrel roof. No chimney stack visible from road. 2 storeys and attics. 4 gabled dormers. 4 window range of small paned vertically sliding sashes. No. 35. C19 shop window and door to left with 3-light shop window to right; end pilasters with brackets enclosing the fascia. The left window and door with arched mouldings to window heads, capitals and bases to window jamb shafts, moulded cill. Fanlight over door. 2 lower panels to door. Moulded surround to right. 3-light window. Plaque above fascia reads "Commerce House". No. 37. Left 2-panel 4-light door, pilasters with capitals and bases, frieze, flat canopy, small paned vertically sliding sash window to right. No. 39. Left small paned door, moulded surround, frieze, flat canopy. Small paned shop window to right.

TQ 8790

Amendment

ROCHFORD

WEST STREET  
(north side)

15/273

K6 Telephone Kiosk  
adjoining No 34  
(0702-549285)

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.



TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/270  
23.7.73

Nos. 41 and 43

GV

*of 41*  
*SE corner of rear wall exposed in*  
*no. 39, France probably C15 or 16. D.A. 2004*

II

Pair of shops. C18 features of possibly earlier origin. Painted brick faced. Red plain tiled gambrel roof. Large red brick chimney stack to left. Dentilled eaves cornice. 2 storeys and attics. 2 catslide corners. 2 first floor small paned vertically sliding sashes. No. 41. Plain shop window to left with fascia over. Round headed doorway to right, C20 door. No. 43. C20 door to left with original moulded surround, frieze and flat canopy. Right shop window of 8 panes.

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TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/271  
23.7.73

Nos. 45, 47 and 49 (Odd)

GV

II

Row of shops. C18/C19. Gault brick. Grey slate roof hipped to right. 2 rear chimney stacks. 2 storeys. 4 first floor small paned vertically sliding sashes. Nos. 45 and 47 to left with continuous fascia and cornice above shop fronts, each with a door to left of a single pane shop window. Moulded sills. End and door pilasters with capitals and bases. Fanlights over part glazed doors. To right is a round headed doorway with keystone. Ornate tracery to semi-circular fanlight. C20 door. No. 49. C20 recessed shop front window to left door to right with fanlight over.

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TQ 8790 NE/SE

ROCHFORD

WEST STREET  
(south side)

15 & 16/272  
23.7.73

Nos. 51 and 53

GV

II

2 shops. C19 or possibly earlier origin. Plastered front. Red plain tiled gambrel roof. Right red brick chimney stack. One storey and attics. 2 large catslide dormers; vertically sliding sashes with horns. No. 51. Shop window to left, pilasters with capitals, fascia over with pentice strip, C20 door to right, original fanlight over, moulded surround, pentice strip over. No. 53. Pilasters to right and left with capitals and bases, fascia with moulded cornice enclosing left C20 door with pilaster and window to right.

TQ 86/8790

ROCHFORD

WEST STREET  
(south side)

14/273

Nos. 55-65 (odd)

GV

II

Row of cottages and shops. C18/C19. Red brick. Red plain tiled roof. 3 rear chimney stacks. One storey and attics. 6 flat headed dormers, C19 style. 2 light casements with centre transoms. Dentilled eaves cornice. Originally there was a small paned window with segmental head to left of a round headed doorway, the former, 57, 59 and 61 retain these features. No. 55 has a C20 recessed shop front with door to right and fascia over. No. 63, shop window to left with moulded surround, fascia and cornice over, round headed doorway to right. No. 65 with shop window to left, fascia and cornice over, round headed doorway to right. Gutter on ornate brackets.

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TQ 86/8790

ROCHFORD

WEST STREET  
(south side)

14/274

No.s 67 and 69

GV

II

Pair of cottages. C18. Timber framed and weatherboarded. Red plain tiled gambrel roof. Rear red brick chimney stack. One storey and attics. 3 flat headed dormers, C19 style 2-light casements with centre transoms. 3 window range, that to left fixed, with 2 mullions, central a small paned vertically sliding sash, right shop window with 4 mullions and centre transom. 4-panelled door to left, vertically boarded door between centre and right windows, both in simple surrounds. To right angle and return is a hipped painted brick lean-to extension, door at angle, right return 4-light window with central transom, fixed metal canopy over.



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